

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, August 20, 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.

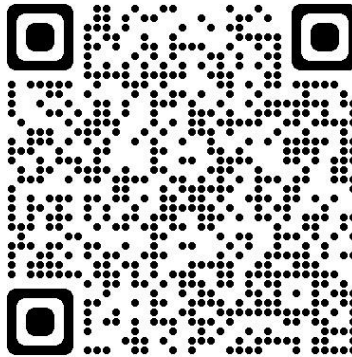
ADVISORIES

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@icnj.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: P2023-0071

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ee2c0353-cb9a-45d5-899e1f865e5d0098>

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 SEPTEMBER 10, 2024 MEETING WITH PRESERVATION OF NOTICE

b. Case: P2023-0039

<https://data.jerseycitynj.gov/explore/dataset/p2023-0039-215-van-vorst-st-planning-boardapp/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; Tanya Marione, AICP, PP

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 SEPTEMBER 10, 2024 MEETING WITH PRESERVATION OF NOTICE

c. Case: P2023-0020

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e7f40cfa-d002-45f4-99716816b4875521?tab=attachments>

For: Minor Site Plan with variance

Address: 540 Route 440

Ward: B

Applicant: Universal Global Inc. dba Metro Honda

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 22001 Lot: 4

Zone: Route 440 Culver – High Rise

Description: Proposed digital advertising sign to replace a prior sign for car dealership.

Variances: signage type and square footage

CARRIED TO SEPTEMBER 24, 2024 MEETING WITH PRESERVATION OF NOTICE

- d. Case: P23-044

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/772FB977-9D87-4795-85286A7092334111>

For: Preliminary and Final Major Site Plan

Address: 604-606 Communipaw Avenue

Ward: F

Applicant: 604 608 Communipaw LLC

Attorney: Stephen Joseph

Review Planner: Matt Ward, PP, AICP

Block: 17905 Lots: 24 and 25

Zone: Jackson Hill Redevelopment Plan

Description: Proposed six-story mixed building with 69 dwelling units (1 of which is restricted affordable housing), 1,947 square feet of ground floor commercial, and 20 off-street parking spaces.

CARRIED TO SEPTEMBER 24, 2024 MEETING WITH PRESERVATION OF NOTICE

- e. Case: P2024-0019

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/48d51264-2d72-4d6f-ae437b0fbde8c7be>

For: Preliminary and Final Major Site Plan with variances

Address: 248 Erie Street and 209-215 Fifteenth Street

Ward: E

Applicant: 248 Erie Owner LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 7105 Lots: 1, 2 and 3

Zone: Jersey Avenue Light Rail Redevelopment Plan

Description: Proposed 16-story development incorporating portions of the existing structure onsite to consist of a mixed-use tower with 264 dwelling units (of which 40 units are restricted as affordable housing), hotel with 150 rooms, 50 off-street parking spaces, and 970 square foot cafe.

Variances: Maximum number of stories, maximum height in feet, minimum rear yard setback above 60 feet, required interior loading space for hotel use, maximum number of signs per use, maximum coverage of tower.

CARRIED TO SEPTEMBER 24, 2024 MEETING WITH PRESERVATION OF NOTICE

- f. Case: P2024-0033

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/97d13d20-878d-4577-ae09-c7f9592cbac6> For: Minor Site Plan

Address: 721 Newark Ave.

Ward: C

Applicant: Newark Ave 721 LLC

Attorney: Peter Cecinini, Esq.

Review Planner: Matthew da Silva

Block: 7902 Lot: 15

Zone: Journal Square Redevelopment Plan – Zone 5 Commercial Main Street

Description: Construction of a 4-story building with one commercial unit on the ground floor and 6 residential units on the floors above

Variances: Maximum rooftop Appurtenance Height

CARRIED TO SEPTEMBER 24, 2024 MEETING WITH PRESERVATION OF NOTICE

- g. Case: P2024-0034

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ae399636-6465-4684-8178-f20e883b7202>

For: Minor Site Plan Address: 54 Cottage St.

Ward: C

Applicant: Newark Ave 721 LLC

Attorney: Peter Cecinini, Esq.

Review Planner: Matthew da Silva

Block: 7902 Lot: 58

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

Description: Applicant is proposing construction of a 4-story plus cellar building with 8 residential units. The brick masonry facade of the existing building will be retained and restored. Variances:

Rear yard setback, maximum rooftop appurtenance height

CARRIED TO SEPTEMBER 24, 2024 MEETING WITH PRESERVATION OF NOTICE

- h. Case: P2024-0088

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6006273b-4003-4fd4-81a2-7ca3925bfa30?tab=attachments>

For: Amendment to Previous Approval P18-120

Address: 87 Bright Street

Ward: E

Applicant: Michael Case

Attorney: Nicholas Cherami, Esq

Review Planner: Tanya R. Marione, AICP, PP

Block: 13905 Lot: 12

Zone: H – Historic – Van Vorst Park Historic District

Description: Amendment to P18-120, a 4 unit rehabilitation project, to change location of skylights, interior layouts, location of standpipe and electrical service, modification of access to third floor balcony, and the installation of a rear fire escape system

CARRIED TO SEPTEMBER 24, 2024 MEETING WITH PRESERVATION OF NOTICE

7. OLD BUSINESS

- a. P2024-0114

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/84fe8452-b6c6-4d3d-aa6518e8adf29a0a?tab=attachments>

For: 1-year Extension

Address: 364 6th street

Ward: E

Applicant: 362-364 Sixth Street LLC

Attorney: Thomas Leane

Review Planner: Francisco Espinoza

Block: 9803 Lot: 8

Zone: Enos Jones RDP

Description: One Year Extension of Case P21-035. The Approval, in summary, was for seven (7) story residential building with seventeen (17) residential units and seven (7) parking spaces in a ground floor parking garage.

b. Case: P2023-0087

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#plan/30d94400-1523-4e6f-98a0947e419206b6>

For: 1-year Site Plan Extension

Plan: 150 Vroom Street

Ward: C

Applicant: SSB Goler, LLC

Attorney: Heather Kumer, Esq.

Review Planner: Matthew da Silva

Block: 12107 Lots: 27 & 28

Zone: Journal Square Redevelopment Plan – Zone 8 Bergen Square

Description: One Year Extension of a site plan for a five (5) story multifamily residential building with commercial space at ground level containing 16 dwelling units.

Variances: Maximum building height, minimum rear yard setback, minimum building setback

c. Case: P2024-0151

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/386bab40-3742-481d-955d3fb9b03eac99>

For: 1-year Site Plan Extension

Address: 900 Bergen Ave.

Ward: C

Applicant: 900 Bergen, LLC Attorney:

Veronica Chmiel, Esq.

Review Planner: Matthew da Silva

Block: 10701 Lot: 4

Zone: Journal Square 2060 Redevelopment Plan – Sone 7: Deco

Description: Applicant is requesting a 1-year extension of prior approvals for case P20-114.

d. Case: P2024-0148

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d3f53aeb-d4da-49f8-b2e7a7a919d27ed1?tab=attachments>

For: One Year Site Plan Extension

Address: 212 Culver Avenue

Ward: B

Applicant: Home Goods Crut Holdings LLC

Attorney: Gerard Pizzillo, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 21701 Lot: 18 & 19.01

Zone: Mid-Rise Zone B District - of the Culver Route 440 Redevelopment Plan

Description: The Applicant is seeking a One (1) Year Site Plan Extension of the Preliminary and Final Major Site Plan previously granted under P21-120, memorialized by Resolution on 06/14/22
Variances:

e. Case: P2024-0026

<https://data.jerseycitynj.gov/explore/dataset/p2024-0026-306-johnston-avenue-planning-boardapplication-amended-site-plan/information/>

For: Amended Preliminary and Final Major Site Plan with variances

Address: 306 Johnston Avenue

Ward: F

Applicant: AM Development LLC

Attorney: Joseph Cauda, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 1704 Lot: 16

Zone: Morris Canal Redevelopment Plan - TOD North District

Description: due to a change in building materials, the applicant is seeking to increase the height of the building from 55' to 58'6" 306 Johnston Avenue" (Multifamily Residential) Five (5) story mixed use building with eight (8) residential units, 930 SF of retail on ground floor, and common rooftop space and appurtenances.

Variances: rooftop appurtenance coverage

8. **NEW BUSINESS**

9. Review and discussion of certified artists Nuvany David, Bejan Moers, Cheryl Gross, and Helen Wang.
Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-certified-artists-nuvany-david-bejan-moers-cheryl-gross/information/>

10. Case: P2024-0098

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9d59dec5-aa4f-4081-90bcbd338fb38acf?tab=attachments>

For: Conditional Use

Address: 77 Forrest St

Ward: F

Applicant: Glue Lagoon Farms

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 21502 Lot: 1

Zone: Canal Crossing RDP

Description: Applicant proposes to convert the current warehouse space into a Class 1 Cannabis Cultivation space with a total of 4,782 SF.

11. Case: P2024-0097

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6da2f5bd-7b39-4921-b3cff12b48669b80?tab=attachments> For: Final Major 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.

CARRIED FROM AUGUST 6, 2024 MEETING WITH PRESERVATION OF NOTICE

12. Case: P2023-0110

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6c2bb03f-ca2a-4974-8058dd0c9aaaa238?tab=attachments>

For: Minor Subdivision with 'c' variances

Address: 296 Seaview Avenue

Ward: A

Applicant: Flor Santos

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Xunru Huang

Block: 28501 Lots: 1

Zone: R-1

Description: Applicant proposed to subdivide an existing lot 9,475.75 sq. Ft into three (3) lots each measuring 25' x113.01'.

Variance: Shared driveway requirement

CARRIED FROM AUGUST 6, 2024 MEETING WITH PRESERVATION OF NOTICE

13. Case: P2024-0052

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c8f8e69d-cfe8-4498-91a3-eee4823cbbbb>

For: Minor Site Plan with variances

Address: 192 Cambridge Avenue

Ward: D

Applicant: Arvinder Minhas Singh

Attorney: Stephen Joseph

Review Planner: Matt Ward, AICP, PP

Block: 2203 Lot: 2.01

Zone: R-1

Description: Proposed new four-unit three-story principal structure and detached accessory dwelling unit and two off-street parking spaces.

Variances: maximum front yard lot coverage

CARRIED FROM AUGUST 6, 2024 MEETING WITH PRESERVATION OF NOTICE

14. Case: P2024-0136

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/34095cb7-2a11-4797-aab7-10e5381765fb>

For: Redevelopment Plan Amendment

Plan: Scatter Site Redevelopment Plan

Ward: E

Petitioner: Councilman James Solomon

Review Planner: Matthew da Silva

Description: Amendments to the Scatter Site Redevelopment Plan to add to the plan 9 parcels identified as part of Study Area 5 and designated as an area in need of redevelopment. Other plan language revisions clarifying how to properly identify grandfathered development rights are also included. Formal action may be taken.

CARRIED FROM AUGUST 6, 2024 MEETING WITH PRESERVATION OF NOTICE

15. Case: P2024-0067

<https://jerseycitynj-energypub.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.

CARRIED FROM AUGUST 6, 2024 MEETING WITH PRESERVATION OF NOTICE

16. 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.

CARRIED FROM AUGUST 6, 2024 MEETING WITH PRESERVATION OF NOTICE

17. Case: P2023-0089

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0089-387-new-york-avenue2024/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 AUGUST 6, 2024 MEETING WITH PRESERVATION OF NOTICE

18. Case: P2023-0009

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0009-87-monitor-st-nj07304/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 AUGUST 6, 2024 MEETING WITH PRESERVATION OF NOTICE

19. Case: P2024-0144

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/20cb586e-edad-4056-96696053fb6e0dda?tab=attachments>

For: Preliminary and Final Major Subdivision

Address: 808 Pavonia Avenue, 132-140 Van Reipen Avenue, 12 Bryan Place, 813 Pavonia Avenue, and 270 Magnolia Avenue

Ward: C

Applicant: KRE Acquisition Corp.

Attorney: James McCann, Esq

Review Planner: Tanya R. Marione, AICP, PP

Block: 9404 Lots: 34, 35, 41

Block: 10601 Lots: 38 and 39

Zone: Journal Square 2060 Redevelopment Plan – Zone 10

Description: Subdivision to permit a two-phase mixed use project for 1,189 units under approval P22-137

20. Case: P2024-0145

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2748b0f7-4104-4657-817743289887df5f?tab=attachments>

For: Preliminary and Final Major Subdivision with Variances

Address: 808 Pavonia Avenue, 132-140 Van Reipen Avenue, 12 Bryan Place, 813 Pavonia Avenue, and 270 Magnolia Avenue

Ward: C

Applicant: KRE Acquisition Corp

Attorney: James McCann, Esq

Review Planner: Tanya R. Marione, AICP, PP

Block: 9404 Lot: 34.01 FKA, part of Block 9404 Lots 34, 35, and 41

Block: 10601 Lots: 38 and 39

Zone: Journal Square 2060 Redevelopment Plan – Zone 10

Description: Subdivision of Phase 1 of approval P22-137 to create new lot 34.03 that will be conveyed to the Jersey City Redevelopment Agency for use as a loading dock to serve the Loews Theater

20. Case: P2024-0050

<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

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.

CARRIED FROM AUGUST 6, 2024 MEETING WITH PRESERVATION OF NOTICE

21. Case: P2024-0074

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2c3ea78b-3a27-426a-812a9f7d2a4d53b1?tab=attachments>

For: Conditional Use

Address: 41 Marin Boulevard

Ward: F

Applicant: A Higher Ground Dispensary, LLC

Attorney: James Burke, Esq.

Review Planner: Francisco Espinoza

Block: 15901 Lot: 19

Zone: Liberty Harbor North RDP

Description: Applicant intends to operate a class 5 retail location with approximately 667 SF of space in a previous retail space.

22. Case: P2024-0071

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/147e8c02-9a69-40b1-b688-9a10fb337e8>

For: Minor Site Plan

Address: 3438 John F Kennedy Boulevard

Ward: D

Applicant: 3438 Kennedy Blvd., LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Matthew da Silva

Block: 2605 Lot: 1

Zone: RC-2, Affordable Housing Overlay

Description: Proposed addition to existing 2-story building to create a 4-story mixed use building consisting of 10 residential dwelling units and ground-floor commercial space. Includes one affordable housing unit. Variances:
Building coverage

26. Memorialization of Resolutions

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

28. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD