

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, July 9, 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.

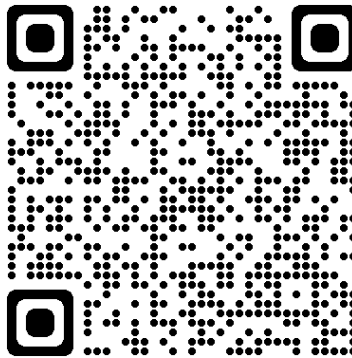
ADVISORIES

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 Licensing and Permitting portal](#) and conduct a public search of an application by case number or address. You may also navigate to the [Jersey City 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: P2024-0042

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b5441daf-2f19-4c9a-8641-1e8606ee08c1?tab=attachments>

For: Conditional Use

Address: 415 Monmouth Street

Ward: E

Applicant: Warrior Weed LLC

Attorney: Duncan Delano

Review Planner: Francisco Espinoza

Block: 9902 Lot: 18

Zone: NC-1

Description: Applicant proposes to convert the current retail space into a Class 5 Cannabis retailer location with 305.5 Sqft.

Carried to August 6, 2024 with preservation of notice

b. Case: P2024-0010

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/04c41ff9-6b6a-423d-aa46-6ee5442b822f?tab=attachments>

For: Conditional Use

Address: 497 Communipaw Ave

Ward: F

Applicant: Kreme of the Pot Dispensary

Attorney: Thomas Leane

Review Planner: Francisco Espinoza

Block: 18703 Lot: 06

Zone: NC-1

Description: Applicant intends to convert the current retail space into a Class 5 Cannabis retailer location with 902 Sqft.

Carried to August 6, 2024 with preservation of notice

c. Case: P2023-0071

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ee2c0353-cb9a-45d5-899e-1f865e5d0098>

For: Preliminary and Final Major Site Plan

Address: 76-82 Liberty Avenue

Ward: C

Applicant: JS Balyan Properties LLC

Attorney: Thomas Leane, Esq

Review Planner: Liz Oppen, AICP | Xunru Huang

Block: 6305 Lots: 29,30,31,32

Zone: R-3

Description: Applicant proposes a new 8-story building containing 53 dwelling units and 31 basement/ground level parking spaces. This proposal is utilizing the provisions of the Affordable Housing Overlay (AHO).

Carried to August 6, 2024 with preservation of notice

d. Case: P2023-0089

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0089-387-new-york-avenue-2024/information/>

For: Preliminary and Final Major Site Plan with Variances

Address: 387 New York Ave

Ward: D

Applicant: Jess Realty, LLC

Attorney: Charles J. Harrington, III, Esq. | Allyson M. Kasetta, Esq.

Review Planner: Sophia E. Pereira

Block: 1705 Lot: 26

Zone: RC-2 Residential Commercial District 2

Description: Application proposes a new four (4) story building with ground floor commercial and three

(3) dwelling units.

Variances: Applicant is requesting one (1) 'c' variance for maximum building coverage.

Carried to August 6, 2024 with preservation of notice

- e. Case: P2024-0032

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b5b29ae3-0f71-48a1-943d-5b354d1e99e4?tab=attachments>

For: Site Plan Amendment with Deviations

Address: 632 Newark Avenue

Ward: C

Applicant: 626 Newark LLC c/o The Namdar Group

Attorney: Charles Harrington, Esq. | Allyson M. Kasetta, Esq.

Review Planner: Elizabeth Oppen, AICP | Erik Beasley

Block: 8101 Lot: 28.01

Zone: Journal Square 2060 Redevelopment, Zone 4 – Neighborhood Mixed Use District

Description: Applicant requests to amend Final Major Site Plan Amendment Approval with Deviations (P20-070), which was an amendment to increase the number of residential units to 576, relocate the residential entrance to Central Avenue, and remove the rooftop swimming pool. The original approval was a Preliminary and Final Major Site Plan Approval with Deviations (P18-191), which was for the construction of a 27-story mixed-use building with 538 residential units, retail space and office space. The applicant proposes to increase the height of the rooftop amenity space and modify the floor plan of the rooftop amenity space.

Variances: maximum height from floor to top of roof structure

Carried to August 6, 2024 with preservation of notice

- f. Case: P2023-0093

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/33127644-6670-4e5d-8f5d-0ee2c8f4f103>

For: Preliminary and Final Major Site Plan with Variances

Address: 52 Aetna St aka 185 Monmouth St

Ward: F

Applicant: Grand Jersey Group LLC

Attorney: Jennifer M. Porter

Review Planner: Sophia E. Pereira

Block: 15801 Lot: 3.02

Zone: Grand Jersey Redevelopment Plan

Description: Applicant proposes a twenty-seven (27) story mixed-use project consisting of two (2) towers containing 515 dwelling units, 30,186 sq ft of retail space, 176,981 sq ft of office space, and 726 parking spaces and 284 bike parking spaces.

Variances: Applicant is requesting two (2) 'c' variances for roadway width, one (1) 'c' variance for sidewalk width, one (1) 'c' variance for parking lane width, three (3) 'c' variances for travel lane width, one (1) 'c' variance for buffer width, one (1) 'c' variance for minimum fence setback and landscaping buffer between sidewalks and fencing, one (1) 'c' variance for maximum floor-to-ceiling height, one (1) 'c' variance for retail wall signage, one (1) 'c' variance for office wall signage, and one (1) 'c' variance for parking wall signage.

Carried to July 23, 2024 with preservation of notice

7. OLD BUSINESS

- a. Case: P2024-0104

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0760c33e-43a4-4598-8111-2a9441ca533d?tab=subrecords>

For: One (1) year extension (minor site plan with variance)

Address: 252 Monticello Avenue

Ward: B

Applicant: 252 Monticello, LLC

Attorney: Michael Higgins, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 15203 Lot: 2

Zone: NC

Description: One (1) year extension for approvals granted for case P20-073

b. Case: P20- 165

<https://data.jerseycitynj.gov/explore/dataset/p20-165-21-29-van-reipen-avenue/information/>

For: Termination/Withdrawal of Preliminary and Final Major Site plan with deviations

Address: 21-29 Van Reipen Avenue

Ward: C

Applicant: 29 Van Reipen LLC

Review Planner: Liz Oppen

Attorney: Charles Harrington, Esq.

Block: 7901 Lot: 1+2

Zone: Journal Square 2060 Redevelopment Plan, Zone 4: Neighborhood Mixed Use

c. Case: P20-089

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-089-810-pavonia-avenue-2020/information/>

For: Termination/Withdrawal of Preliminary and Final Major Site plan with deviations

Address: 810 Pavonia Avenue

Ward: C

Applicant: Black Iron Journal Square

Review Planner: Timothy Krehel, AICP, PP

Attorney: Jason R. Tuvel, Esq.

Block: 9404 Lot: 33

Zone: Journal Square Redevelopment Plan – Zone 4: Neighborhood Mixed Use

8. NEW BUSINESS

9. Review and discussion of certified artists Jaeda Thomas, Dilianny Espinoza, Tanvi Malushte, Amy Faris, Liral Tal, Nanette Ramone Delossantos, Eulalia Cabrera Ibars, Leandro Comrie, and Martin Ramone Delossantos.

Formal action may be taken

<https://data.jerseycitynj.gov/explore/dataset/certified-artists-jaeda-thomas-dilianny-espinoza-tanvi-malushte-amy-faris-liral-/information/>

10. 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 FROM MAY 21, 2024 WITH PRESERVATION OF NOTICE

11. Case: P2024-0040

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0b9ba34e-f090-4c57-a5d6-73ef76bf58f9>
<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

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12. Case: P2024-0049

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/755ee063-9341-458f-8287-5bcd4f3544a>

For: Final Major Site Plan Amendment

Address: 143 Christopher Columbus Drive

Ward: E

Attorney: Charles Harrington

Review Planner: Matt Ward, PP, AICP

Block: 12901 Lot: 1.01, 1.02, 1.03, 1.04, 1.05

Zone: Columbus Corner Redevelopment Plan

Description: Proposed amendment to Mixed-use building to relocate resident amenity from second floor and lounge from the rooftop to the first floor; reduction of first floor retail space from 3,570 square feet to 2,635 square feet; installation of light wells on floors 2 to 7 and reduction of associated 2 bedroom units from 1,150 square feet to 1,120 square feet; replacement of gym and 3-bedroom unit with two bedroom duplex unit with private terrace; addition of rooftop covered terrace.

13. 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 FROM JUNE 11, 2024 WITH PRESERVATION OF NOTICE

14. 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

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15. 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.

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16. 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 with Variances

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: Applicant proposes a seven (7) story building with ground floor commercial and twenty-seven (27) dwelling units.

Variances: Applicant is requesting three (3) 'c' variances for building stepback requirements.

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17. Case: P2023-0012

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a1594351-a5e7-4b69-9613-741d60b3a106>

<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 restricted 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

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18. Case: P2024-0017

<https://data.jerseycitynj.gov/explore/dataset/p2024-0017-77-grand-street-minor-subdivision-with-c-variance/information/>

For: Minor Subdivision with 'c' variances

Address: 77-79 Grand Street

Ward: F

Applicant: Patricia Rafoss

Attorney: James Burke, Esq

Review Planner: Cameron Black, AICP, PP

Block: 14304 Lot: 3

Zone: Historic District

Description: L shaped lot to be divided in two lots.

Variances: Lot coverage variance

19. 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.

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20. 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 foot candles at sidewalks, street tree spacing, and street tree distance to pole

CARRIED FROM JUNE 11, 2024 WITH PRESERVATION OF NOTICE

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

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD