

CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the November 15, 2022

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Langston, Gonzalez, Green, Ramirez, Gangadin, Lipski, Desai, Torres, Cruz*
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS
7. OLD BUSINESS
8. NEW BUSINESS
9. Discussion of annual Planning Board reorganization
Christopher Langston – Chairperson
Orlando Gonzalez – Vice Chairperson
Cameron Black – Secretary
Matthew Ward- Deputy Secretary
10. Review and discussion of the 2023 Planning Board Meeting Calendar <https://data.jerseycitynj.gov/explore/dataset/2023-planning-board-meeting-dates/information/>
Approved 9-0
11. Board Attorney Contract **Approved 9-0**
12. Precision Reporting Contract **Approved 9-0**
13. Case: P22-162
Review and discussion of an amendment to the Grand Jersey Redevelopment Plan regarding modifications to the street grid and regulating maps, building types and street sections.
<https://data.jerseycitynj.gov/explore/dataset/p22-162-or-grand-jersey-redevelopment-plan-amendments/information/>
Approved with conditions 9-0
14. Case: P22-156
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-156-310-4th-street-2022/information/>
For: 2-year Extension
Address: 310 4th Street
Applicant: Ankit Jain and Angel Jain
Attorney: Eugene O’Connell, Esq.
Review Planner: Mallory Clark-Sokolov, PP, AICP
Block: 11207 Lot: 15
Zone: R5
Description: Two-year extension of approval for case P20-078 for a renovation and expansion of an existing structure to construct a four (4) story, four (4) unit structure with a rear yard variance.
Decision: Approved with conditions 9-0
15. Case: P22-167
<https://data.jerseycitynj.gov/explore/dataset/p22-167-30-journal-square-2022/information/>
For: Four (4) Year Extension
Address: 30 Journal Square (3-26 Enos Place, 122-130 Newkirk Street, 29-31 Sip Avenue)
Applicant:
Attorney: Eugene T. Paolino, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 10702 Lots: 4, 6-15
Zone: Journal Square 2060 (Zone 12)
Description: The Applicant is seeking an additional four (4) year site plan approval extension from January 7, 2023 in accordance with the provisions of N.J.S.A. 40:55D-52(e), of the amendment to the Preliminary and Final Major Site Plan granted under case number P19-078 on October 29, 2019 and memorialized by resolution on January 7, 2020. Please see Legal Memo attached.
Decision: Approved with conditions 9-0
16. 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 to November 29, 2022 with preservation of notice

17. Case: P22-152

<https://data.jerseycitynj.gov/explore/dataset/p22-152-692-route-440-administrative-amendment/information/>

For: Final Site Plan Amendment Approval with “c” variances

Address: 682 Route 440 and 11 Bennett Street

Applicant: Myneni Properties, LLC

Attorney: Charles Harrington, III, Esq.

Review Planner: Liz Oppen, AICP

Block: 9803 Lot: 08

Zone: Water Street Redevelopment Plan | High Rise Zone

Description: Amendment to approved fifteen (15) story mixed use building, with 218 residential units.

Amendment to address DEP concern with below grade parking in the flood zone.

Variances: Building height, commercial floor to ceiling height

Decision: Approved 9-0

18. Case P22-116

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-116-252-central-avenue-2022/information/>

For: Preliminary + Final Major Site Plan with Variance

Address: 252 Central Avenue

Applicant: AK 471, LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 07307 Lot: 4404

Zone: NC

Description: Construction of a new five (5) story mixed-use building with eight (8) dwelling units over ground floor commercial

Variances: Rooftop Appurtenance Coverage

Decision: Approved with conditions 9-0

19. Case P22-117

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-117-253-central-avenue-2022/information/>

For: Minor Site Plan with Variance

Address: 253 Central Avenue

Applicant: 99 Forest Avenue

Attorney: Benjamin Wine, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 3701 Lot: 34

Zone: NC

Description: Construction of a new five (5) story, eight (8) unit structure with ground floor retail space

Variances: Rooftop Appurtenance Coverage

Decision: Approved with conditions 9-0

20. Case P22-039

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-039-477-monmouth-street-2022/information/>

For: Minor Site Plan

Applicant: 477 Monmouth SPE, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 9908 Lot: 28

Zone: R5

Description: Four (4) story, four (4) unit structure with no parking

Decision: Approved with conditions 9-0

21. Case: P21-153

<https://data.jerseycitynj.gov/explore/dataset/p21-153-215-warren-street-2022/information/>

For: Minor Site Plan with Variances

Address: 215 Warren Street

Applicant: 215 Warren LLC

Attorney: Joseph Cauda, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 14202 Lot: 22

Zone: Paulus Hook Historic District

Description: New construction of four (4) story, four (4) unit structure on a corner lot.

Variances: front yard setback, rear yard setback, lot coverage

Decision: Approved with conditions 8-1

22. 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 to November 29, 2022

23. Case: P22-084

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-084-292-whiton-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.

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

Carried to November 29, 2022 with preservation of notice

24. 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.

Carried to November 29, 2022 with preservation of notice

25. 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.

Carried to November 29, 2022 with preservation of notice

26. 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" Variances

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

Carried to November 29, 2022 with preservation of notice

27. 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 to November 29, 2022 with preservation of notice

28. 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 6TH 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

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

Carried to November 29, 2022 with preservation of notice

29. Case: P22-170 Review and discussion of an amendment to the Journal Square 2060 Redevelopment regarding 701 Newark Avenue. **Approved; Recommended to City Council 9-0**

<https://data.jerseycitynj.gov/explore/dataset/p22-170-journal-square-2060-rdp-amendment-701-newark-avenue/information/>

30. 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 Oppen, 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).

Carried to November 29, 2022 with preservation of notice

31. 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 to November 29, 2022 meeting

32. 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 to November 29, 2022 meeting

33. Memorialization of the following Resolutions are available upon request at cityplanning@jcnj.org

1. Resolution of the Planning Board of the City of Jersey City approving minor site plan #P22-131, submitted by Oneoncology East LLC (1 Exchange Pl) block 14502 lot 1
2. Resolution of the Planning Board of the City of Jersey City for approval and recommendation of proposed amendment to Chapter 345, Article IV, 33. Fees for Historic Preservation Commission Applications
3. Resolution of the Planning Board of the City of Jersey City for approval and recommendation of amendments to the Grand Jersey Redevelopment Plan regarding modifications to the street grid and regulating maps, building types and street sections #P22-162
4. Resolution of the Planning Board of the City of Jersey City approving a conditional use #P22-130, submitted by Kay 321 Washington Properties LLC (321-333 Washington St) block 11611 lot 2
5. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major subdivision #P22-057, submitted by Bayfront Partners 32, LP (445 Route 440, Route 440, Kellogg St) block 21901.01 lots 4,5,6
6. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviations #P22-057 Route 440 submitted by Bayfront Partners 32, LP block 21901.01 lot 6.01 fka a portion of lot 6
7. Resolution of the Planning Board of the City of Jersey City authorizing an amendment to a contract with the Law Office of Santo T. Alampi, LLC (Santo T. Alampi, Esq.) services for rendering and performing legal services for the Jersey City Planning Board
8. Resolution of the Planning Board of the City of Jersey City recommending the Ocean Avenue ward A Study Area, an area in need of rehabilitation, specifically block 27201 lot 20, block 25903 lots 1-7, block 26503 lots 27-33, block 26601 lots 1-6, block 27202 lots 7-12, block 27203 lots 8-12
9. Resolution of the Planning Board of the City of Jersey City recommending the Ocean Avenue Ward A Study Area, a "Condemnation Area" specifically block 27201, lots 21,23,24,25 using the powers of eminent domain.

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

35. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD