

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 December 13, 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/84724326486>
- 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: **847 2432 6486**

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. 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.

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. **NEW BUSINESS**
9. 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.
CARRIED FROM NOVEMBER 29, 2022 MEETING WITH PRESERVATION OF NOTICE
10. 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
CARRIED FROM NOVEMBER 29, 2022 MEETING WITH PRESERVATION OF NOTICE
11. 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 29, 2022 MEETING WITH PRESERVATION OF NOTICE
12. Case: P22-114
<https://data.jerseycitynj.gov/explore/dataset/p22-114-585-route-440/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 Oppen, 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
CARRIED FROM NOVEMBER 29, 2022 MEETING WITH PRESERVATION OF NOTICE
13. 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

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14. Case: P22-203

<https://data.jerseycitynj.gov/explore/dataset/cannabis-ldo-amendment-2022/information/>

For: Review and discussion of amendments to the Land Development Ordinance regarding Cannabis

Establishment and Distributor regulations related to microbusinesses. Sponsored by Division of City Planning staff. Formal Action may be taken.

Review Planner: Matt Ward, PP, AICP

15. 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

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16. Case: P22-157

<https://data.jerseycitynj.gov/explore/dataset/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.

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17. Case: P22-053

<https://data.jerseycitynj.gov/explore/dataset/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.

CARRIED FROM NOVEMBER 29, 2022 MEETING WITH PRESERVATION OF NOTICE

18. 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.

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19. Case: P22-056

<https://data.jerseycitynj.gov/explore/dataset/p22-056-143-columbus-dr-sub/information/>

For: Preliminary and Final Major Subdivision with 'c' Variance

Address: 143 Columbus Ave

Applicant: 143 Columbus Drive Group LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matt Ward, AICP PP

Block: 12901 Lot: 1

Zone: Columbus Corner Redevelopment Plan

Description: Proposed subdivision of one lot into five lots consistent with the zoning districts in the redevelopment plan, and develop the property in three phases, which may also be done simultaneously. Existing surface parking lot use to be abandoned.

Variances: Minimum lot size

20. Case: P22-056

<https://data.jerseycitynj.gov/explore/dataset/p22-056-143-columbus-dr-site-plan/information/>

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

Address: 143 Columbus Drive

Applicant: 143 Columbus Drive Group LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matt Ward, AICP PP

Block: 12901 Lot: 1

Zone: Columbus Corner Redevelopment Plan

Description: Proposed three phase redevelopment at the corner of Barrow Street and Columbus Drive to include renovations of the existing corner building into three (3) dwelling units and commercial space; two new townhouses and one multi-family building will developed as 4-story structures along Barrow Street with a total of ten (10) dwelling units; and, a new 7-story mixed use building will developed along Columbus Drive inclusive of 50 dwelling unit, 2,784 square feet of ground floor retail, 44 off-street parking spaces and 40 bike parking spaces. Proposal received a Certificate of Appropriateness from the Historic Preservation Commission.

Variances: Maximum building height

21. Case: P22-141

<https://data.jerseycitynj.gov/explore/dataset/p22-141-10-14-south-st/information/>

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

Address: 10-14 South Street

Applicant: 243 Brunswick LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP and Matt Ward, PP, AICP

Block: 2402 Lot: 1

Zone: R-2D

Description: Proposed development of a four (4) story mixed use building with nine (9) residential units, 936 square feet of ground floor commercial, nine (9) off-street parking spaces, and twenty (20) bike parking spaces. Proposal incorporates facade of an existing building onsite with historical elements. Application submitted to City Planning on August 2, 2022.

Variances: rear yard setback, maximum building coverage

22. Case: P22-149

<https://data.jerseycitynj.gov/explore/dataset/p22-149-316-forrest-street-2022/information/>

For: Site Plan Amendment

Address: 316 Forrest Street

Applicant: TBG 431 MLK, LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Cameron Black

Block: 19503 Lot(s): 42.01 and 42.02

Zone: Jackson Hill RDP – Zone 1

Description: Amendments to façade previously approved Cases P18-152 and P18-147 for a Minor Subdivision (has been perfected) and Preliminary and Final Major Site Plan approval for a six (6)-story multi-family building containing twenty-three (23) units.

23. Case: P22-190

<https://data.jerseycitynj.gov/explore/dataset/p22-190-11-29-cottage-street-2022/information/>

For: Administrative Amendment

Address: 11-29 Cottage Street

Applicant: Cottage 29 Owner, LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7903 Lots: 20-25

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)

Description: The Applicant is seeking an Administrative Amendment to the Preliminary and Final Major Site Plan with Deviations approved under P20-172. The Applicant is seeking to reduce the proposed number of units from 669 to 622; Internal reconfiguration of Office Space floors to add a mechanical room reducing the total square footage from 44,591 to 43,591 and installation of louvers on facade to accommodate proposed mechanical space. All other aspects of the Project remain unchanged.

Variance(s): Previously approved

24. Case: P22-163

<https://data.jerseycitynj.gov/explore/dataset/p22-163-3079-john-f-kennedy-boulevard-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 3079 John F. Kennedy Boulevard

Applicant: Chosen Square, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 6304 Lot: 4.02

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)

Description: Proposed development of a twelve (12) story hotel with two hundred and ten (210) units and thirty-six parking spaces on the first floor.

Variance(s): None

25. Case: P22-176

<https://data.jerseycitynj.gov/explore/dataset/p22-176-72-76-vroom-street-2022/information/>

For: Preliminary and Final Major Site Plan with 'c' Variances.

Address: 72-76 Vroom Street

Applicant: 72-76 Vroom St, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 12203 Lot: 57

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)

Description: Proposed development of a seven (7) story mixed use building with forty-two (42) dwelling units, no parking and one office space bonus floor.

Variance(s): Minimum Step Back above ground floor, Maximum rooftop appurtenance height, Maximum enclosed amenity space height

26. Case: P22-191

<https://data.jerseycitynj.gov/explore/dataset/p22-191-or-191-195-hudson-street-or-admin-amendment/information/>

For: Final Site Plan Administrative Amendment

Address: 191-195 Hudson Street

Applicant: Jersey City Urby Tower 2 LLC

Attorney: Charles Harrington, Esq.

Review Planner: Liz Oppen, AICP

Block: 11603 Lots: 28, 30, 31.01 and 31.02

Zone: Exchange Place North Redevelopment Plan | Harborside West District

Description: modifications to unit mix, parking mix, parapet height

27. Memorialization of Resolutions

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

29. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD