

# 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, June 25, 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.

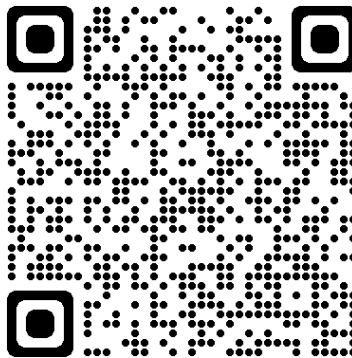
### ADVISORIES

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](mailto: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](https://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://jerseycitynj.gov/open-data-portal) 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: P2023-0012

<https://data.jerseycitynj.gov/explore/dataset/p2023-0012-3-second-st/information/>

For: Preliminary and Final Major Site Plan with Variances

Address: 3 Second Street (aka 5 Second Street or 242 Hudson St)

Ward: E

Applicant: Plaza VIII & IX Associates, LLC

Attorney: Charles Harrington

Review Planner: Matt Ward, PP, AICP

Block: 11603 Lot: 18.02, 18.03, 27 and 22  
Zone: Harsimus Cove Station Redevelopment Plan – East District  
Description: Development of a 57-story mixed use building containing 579 residential units (of which 87 units are income restrict affordable housing due to IZO), 14,840 sf of commercial space, and 555 parking spaces in an enclosed garage (300 of the parking spaces are for the use of Plaza X at 3 Second Street).  
Variances: Minimum yard, parking wrapped by principal use, more than one principal structure on a lot  
**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**

- b. Case: P2023-0009 85-87 Monitor  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0009-87-monitor-st-nj-07304/information/>  
For: Preliminary and Final Major Site Plan with 'c' variances  
Address: 85-87 Monitor Street  
Ward: A  
Applicant: 85 Monitor LLC  
Attorney: Ronald H. Shaljian, Esq.  
Review Planner: Erik Beasley  
Block: 19003 Lot: 10  
Zone: Morris Canal Redevelopment Plan, TOD West District  
Description: Proposed six (6) story building that consists of ten (10) residential units, ground floor retail space that is 1,785 square feet, and common rooftop space and appurtenances.  
Variances: maximum rooftop appurtenance coverage, and required building stepback at the sixth floor, and balcony variance  
**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**
- c. Case: P2024-0058  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2024-0058-780-newark-ave/information/>  
For: Interim Use  
Address: 780-782 Newark Avenue  
Ward: C  
Applicant: Mike Patel LLC  
Attorney: Charles J. Harrington III, Esq  
Review Planner: Erik Beasley  
Block: 7804 Lot: 15.01  
Zone: Journal Square 2060 Redevelopment Plan, Zone 5 – Commercial Main Street District  
Description: Applicant obtained temporary approval from Zoning for ninety (90) days (ZRA-2024-00173) and now seeks full approval for an interim use signage/banner (40sf) on the property.  
**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**
- d. Case: P2023-0039  
<https://data.jerseycitynj.gov/explore/dataset/p2023-0039-215-van-vorst-st-planning-board-app/information/>  
For: Preliminary and Final Major Site Plan  
Address: 215 Van Vorst St  
Ward: E  
Applicant: 215 Van Vorst Development LLC  
Attorney: Eugene P. O'Connell, Esq.  
Review Planner: Liz Oppen, AICP  
Block: 14205 Lot: 9  
Zone: Tidewater Basin Redevelopment Plan| Historic Buffer  
Description: Applicant proposes to construct a 5-story, 6-unit residential building with 11 off street parking spaces.

Variances: Number of stories, maximum building height, lot coverage, front yard setback  
**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**

- e. Case: P2024-0044  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c0cd76e0-23ba-4d2b-a5ac-15bea9b7a3e5?tab=attachments>  
For: Site Plan Amendment  
Address: 17-25 Perrine Ave.  
Ward: C  
Applicant: Perrine Ave LLC  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Matthew da Silva  
Block: 10803 Lot: 1, 2, 3, 4  
Zone: Journal Square 2060 Redevelopment Plan – Zone 4a Community Multifamily Low-Rise  
Description: Amendment to prior approval of six (6) stories and 57 units to add an adjacent parcel and expand building to 67 units.  
Variances: Deviation for maximum height in the Zone 4A portion of the site.  
**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**
- f. Case: P2024-0040  
<https://data.jerseycitynj.gov/explore/dataset/p2024-0040-55-hudson-st/information/>  
For: Final Major Site Plan Amendment  
Address: 55 Hudson Street  
Ward: F  
Applicant: 55 Hudson Street, LLC  
Attorney: George Garcia  
Review Planner: Matt Ward, PP, AICP  
Block: 14505 Lot: 1  
Zone: Colgate Redevelopment Plan  
Description: Applicant seeks Amended Final Major Site Plan Approval (obtained under Case No. P22-108) for exterior changes, material changes, and amenity deck changes and addition of deviation for maximum retail parking.  
Variances: maximum retail parking spaces  
**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**
- g. Case: P2023-0060  
<https://data.jerseycitynj.gov/explore/dataset/p2023-0060-minor-site-plan-269-mlk-jr-drive/information/>  
For: Minor Site Plan  
Address: 269 MLK Drive  
Ward: F  
Applicant: 269 MLK LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Tanya Marione, AICP, PP  
Block: 23405 Lot: 25  
Zone: Jackson Hill RDP – Neighborhood Mixed Use  
Description: Renovation and alteration to the interior of the existing mixed use building, including a revised floor plan, resulting in twelve dwelling units and two commercial spaces. The existing building contains nine dwelling units and ground floor commercial.  
**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**

- h. Case: P2023-0085  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0085-155-newark-avenue-2024/information/>  
For: Preliminary and Final Major Site Plan  
Address: 155 Newark Avenue  
Ward: E  
Applicant: 155 Newark Avenue LLC  
Attorney: Stephen Joseph  
Review Planner: Sophia E Pereira  
Block: 11405 Lot: 6  
Zone: Newark Avenue Downtown Redevelopment Plan  
Description: The applicant proposes a seven (7) story building with ground floor commercial and twenty-seven (27) dwelling units. Applicant is requesting three (3) 'c' variances for building setback requirements.

**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**

- i. Case: P2023-0056  
<https://data.jerseycitynj.gov/explore/dataset/p2023-0056-44-park-lane-north-planning-board-application/information/>  
For: Preliminary Major Site Plan with 'c' Variances  
Address: 44 Park Lane North  
Ward: D  
Applicant: Newport Associates Development Company  
Attorney: James C. McCann, Esq.  
Review Planner: Liz Oppen, AICP  
Block: 7302 Lot: 3.15  
Zone: Newport Redevelopment Plan | Residential District  
Description: New 41-story tower with 355 residential units on a 5-story podium containing 336 parking spaces including EV and EVMR spaces, approximately 5,716 sq. ft. of indoor amenity space, outdoor recreation space on the roof of the podium and on the 41st floor of the tower, and approximately 8,600 sq. ft. of green roof along Washington Blvd.

Variances: Minimum footcandles at sidewalks, street tree spacing, street tree distance to pole

**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**

## 7. OLD BUSINESS

- a. Case: P2024-0079  
<https://jerseycitynj-energypub.tylerhost.net/apps/selfservice#/plan/c0685eea-4409-453e-857e-2ea6b06f70ac>  
For: Site Plan Extension  
Address: 311 17<sup>th</sup> Street  
Ward: D  
Applicant: SHG Jersey City, LLC & SHC Englewood South Parent, LLC  
Attorney: Donald M. Pepe, Esq  
Review Planner: Matthew da Silva  
Blocks: 6004 and 6005 Lots: 1.01 and 1.02 (6004); 13.01, 13.02, and 13.03 (6005)  
Zone: Jersey Avenue Park Redevelopment Plan – Mixed Use District  
Description: Applicant is requesting a site plan extension

## 8. NEW BUSINESS

9. P2023-0102  
<https://data.jerseycitynj.gov/explore/dataset/p2023-0102-20-long-slip-preliminary-and-final-major-site-plan/information/>

For: 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 twenty-nine (529) residential units and 2,364 square feet of retail space.

**CARRIED FROM JUNE 11, 2024 WITH PRESERVATION OF NOTICE**

10. 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: subdivision to create new lot configuration to accommodate the newly proposed tower and surface parking lot to create new lots 3.20 and 3.21.

**CARRIED FROM JUNE 11, 2024 WITH PRESERVATION OF NOTICE**

11. 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. PSE&G's temporary use of the Site will continue to support various electrical substation projects in the City of Jersey City area. The continued use includes placement of temporary construction trailers and guard shack, an electrical panel, and space for contractor parking and equipment.

**CARRIED FROM JUNE 11, 2024 WITH PRESERVATION OF NOTICE**

12. Case: P2024-0031

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e46f5087-50b7-4bc8-a13b-cfb9d8106d58?tab=attachments>

For: Review and discussion of the adoption of the Fayette Broadway Redevelopment Plan. Formal action may be taken.

13. Case: P2023-0035

<https://data.jerseycitynj.gov/explore/dataset/p2023-0035-72-tonnele-ave/information/>

For: Minor site plan with 'c' variances  
Address: 72 Tonnele Avenue  
Ward: C  
Applicant: 72 Tonnele Ave JC, LLC  
Attorney: Ben Wine  
Review Planner: Matt Ward, PP, AICP  
Block: 10601 Lot: 20  
Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Neighborhood Mixed Use  
Description: Proposed four-story seven-unit residential building.  
Variances: maximum building depth  
**CARRIED FROM JUNE 11, 2024 WITH PRESERVATION OF NOTICE**

14. Case: P2023-0077

<https://data.jerseycitynj.gov/explore/dataset/p2023-0077-61-liberty-ave/information/>

For: Minor Site Plan  
Address: 61 Liberty Ave  
Ward: C  
Applicant: Zubin Mogul  
Attorney: Benjamin T.F. Wine, Esq.  
Review Planner: Xunru Huang  
Block: 6303 Lots: 2  
Zone: R-3  
Description: The Applicant proposes to raze the property and construct a new four- (4) story, four- (4) family detached dwelling.

15. Case: P2023-0073

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1a0138e7-acf8-46fa-916e-4ac35df0669f?tab=attachments>

For: Preliminary Major Site Plan  
Address: 438 Summit Avenue  
Ward: C  
Applicant: 438 Realty Associates, LLC  
Attorney: Thomas P. Leane, Esq  
Review Planner: Tanya R. Marione, AICP, PP  
Block: 10803 Lot: 23  
Zone: Journal Square 2060 Redevelopment Plan - Zone 3  
Description: Preliminary major site plan approval for two (2) twenty –five (25) story mixed use buildings containing a total of 709 units, 170 parking spaces, and 6,150 sq ft of retail.

16. Case: P2024-0013

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/37616804-4d43-4373-a6bb-65434801802c>

For: Minor Subdivision  
Address: 150 Vroom Street  
Ward: C  
Applicant: SSB Goler, LLC  
Attorney: Heather Kumer, Esq  
Review Planner: Matthew da Silva  
Block: 12107 Lots: 27 and 28  
Zone: Journal Square 2060 Redevelopment Plan – Zone 8 – Bergen Square  
Description: Applicant is proposing the transfer of 1,448 sq ft of Lot 27 to Lot 28.  
Variance: Lot depth

17. Case: P2023-0015

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0015-485-palisade-avenue-2023/information/>

For: Minor Site Plan

Address: 485 Palisade Avenue

Applicant: Esra Yuzer

Attorney: Stephen Joseph, Esq.

Review Planner: Erik Beasley

Block: 3001 Lot: 10

Zone: RC-2, Residential Commercial District 2

Description: Proposed demolition of an existing two (2) story building, for the construction of a new four (4) story building that is approximately 5,455 square feet, which will consist of four (4) residential units, rooftop amenity space, four (4) bike parking spaces, and zero vehicle parking spaces.

18. Case: P2024-0025

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d9e52bf9-2ba5-4338-aa44-7520f788a4f2?tab=attachments>

For: Conditional Use

Address: 912 Bergen Ave

Ward: C

Applicant: Ravi Sinha

Attorney: Dante M. Alfieri, Esq.

Review Planner: Francisco Espinoza

Block: 10702 Lots: 1

Zone: Journal Square 2060 Redevelopment Plan - Zone 7 (Deco)

Description: Applicant proposes to renovate the interior of an existing space to build out 4,300 sqft of Class 5 Cannabis retail space.

19. Case: P23-085

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-085-549-551-pavonia-ave-2023/information/>

Address: 549-551 Pavonia Ave

Ward: C

Applicant: Journal Square Improvement LLC

Attorney: Gerard D. Pizzillo, LLC

Review Planner: Francisco Espinoza

Block: 9606 Lots: 41 & 42

Zone: Journal Square Redevelopment Plan, Zone 4a- Community

Description: The applicant is proposing to construct a 7 story (6 stories above grade and basement) 67'-10" high residential structure containing 30 dwelling unity, roof deck area, landscaping, and other streetscape improvements. The applicant is also proposing to retain the existing façade of 551 Pavonia Ave and integrate that façade into the proposed new structure.

20. Memorialization of Resolutions

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

22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD