

JERSEY CITY PLANNING BOARD

PUBLIC MEETING

In accordance with N.J.S.A 10:4-12, the "Open Public Meetings Act," be advised the following items will be heard at a regular meeting of the Jersey City Planning Board, scheduled for Tuesday, March 19, 2024 at 5:30 pm in the Boardroom at the Holloway Building, City Hall Annex, 4 Jackson Square, Jersey City, NJ 07305. The building is also known as 39 Kearney Avenue, Jersey City, NJ 07305.

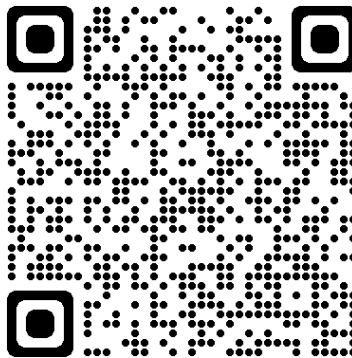
ADVISORIES

No new matter involving an applicant will be started after 10PM. 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.

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 meeting. You can find more information available at jerseycitynj.gov/planning.

To access Planning Board agendas scan the QR code below and navigate to the pdf agenda you wish to view. This agenda has hyperlinks below to where you can find digital plans, reports and other materials for all applications to be presented. You may also navigate to the [Jersey City Open Data Portal](https://data.jerseycitynj.gov/explore/dataset/case-p23-075-319-321-fourth-street-planning-board-application-2023/information/) and search for an application by case number or address.



AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. **ADJOURNMENTS**

a. Case: P23-075

<https://data.jerseycitynj.gov/explore/dataset/case-p23-075-319-321-fourth-street-planning-board-application-2023/information/>

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

Address: 319-321 Fourth Street

Ward: E

Applicant: 319 Fourth Street LLC

Attorney: Michael Higgins, Esq.

Review Planner: Cameron Black, AICP PP

Block: 11101 Lot: 10 & 11

Zone: RC-3

Description: Proposed construction of a four (4) story building with eight (8) residential units and two (2) parking spaces.

Variance(s): Parking, rear yard, and landscaping

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE AND TESTIMONY TAKEN

- b. <https://data.jerseycitynj.gov/explore/dataset/p2023-0097-200-greene-st-195-hudson-st/information/>

For: Administrative Amendment

Address: 200 Greene Street (185,195,215 Hudson Street)

Ward: E

Applicant: Jersey City Urby Tower 2 LLC

Attorney: Charles Harrington, Esq.

Review Planner: Liz Oppen, AICP

Block: 11603 Lot: 28, 30, 31.04, 31.05

Zone: Exchange Place North Redevelopment Plan | Harborside West District

Description: Reduction in the number of units proposed (1,510 vs 1,606 units), changes to the unit mix, façade changes, ground floor modifications, modifications to landscape plans, increased GAR

CARRIED TO APRIL 2, 2024

- c. P2023-0102

<https://data.jerseycitynj.gov/explore/dataset/p2023-0102-20-long-slip-preliminary-and-final-major-site-plan/information/>

For: Preliminary and Final Major Site Plan

Address: 20 Long Slip

Ward: E

Applicant: NEQ 8A LLC

Attorney: Elnardo Webster, Esq.

Review Planner: Cameron Black, AICP, PP

Block 7302, Lots 3.19, 3.18, 3.16 & 3.05 (to be 3.19, 3.20, 3.21, 3.16 & 3.05)

Zone: Newport RDP – Residential Zone

Description: The Applicant, as part of this project, proposes to subdivide existing lot 3.18 and create new lots 3.20 and 3.21. The creation of existing lots 3.05 and 3.16 the Applicant has applied to the Board for final major site plan approval, along with minor subdivision approval, to construct a high-rise mixed-use building on newly created lot 3.21, consisting of five-hundred and thirty (530) residential units and 2,976 square feet of retail space.

CARRIED TO APRIL 2, 2024 WITH PRESERVATION OF NOTICE

- d. P2023-0103

<https://data.jerseycitynj.gov/explore/dataset/p2023-0103-20-long-slip-minor-subdivision/information/>

For: Minor Subdivision

Address: 20 Long Slip

Ward: E

Applicant: NEQ 8A LLC

Attorney: Elnardo Webster, Esq.

Review Planner: Cameron Black, AICP, PP

Block 7302, Lots 3.19, 3.18, 3.16 & 3.05 (to be 3.19, 3.20, 3.21, 3.16 & 3.05)

Zone: Newport RDP – Residential Zone

Description: Applicant submits this application seeking minor subdivision approval to create new lot configuration to accommodate the newly proposed tower and surface parking lot. The minor subdivision approval for Block 7302, Lot 3.18 to create new lots 3.20 and 3.21. This application is made in conjunction with Applicant's request for final major site

CARRIED TO APRIL 2, 2024 WITH PRESERVATION OF NOTICE

- e. Case: P22-227

<https://data.jerseycitynj.gov/explore/dataset/p22-227-605-607-grove-st/information/>

For: Preliminary and Final Major Site Plan with variances

Address: 605-607 Grove Street

Ward: E

Applicant: 605-607 Grove St. Realty LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Matt Ward, AICP PP

Block: 7105 Lots: 8 and 9

Zone: Jersey Avenue Light Rail Redevelopment Plan, Neighborhood District

Description: Proposed 12-story mixed-use building with 66 residential dwelling units and 1,190 square feet of commercial space on the ground floor. Ten units are designed affordable housing due to utilization of a redevelopment bonus adopted post-IZO.

Variances: Maximum building coverage, minimum front yard setback

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE

- f. Case: P2023-0044

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0044-35-fairview-avenue-2023/information/>

For: Preliminary and Final Major Site Plan

Address: 35 Fairview Avenue

Ward: F

Applicant: 35 Fairview Ave LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Erik Beasley

Block: 16703 Lot: 9

Zone: Jackson Hill Redevelopment Plan, Neighborhood Mixed Use District

Description: Proposed four (4) story building that consists of fifteen (15) residential units, approximately ten thousand two hundred forty-nine (10,249) gross floor area.

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE

- g. Case: P2023-0023

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0023-30-and-40-newport-parkway-2023/information/>

For: Preliminary and Final Major Site Plan

Address: 30 & 40 Newport Parkway

Applicant: NC Housing Associates # 200 Co.

Attorney: Chris Murphy, Esq.

Review Planner: Cameron Black, AICP PP

Ward: E

Block: 7302

Lot: 60

Zone: Newport RDP – Residential Zone

Description: to construct a 10,472 square foot one-story central lobby and amenity space that will serve and connect both towers. The proposed addition will contain amenities such as a fitness center, package storage, play area and a coworking business center. Further, it will provide a green roof. Currently, that area of the site is used as a parking area. The Applicant will reduce the size of that parking area as part of the proposed construction.

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE

- h. Case: P2023-0072

<https://data.jerseycitynj.gov/explore/dataset/840-communipaw-ave/information/>

For: Conditional Use

Address: 840 Communipaw Ave

Ward: B

Applicant: VT 40 LLC

Attorney: Joseph Paparo

Review Planner: Francisco Espinoza

Block: 18204 Lots: 16

Zone: C/A (Now NC-2)

Description: Class 5 Cannabis Retailer at an existing ground floor retail space of 1,164 SF with associated signage.

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE

- i. Case: P2023-0062

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0062-44-46-newkirk-street/information/>

For: Site Plan Amendment

Address: 44-46 Newkirk Street

Ward: C

Applicant: ILC 44 Newkirk, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Matthew da Silva

Block: 10802 Lots: 25-32

Zone: Journal Square 2060 RDP – Zone 4A

Description: Amendment to previous approval for 12-story mixed-use tower with 167 units and 14 parking spaces. Increase unit count to 200 units and removal of parking spaces.

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE

- j. Case: P2023-0116

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0116-1704-john-f-kennedy-blvd-2024/information/>

For: Conditional Use

Address: 1704 John F Kennedy Blvd.

Ward: A

Applicant: Memes Danckk World LLC

Attorney: Rodney K. Nelson, Esq.

Review Planner: Francisco Espinoza

Block: 28601 Lots: 30

Zone: RC-2

Description: Class 5 Cannabis Retailer at an existing ground floor commercial space of 1,995 SF with associated signage

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE

- k. Case: P2023-0086

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0086-516-tonelle-ave-2024/information/>

For: Conditional Use

Address: 516 Tonelle Ave.

Ward: D

Applicant: Greenstop Wellness LLC

Attorney: Rosemarie Moyeno Matos, Esq.

Review Planner: Francisco Espinoza

Block: 3302 Lot: 1

Zone: HC (Highway Commercial)

Description: Class 5 Cannabis Retailer at an existing ground floor commercial space of 1,321 SF with associated signage and parking.

CARRIED TO APRIL 16, 2024

I. Case: P2024-0002

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2024-0002-27-29-fayette-ave-2024/information/>

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

Address: 27-29 Fayette Ave

Ward: C

Applicant: 27-29 Fayette, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Francisco Espinoza

Block: 9202 Lots: 4 & 5

Zone: R-3

Description: Applicant is proposing to develop a vacant lot into a new six (6) story building containing 20 dwelling units and 12 parking spaces. The applicant will be utilizing the density under the AHO (affordable housing overlay)

Variance(s): Min Front yard setback, Min Rear Yard, and Side Yard Setbacks above first floor (right & left).

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7. OLD BUSINESS

a. Case: P2024-0009

<https://data.jerseycitynj.gov/explore/dataset/p2024-0009-165-newark-ave/information/>

For: One (1) Year Extension for Preliminary and Final Major Site Plan with Deviations

Address: 163-165 Newark Ave

Ward: E

Applicant: 165 Newark Avenue Fee LLC

Attorney: James McCann, Esq.

Review Planner: Xunru Huang

Block: 12704 Lots: 15

Zone: Newark Avenue Downtown Redevelopment Plan

Description: Request for a second one (1) year extension of the Preliminary and Final Major Site Plan Approval with Deviations granted by the Board and memorialized by Resolution dated October 15, 2019.

b. Case: P2024-0024

<https://data.jerseycitynj.gov/explore/dataset/p2024-0024-804-west-side-avenue-preliminary-and-final-major-site-plan-extension/information/>

For: Preliminary and Final Major Site Plan Three One-Year Extensions

Address: 804 West Side Avenue

Ward: B

Applicant: 04 West Side Ave., LLC

Attorney: Veronica Chmiel, Esq.

Review Planner: Cameron C. Black, PP, AICP

Block: 14803 Lot: 1 & 74-76

Zone: Neighborhood Commercial

Description: To extend the land use approvals obtained under Case No. P20-102 (the "Approval") for a period of three (3) years the construction of a new five (5) story mixed-use development containing

thirty-two (32) dwelling units, sixteen (16) below-grade parking spaces, and 4,568 square feet of ground-floor retail space with respect to the Property.

8. **NEW BUSINESS**

9. P2024-0018

<https://data.jerseycitynj.gov/explore/dataset/p2024-0018-921-bergen-avenue-section-31/information/>

For: Section 31

Address: 921 Bergen Avenue

Ward: C

Applicant: Kindle Education Foundation

Attorney: Jennifer M. Porter, Esq.

Review Planner: Cameron Black, AICP,PP

Block: 12104 Lot: 2

Zone: Journal Square 2060 – Preservation Zone

Description: Kindle Education Foundation is proposing to develop a charter school in the existing building located at 921 Bergen Avenue (aka 35 Journal Square). The school will occupy approximately 15,500 SF of space in the third and fourth floors of the existing twelve (12) story building.

10. Redevelopment Study and Preliminary Investigation Report on the proposed designation of ten (10) lots containing vacant buildings as an Area in Need of Redevelopment.

<https://data.jerseycitynj.gov/explore/dataset/redevelopment-study-scatter-site-area-5/information/>

Ward: E

Applicant: Jersey City Redevelopment Agency

Review Planner: Matthew da Silva

Block: Various (see report) Lot: Various (see report)

11. Case: P22-129

<https://data.jerseycitynj.gov/explore/dataset/p22-129-or-385-387-communipaw-avenue/information/>

For: Preliminary and Final Major Site Plan

Address: 385-387 Communipaw Avenue

Ward: A

Applicant: GND JC Holdings LLC

Attorney: Veronica Chmiel, Esq.

Review Planner: Liz Oppen, AICP

Block: 20102 Lot: 36,37

Zone: Morris Canal Redevelopment Plan Area | Mixed Use – A District

Description: Applicant is seeking to develop a new five (5) story mixed-use building with ground-floor commercial/retail use. Eighteen (18) dwelling units are proposed, including one (1) low-income affordable unit.

CARRIED FROM MARCH 5, 2024 WITH PRESERVATION OF NOTICE

12. Case: P23-032

<https://data.jerseycitynj.gov/explore/dataset/p23-032-791-805-west-side-avenue/information/>

For: Preliminary and Final Major Site Plan with a Conditional Use and 'c' Variances

Address: 791-805 West Side Avenue

Applicant: West Side Ave Holdings LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Tanya Marione, AICP PP

Block: 14705 Lot: 6, 7, 8, 9, 10, & 25

Ward: B

Zone: NC & R-1

Description: New 5 story (54.83') mixed-use building in the Neighborhood Commercial Zone with ground floor commercial, 84 residential units and 28 parking spaces.

Variance(s): C Variance for min. Rear yard setback, where 18.6 feet are required and 3.6 feet are proposed. C Variance for curb cuts where curb cuts are prohibited on West Side Ave.

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13. Case: P2023-0053

<https://data.jerseycitynj.gov/explore/dataset/p2023-0053-675-695-grand-st/information/>

For: Preliminary and Final Major Site Plan - Interim Use

Address: 675-695 Grand Street

Ward: F

Applicant: Public Service Electric and Gas (PSE&G) c/o Noreen Merainer

Attorney: Robert Verdibello

Review Planner: Xunru Huang

Block: 17301 Lots: 3 and 9

Zone: Morris Canal Redevelopment Plan – Mixed Use E/Residential

Description: PSE&G proposes to continue utilizing the site as a Contractor's laydown site for three years. The continued use includes placement of temporary construction trailers and guard shack, an electrical panel, and space for contractor parking and equipment.

CARRIED FROM MARCH 5, 2024 WITH PRESERVATION OF NOTICE

14. Case: P2023-0082

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0082-681-newark-ave/information/>

For: Preliminary and Final Major Site Plan

Address: 681-685 Newark Ave.

Ward: C

Applicant: Perrine Avenue, LLC

Attorney: Eugene O'Connell, Esq

Review Planner: Matthew da Silva

Block: 7902 Lots: 33 & 34

Description: Applicant proposes to construct a 5-story mixed use development with 35 studios and 4 one-bedroom units.

Variance(s): Rooftop structure height

CARRIED FROM MARCH 5, 2024 WITH PRESERVATION OF NOTICE

15. Case: P22-187

<https://data.jerseycitynj.gov/explore/dataset/p22-187-191-193-academy-street/information/>

For: Preliminary and Final Major Site Plan with Variances

Address: 191-193 Academy Street

Ward: C

Applicant: Academy Partners MW LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Matt Ward, PP AICP

Block: 12308 Lots: 6 and 7

Zone: Journal Square 2060 Redevelopment Plan – Zone 4

Description: Proposed demolition of two existing structures, lot consolidation, and construction of a 5-story building with 23 residential dwelling units.

CARRIED FROM MARCH 5, 2024 WITH PRESERVATION OF NOTICE

16. Case: P2023-0064

<https://data.jerseycitynj.gov/explore/dataset/p2023-0064-147-academy-st-preliminary-and-final-major-site-plan-with-c-variances/information/>

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

Address: 147 Academy Street

Ward: C

Applicant: Laxmi Ma Academy URE LLC

Attorney: Charles Harrington, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 12309 Lots: 3.01

Zone: Journal Sq. 2060 RDP – Zone 4

Description: Construction of an eight (8) Story multi-family building containing sixty-nine (69) residential units and a roof-top enclosed amenity space.

Variances: Deviation from maximum building height in feet, deviation for minimum ceiling height for ground floor residential floors, deviation from ground floor retail requirement, and deviation from sidewalk width

CARRIED FROM MARCH 5, 2024 WITH PRESERVATION OF NOTICE

17. Case: P2023-0075

<https://data.jerseycitynj.gov/explore/dataset/p2023-0075-197-palisade-ave/information/>

For: Preliminary and Final Major Site Plan

Address: 197 Palisade Avenue

Ward: C

Applicant: 197 Palisade Avenue LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Xunru Huang

Block: 5902 Lots: 20

Zone: RC-2

Description: The Applicant proposes to construct a new five- (5)story mixed-use building consisting of 16 residential dwelling units (2 affordable units) and approximately 760 sq.ft. of commercial space.

18. Case: P2023-0105

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0105-511-palisade-avenue-2023/information/>

For: Minor Site Plan

Address: 511 Palisade Avenue

Ward: D

Applicant: 511 Palisade Avenue Project LLC

Attorney: Thomas Leane, Esq

Review Planner: Erik Beasley

Block: 2305 Lot: 44

Zone: Residential Commercial District 2 (RC-2)

Description: Proposed demolition of an existing three (3) story building, for the construction of a four (4) story building that consists of four (4) dwelling units, approximately 7,128 gross floor area.

19. P2023-0034

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0034-17-berkeley-place/information/>

For: Minor Site Plan

Address: 17 Berkeley Place

Ward: C

Applicant: 17-19 Berkley LLC (*sic*)

Attorney: Benjamin Wine, Esq.

Review Planner: Matthew da Silva

Block: 7808 Lots: 2 & 3

Zone: R-1 Neighborhood Housing District

Description: Proposed construction of a three (3) story building consisting of 11 dwelling units and a two (2) story accessory dwelling unit. The applicant will be utilizing the Affordable Housing Overlay and providing one (1) 3-bedroom affordable unit.

20. Memorialization of Resolutions
21. Executive Session, as needed, to discuss litigation, personnel or other matters
22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD