

## JERSEY CITY PLANNING BOARD **PUBLIC NOTICE VIRTUAL MEETING**

In accordance with N.J.S.A 10:4-12, the "Open Public Meetings Act," you are hereby notified of a Virtual Regular Meeting of the Jersey City Planning Board on the date and time of November 29, 2022 at 5:30 pm.

### **ADVISORIES**

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

### **VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS**

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://us02web.zoom.us/j/81226737944>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the "raise hand" button in order to indicate to the Board Chair or Secretary that you wish to speak. If you called in, you may use \*9 to raise your hand.
- After clicking "raise hand" listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 301 715 8592 or +1 312 626 6799, and Webinar ID: **812 2673 7944**

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item. You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org). Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning).

### **ACCESS DIGITAL PLANS AND APPLICATION MATERIALS**

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](#).

## AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff Case
5. Correspondence
6. **ADJOURNMENTS**
  
7. **OLD BUSINESS**
  
8. Case: P22-193  
<https://data.jerseycitynj.gov/explore/dataset/p22-193-2-sixth-street/information/>  
For: Extension of Minor Subdivision  
Applicant: Newport Associates Development Company  
Attorney: Francis X. Regan  
Review Planner: Matt Ward, PP, AICP  
Block: 7302  
Lot: 43 & 55  
Zone: Newport Redevelopment Plan and Harsimus Cove Station Redevelopment Plan  
Description: Requested extension of time to file minor subdivision deed. Approval first granted by Planning Board under case P20-058 on 3/15/22 and memorialized in resolution adopted on 4/26/22. Subdivision was for two lots into four lots.
  
9. **NEW BUSINESS**
  
10. Case: P22-126  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-126-351-marin-blvd-2022/information/>  
For: Minor Site Plan and "c" Variance  
Address: 351 Marin Blvd.  
Applicant: BV NJ, LLC  
Attorney: Benjamin Wine, Esq.  
Review Planner: Cameron Black, PP, AICP  
Block: 11508 Lot: 3.01  
Zone: Morgan/Gove/Marin Redevelopment Plan  
Description: The Applicant seeks approval to erect three (3) channel signs and one (1) blade sign to the exterior of the existing building, a portion of which is intended to be used as a veterinary office.  
Variances: (1) Number of wall-mounted (2) Window signage coverage greater than permitted (20% permitted; ); (3) Blade sign projection greater than permitted (15 in. permitted; 2 ft. 6 in. proposed); and (4) Proposed internally illuminated signage where same is not permitted.  
**CARRIED FROM November 15, 2022 MEETING WITH PRESERVATION OF NOTICE**
  
11. Case: P22-110  
<https://data.jerseycitynj.gov/explore/dataset/p22-110-511-newark-avenue-2022/information/>  
For: Preliminary and Final Major Site Plan  
Address: 511 Newark Avenue  
Applicant: 511 Newark Ave, LLC  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 9706 Lot: 6  
Zone: NC Neighborhood Commercial  
Description: Proposed five (5) story building with ground floor commercial and forty (40) efficiency dwelling units in the floors above.  
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12. Case: P22-092  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-092-279-communipaw-avenue-2022/information/>  
For: Minor Site Plan  
Address: 279 Communipaw Avenue  
Applicant: 279 Communipaw Realty, LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Cameron Black, PP, AICP  
Block: 20303 Lot: 21  
Zone: Morris Canal Redevelopment Plan  
Description: 197.6 SF expansion of existing three dwelling unit, four story building resulting in a 2,397.9 SF four-unit dwelling.  
**CARRIED FROM November 15, 2022 MEETING WITH PRESERVATION OF NOTICE**
  
13. Case: P22-084

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-084-292-whitton-street-2022/information/>

For: Minor Site Plan and "c" Variance

Address: 292 Whiton Street

Applicant: 292 Whiton Street, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 20301 Lot: 7

Zone: Morris Canal Redevelopment Plan

Description: New construction of a two-family, three-story residential building totaling approximately 2,989 square feet on vacant land.

Variations: Minimum side yard setback, minimum rear yard setback, and maximum building lot coverage.

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14. Case: P22-064

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-064-138-griffith-street-2022>

For: Conditional Use License

Address: 138 Griffith Street

Applicant: Uforia, LLC

Attorney: Zachary M. Rosenberg, Esq

Review Planner: Francisco Espinoza

Block: 2901 Lot: 21

Zone: Central Ave Block 2901 (Zone 3 & Zone 1 Overlay)

Description: Proposed Class 5 Cannabis Retailer Microbusiness at an existing ground floor retail space that currently is a vacant retail store.

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15. Case: P22-071

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-071-447-central-ave-2022>

For: Conditional Use License

Address: 447 Central Ave

Applicant: Micheal Fernandes & Brian Philipson

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 1507 Lot: 23

Zone: NC- Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor retail space that currently is an existing retail store.

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16. Case: P22-143

<https://data.jerseycitynj.gov/explore/dataset/p22-143-99-storms-avenue-2022/information/>

For: Preliminary and Final Major Site Plan Amendment with "c" Variations

Address: 99 Storms Avenue

Applicant: 99 Storms Development, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 15003 Lot: 18.01

Zone: NC Neighborhood Commercial

Description: Amendments to a previously approved six (6) story building containing fifty (50) units. Proposed amendments include replacement of five (5) previously approved parking spaces with retail, minor facade changes, addition of amenity roof deck and interior reconfigurations.

Variance(s): Set back (Roof top appurtenances), Parking

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17. Case: P21-035

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-035-362-364-6th-street-2022>

For: Final Major Site Plan with 'c' Variance(s)

Address: 362-364 6th Street

Applicant: 362-364 6<sup>TH</sup> Street, LLC

Attorney: Charles Harrington, III, Esq.

Review Planner: Francisco Espinoza / Lindsey Sigmund, PP, AICP

Block: 9803 Lot: 08

Zone: Enos Jones Redevelopment Plan

Description: Applicant proposed to develop a seven (7) story residential building with seventeen (17) dwelling units, and seven (7) parking spaces with a first-floor parking garage

Variations: Lot coverage, stories, drive aisle width, parking, compact parking dimensions, garage entry setback and planter box/bollard requirement

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18. Case: P21-007

<https://data.jerseycitynj.gov/explore/dataset/p21-007-80-water-street/information/>

For: Preliminary and Final Major Site Plan, Preliminary and Final Major Subdivision

Address: 80 Water Street

Applicant: Route 440 Developers LLC

Attorney: Eugene Paolino, Esq.

Review Planner: Liz Opper, AICP

Block: 21701 Lot: 1, 13, 14, 17, 24 & 25

Zone: Route 440 - Culver Redevelopment Plan | Mid-Rise B, High-Rise

Description: Proposed subdivision to create five (5) lots, new streets and the Hudson Bergen Light Rail extension right-of-way. Proposed multi-phase, mixed-use development comprised of high-rise commercial and residential buildings, plaza and open space. Phase I – 30 story, 473 units. Phase II (2 towers) – 38 and 55 stories, 1,567 units, 180,000 sf mall. Phase III – 55 story, 1,039 units (3,079 total units).

Variances: None

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19. Case: P22-082

<https://data.jerseycitynj.gov/explore/dataset/p22-082-169-culver-avenue-2022/information/>

For: Preliminary and Final Major Site Plan with "c" Variances

Address: 169 Culver Avenue

Applicant: LLCK Investment Ventures, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 22102 Lot: 16

Zone: West Side Avenue Redevelopment Plan

Description: Proposed Development of a new four (4) story mid-rise development containing seven (7) dwelling units and six (6) parking spaces.

Variance(s): Minimum Lot Size, Minimum Lot Width, Side Yard Setback, Rear Yard Setback, Maximum Building Coverage, Minimum Required Parking, Maximum Permitted Driveway Width

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20. Case: P22-153

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-153-100-tuers-avenue-2022>

For: Administrative Amendment

Address: 100 Tuers Avenue

Applicant: 100 Tuers Avenue Associates, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Francisco Espinoza

Block: 12203 Lot: 20.01 (Formerly Lots 20 & 21)

Zone: Journal Square 2060 Redevelopment Plan

Description: Applicant was previously approved to construct a new six (6) story multi-family with thirty-eight (38) residential units. Applicant is now seeking administrative amendment approval to make minor foundation changes, ground floor layout changes, and to clarify façade material dimensions and joint locations.

**CARRIED FROM November 15, 2022 MEETING WITH PRESERVATION OF NOTICE**

21. Case: P22-114

<https://data.jerseycitynj.gov/explore/dataset/p22-114-585-route-440-or-planning-board-application/information/>

For: Preliminary and Final Major Site Plan

Address: 585 Route 440

Applicant: Hudson Nissan c/o Calli Law, LLC

Attorney: Simone Calli, Esq.

Review Planner: Liz Opper, AICP

Block: 21901 | 16001 Lot: 1 & 2 | 6-8

Zone: Marine Industrial Redevelopment Plan and WPD

Description: Vertical addition of approximately 11,000 sf to an existing auto dealership.

Variance(s): Green Area Ratio

22. Case: P21-149

<https://data.jerseycitynj.gov/explore/dataset/p21-149-359-361-johnston-ave/information/>

For: Preliminary and Final Major Site Plan with 'c' variances

Address: 359-361 Johnston Ave

Applicant: 359-361 Johnston LLC

Attorney: Stephen Joseph

Review Planner: Matt Ward, PP, AICP

Block: 17403

Lot: 1

Zone: Lafayette Park Redevelopment Plan

Description: Proposed mixed use six-story building with twenty (20) residential units (4 of which are affordable), 819 square feet of ground floor commercial, four (4) off-street parking spaces, and ten (10) bike parking spaces.  
Variances: Rear yard setback

23. Case: P22-014

<https://data.jerseycitynj.gov/explore/dataset/p22-014-80-journal-square/information/>

For: Preliminary and Final Major Site Plan with 'c' variances

Address: 80 Journal Square

Applicant: 80 Journal Square Partners LLC

Attorney: W. Nevins McCann & Robert A Verdibello

Review Planner: Matt Ward, PP, AICP

Block: 9403

Lot: 16

Zone: Journal Square 2060 Redevelopment Plan

Description: Proposed mixed use twenty-eight (28) story tower with four hundred (400) dwelling units (40 of which are to be affordable), 3,030 square feet of ground floor commercial, two stories of office space by utilizing the office space bonus totaling 17,130 square feet of office, 203 bike parking spaces, public plaza, and zero off-street parking or loading areas. This proposal triggers the Inclusionary Zoning Ordinance (IZO). The project site is the existing CH Martin retail store, a parcel over tracks owned and operated by the Port Authority Trans Hudson Corporation (PATH).

Variances: Maximum building height; height of floor to top of rooftop enclosed amenity space; non-residential first floor height within 30' of rear lot line; front yard tower setback; side yard tower setback; residential tower diagonal dimension; tower setback from lot line of lower density zone; loading requirements; Height of rooftop appurtenances

24. Case: P22-157

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-157-324-whiton-street-2022/information/>

For: Minor Site Plan and "c" Variance

Address: 324 Whiton Street

Applicant: 95 Webster JC, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 19005 Lot: 26

Zone: Morris Canal Redevelopment Plan

Description: Expansion of an existing three (3) story, single family dwelling into a three (3) story, two (2) family home.

25. Case: P22-053

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-053-610-communipaw-avenue-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 610 Comunipaw Ave

Applicant: 610 Communipaw NJ, LLC

Attorney: Stephen Joseph

Review Planner: Francisco Espinoza

Block: 17905 Lot: 23

Zone: Jackson Hill Redevelopment Plan (Neighborhood Mixed-Use)

Description: Applicant proposes four (4) Story mixed-use building with 690 SF of ground floor commercial space and ten (10) residential units.

26. Case: P22-098

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-098-146-148-cator-avenue-2022>

For: Minor Subdivision with "c" Variance

Address: 146-148 Cator Ave

Applicant: Solomon Silberstein

Attorney: Stephen Joseph

Review Planner: Francisco Espinoza

Block: 28201 Lot: 18

Zone: R-1

Description: Applicant proposes to subdivide existing 6,561 SF lot (50.65 X127.18) into two new lots. Lot 18.01 will be 3,331 SF (25 X13.23) Lot 18.02 will be 3,230 SF (25 X127.18) and shall maintain the existing two-unit dwelling unit on the existing lot.

Variances: Lot Coverage for lot 18.01. Side yard setback and Lot Coverage on lot 18.02.

27. Memorialization of Resolutions

28. Executive Session, as needed, to discuss litigation, personnel or other matters

29. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD