

# 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 23, 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.

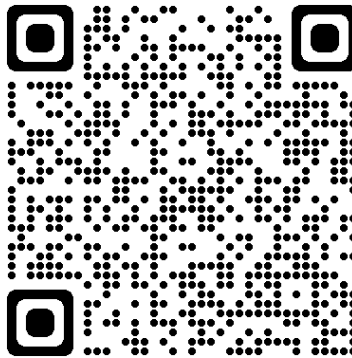
### ADVISORIES

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](http://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

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: 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

**Carried to August 6, 2024 with preservation of notice**

d. 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**

- 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: P2023-0056

<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, street tree distance to pole

**Carried to August 6, 2024 with preservation of notice**

- g. 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

**Request to Carry with Preservation of Notice to August 6, 2024**

- h. Case: P2024-0097

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6da2f5bd-7b39-4921-b3cf-f12b48669b80?tab=attachments>

For: Site Plan Amendment

Address: 611 Tonnele Avenue

Ward: D

Applicant: 651 Tonnele Avenue, LLC c/o Whittier Trust Company

Attorney: E. Neal Zimmerman, Esq.

Review Planner: Erik Beasley

Block: 07307 Lot: 1.01

Zone: Tonnele Avenue Light Industrial

Description: The purpose of this amended site plan application is to propose exterior signage and guardhouse revisions with certain variances relating to signage.

**Request to Carry with Preservation of Notice to August 20, 2024**

## 7. OLD BUSINESS

- a. Case: P2024-0105

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/974ce651-a557-4a5a-8993-d872e3356b7f>

For: Two (2) 1-Year Extensions

Address: 165-169 & 173 Academy Street

Ward: C

Applicant: Vasant Properties, LLC

Attorney: Charles J. Harrington, III

Review Planner: Matthew da Silva

Block: 12308 Lot: 12 and 13

Zone: Journal Square 2060 Redevelopment Plan – Zone 4

Description: Applicant requests two (2) one-year extensions of the protections afforded to its Final Major Site Plan approval under Case No. P21-026

- b. Case: P2024-0108

<https://data.jerseycitynj.gov/explore/dataset/p2024-0108-1-year-extension-for-an-interim-use-at-20-long-slip/information/>

For: 1-Year Extension for an Interim Use

Address: 20 Long Slip

Ward: D

Applicant: Newport Associates Development Company & NEQ 8A LLC

Attorney: James C. McCann, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 7302 Lot: 3.18

Zone: Newport Redevelopment Plan | Residential District

Description: One year extension of interim use approval for 181-parking space surface parking lot for residents of a project located on Block 7302, Lot 3.09

- c. Case: P19-194

<https://data.jerseycitynj.gov/explore/dataset/case-p19-194-632-652-grand-street-termination-withdrawal/information/>

For: Termination/Withdrawal of Preliminary and Final Major Site plan with deviations  
Attorney: Eugene P. O'Connell, Esq.  
Review Planner: Cameron Black, PP, AICP  
Address: 632-652 Grand Street  
Ward: F  
Block 15403, Lots 12, 13, and 14  
Applicant: B.J. POWER, LLC  
Zone: Morris Canal – Mixed Use

## 8. NEW BUSINESS

9. Review and discussion of as Certified Artists Clifford Ownes and Yiheng Yu  
<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artists-clifford-ownes-and-yiheng-yu/information/>
10. 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.
11. Case: P2024-0080  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/31dc2b37-5570-46d9-bbbd-7cfcfa88d47a>  
For: Site Plan Amendment  
Address: 14-16 Burma Rd  
Applicant: 14-16 Burma Road Industrial LLC  
Attorney: Gerard Pizzillo, Esq.  
Review Planner: Tanya Marione, PP, AICP  
Block: 24304                      Lot: 8  
Zone: Liberty Harbor RDP  
Description: The Applicant is seeking an Amendment to the Preliminary and Final Major Site Plan Approval with Deviations and Conditions granted under case nos. P20-136 and P21-091. The Applicant is proposing revisions as detailed in the Narrative filed herewith.
12. 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 25, 2024 WITH PRESERVATION OF NOTICE**
13. 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.

**CARRIED FROM JUNE 25, 2024 WITH PRESERVATION OF NOTICE**

**14. 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 FROM JULY 9, 2024 WITH PRESERVATION OF NOTICE**

**15. Case: P2024-0022**

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/4d631d82-3501-4fc1-a8e4-830abc9fab39?tab=attachments>

For: Preliminary and Final Major Subdivision

Address: 250 Morris Blvd

Ward: F

Applicant: 201 Grove Street, LLC

Attorney: James McCann, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 15801 Lots: 23.02 and 24

Zone: Liberty Harbor North Redevelopment Plan

Description: Subdivide 15801, Lot 23.02 and Lot 24 into 3 lots proposed to be Block 15801, Lots 23.07, 24.01 & 24.02. Lot 24.02 is proposed for dedication to the City of Jersey City as part of existing Regent Street. Lot 24.01 is proposed for development in accordance with the Redevelopment Plan via pending Case No. P2024-0021. No changes are proposed to the existing improvements on proposed Lot 23.07.

**16. Case: P2024-0021**

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3afa592b-6b52-458b-9c6d-b46faa062265?tab=attachments>

For: Preliminary and Final Major Site Plan with variances and a Conditional Use

Address: 250 Morris Blvd

Ward: F

Applicant: 201 Grove Street, LLC  
Attorney: James McCann, Esq.  
Review Planner: Matt Ward, AICP, PP  
Block: 15801 Lots: 22, 24, 25  
Zone: Liberty Harbor North Redevelopment Plan  
Description: New construction of a 16-story mixed-use residential building containing 300 units, and an approximately 12,367 square foot ground floor school (conditional use) and 150 parking spaces (mix of off-site as permitted, on-site, and on-street).  
Variances: Maximum balcony depth, Minimum sidewalk width, required drive aisle access

17. Case: P2024-0067

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d2d5c74f-2e43-4415-a263-6ce66e713076>

For: Minor Subdivision

Address: 213 Congress St

Ward: D

Applicant: Matthew Walsh

Attorney: Thomas P. Leane, Esq

Review Planner: Xunru Huang

Block: 1405 Lots: 9

Zone: R-1

Description: Application to subdivide existing, oversized conforming lot of 5,175 sq. ft. (51.75' x 100') in to two conforming lots of 2,500 sq. ft. and 2,675 sq. Ft.

18. Case: P2024-0072

<https://data.jerseycitynj.gov/explore/dataset/p2024-0072-982-summit-avenue-minor-site-plan/information/>

For: Minor Site Plan

Address: 982 Summit Avenue

Ward: D

Applicant: 982 Summit, LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Sophia E. Pereira

Block: 2802 Lot: 2

Zone: RC-1 Residential Commercial District 1

Description: Applicant proposes to construct a new three (3) story multifamily residential building consisting of six (6) dwelling units and ground-floor active storefront use including a building lobby and recreation room.

Variances: None.

19. Case: P2023-0084

<https://data.jerseycitynj.gov/explore/dataset/p2024-0084-296-old-bergen-rd-minor-site-plan/information/>

For: Minor Site Plan

Address: 296 Old Bergen Rd

Ward: A

Applicant: Roseph, LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 27004 Lot: 46

Zone: R-1

Description: The Applicant proposes to demolish the existing structure and construct a new three- (3) story, 12-unit residential building in compliance with the Affordable Housing Overlay District (1 affordable unit), along with an accessory dwelling unit.

20. 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 FROM JULY 9, 2024 WITHOUT PRESERVATION OF NOTICE**

22. 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 setback at the sixth floor, and balcony variance

**CARRIED FROM JULY 9, 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