

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, September 24, 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.

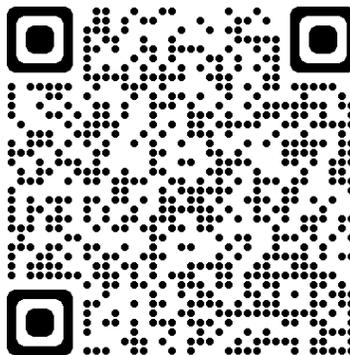
ADVISORIES

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: P23-083
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/E887EFCA-6285-4D26-B69C-E6E3BB63FE63?tab=attachments>
For: Preliminary and final major subdivision with variances
Address: 206 Van Vorst Street
Ward: F
Applicant: 26 Bell LLC
Attorney: Charles Harrington III, Esq.
Review Planner: Matt Ward, AICP, PP
Block: 14203 Lot: 30
Zone: Tidewater Redevelopment Plan and Paulus Hook Historic District
Description: Proposed Preliminary and Final Major Subdivision of an existing building and parking lot into seven lots. One lot is proposed with the existing building and remaining six lots are associated with a separate site plan application filed under case P23-084.
Variances: Minimum lot size, Minimum front yard setback, Minimum rear yard setback, Maximum lot coverage
Carried with preservation of notice to October 8, 2024
- b. Case: P23-084
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/19719ABC-3382-4F06-A61C-2174D7D08BA5?tab=attachments>
For: Preliminary and Final Major Site Plan with variances
Address: 206 Van Vorst Street
Ward: F
Applicant: 26 Bell LLC
Attorney: Charles Harrington III, Esq.
Review Planner: Matt Ward, AICP, PP
Block: 14203 Lot: 30 (partial)
Zone: Tidewater Redevelopment Plan
Description: Development of 5 subdivided lots (Proposed Lots 30.02, 30.03, 30.04, 30.05 & 30.06) each with a 4-story 2 residential unit duplex townhouse. Lot 30.01 to be used as a playground area for an intended day care use in the adjacent (Lot 30.7) building and later developed with a townhouse in the event the day care use is terminated. (See also P23-083, subdivision application for the subdivision of Lot 30 into Proposed Lots 30.01, 30.02, 30.03, 30.04, 30.05, 30.06 & 30.07.)
Variances: Minimum front yard setback (each townhouse), required rear yard setback (each townhouse), minimum required parking (each townhouse), maximum lot coverage.
Carried with preservation of notice to October 8, 2024
- c. Case: P2024-0068
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2a3fde57-622f-4fd6-9a48-fa51c024e329?tab=attachments>
For: Minor Site Plan with 'c' variances
Address: 31 Monitor St Ward: A
Applicant: Venkat Konuganti
Attorney: Thomas P. Leane, Esq
Review Planner: Xunru Huang
Block: 20302 Lot: 16
Zone: Morris Canal Redevelopment Plan – Residential

Description: Applicant proposes the construction of a new three (3) story two-family dwelling on an pre-existing undersized lot.

Variances: Front setback, rear yard setback, maximum building coverage

Carried with preservation of notice to October 8, 2024

d. Case: P2024-0069

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6a71459b-4b9c-4746-9a27-60e3b2e58246?tab=attachments>

For: Minor Site Plan with 'c' variances

Address: 29A Monitor St

Ward: A

Applicant: Venkat Konuganti

Attorney: Thomas P. Leane, Esq

Review Planner: Xunru Huang

Block: 20302 Lot: 17

Zone: Morris Canal Redevelopment Plan - Residential

Description: Applicant proposes the construction of a new three (3) story two-family dwelling on an pre-existing undersized lot.

Variances: Front + Rear yard setback, rear yard setback, and maximum building coverage

Carried with preservation of notice to October 8, 2024

7. OLD BUSINESS

a. Case: P2024-0166

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a56ccdb7-9029-40df-87e3-ed8eeaa3161b>

For: 190 Day Subdivision Filing Extension

Address: 145 Thomas Gangnemi

Ward: E

Applicant: Hudson Exchange Embankment Plaza LLC

Attorney: Robert Verdibello, Esq.

Review Planner: Matthew da Silva

Block: 11403 Lot: 51.01

Zone: Harsimus Cove Station Redevelopment Plan – West Neighborhood District

Description: Extension of Time to File Preliminary and Final Major Subdivision Plat for 190 days pursuant to NJSA 40:55D-54a

b. Case: P2024-0157

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b9e056b3-a0da-4a61-b143-5249a52eede5>

For: Two (2) Year Extension

Address: 100 Kellogg St

Ward: A

Applicant: Bayfront Partners 32, L.P.

Attorney: Thomas P. Leane

Review Planner: Sophia E. Pereira

Block: 21901.01 Lot: 6.01

Zone: Bayfront I Redevelopment Plan

Description: Applicant requests a two (2) year extension for a Preliminary and Final Major Site Plan Approval approved October 11, 2022 and memorialized November 15, 2022 under Case No. P22-057.

c. Case: P2024-0148
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d3f53aeb-d4da-49f8-b2e7-a7a919d27ed1?tab=attachments>
For: One Year Site Plan Extension
Address: 212 Culver Avenue
Ward: B
Applicant: LK Culver 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
CARRIED FROM AUGUST 20, 2024 MEETING WITH PRESERVATION OF NOTICE

d. Case: P2024-0142
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/51f6400a-9715-4ace-b62d-a06beb447ad4?tab=attachments>
For: One Year Site Plan Extension
Address: 50 Dey St
Ward: C
Applicant: Mana Contemporary Tribeca West Urban Renewal LLC
Attorney: James McCann, Esq.
Review Planner: Xunru Huang
Block: 7701 Lot: 5
Zone: I
Description: The applicant is seeking a one (1) year site plan extension of Preliminary and Final Major Site Plan previously granted under P19-195.

8. NEW BUSINESS

9. 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.

10. Case: P2024-0020

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/155c990c-5a73-48fa-99fe-50276c2afe92?tab=attachments>

For: Signage

Address: 909 Bergen Avenue

Ward: C

Applicant: DCI Signs & Awnings LLC

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Matthew da Silva

Block: 12106 Lot: 6

Zone: Journal Square 2060 Redevelopment Plan – Zone 8 Deco

Description: The applicant is proposing to install an internally illuminated channel letter sign along the front elevation of the existing ground floor commercial retail space

Variances: signage color

11. Case: P2024-0034

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

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 2060 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, rooftop appurtenance height

CARRIED FROM AUGUST 20th MEETING WITH PRESERVATION OF NOTICE

12. P2023-0033

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/97d13d20-878d-4577-ae09-c7f9592cbac6?tab=attachments>

For: Minor Site Plan

Address: 721 Newark Avenue

Ward: C

Applicant: Newark Ave. 721 LLC

Attorney: Peter Cecinini, Esq.

Review Planner: Matthew da Silva

Block: 7902 Lot: 15

Zone: Journal Square 2060 Redevelopment Plan – Zone 5 Commercial Main Street

Description: Applicant is proposing construction of a 4 story building, one commercial unit on the ground floor and 6 residential units on the floors above.

Variances: Rooftop appurtenance height

CARRIED FROM AUGUST 20th MEETING WITH PRESERVATION OF NOTICE

13. 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 FROM AUGUST 20th MEETING WITH PRESERVATION OF NOTICE

14. Case: P23-044

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/772FB977-9D87-4795-8528-6A7092334111>

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 FROM AUGUST 20th MEETING WITH PRESERVATION OF NOTICE

15. Case: P2023-0110

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6c2bb03f-ca2a-4974-8058-dd0c9aaaa238?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 20th MEETING WITH PRESERVATION OF NOTICE

16. Case: P2024-0019

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/48d51264-2d72-4d6f-ae43-7b0fbde8c7be>

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 FROM AUGUST 20th MEETING WITH PRESERVATION OF NOTICE

17. Case: P22-234

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1D76C7FA-764D-4F27-9946-C7CFB8FDB242?tab=attachments>

For: Minor Subdivision

Address: 13-15 Jewett Ave

Ward: F

Applicant: Sadia Yousef Ali

Attorney: Veronica Chmiel, Esq.

Review Planner: Xunru Huang

Block: 16802 Lot: 33

Zone: R-1

Description: Applicant seeks to subdivide the lot into two conforming 2,500 sf lots each. The subdivided property would be comprised of New Lot 33.01 and New Lot 33.02.

18. Case: P2023-0020

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e7f40cfa-d002-45f4-9971-6816b4875521?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 FROM SEPTEMBER 10, 2024 MEETING WITH PRESERVATION OF NOTICE

19. Case: P2024-0007

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/67c0d0af-09cf-4fcd-8402-6441151dc2c6>

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

Address: 20 2nd St

Ward: E

Applicant: Mandalay on the Hudson Condominium

Attorney: Michael Higgins

Review Planner: Sophia E. Pereira

Block: 11603 Lot: 25

Zone: Harsimus Cove Station Redevelopment Plan, East Waterfront District

Description: The applicant proposes to reconstruct the front façade and entryway of the existing building. No change in density is proposed. No change in off street parking is proposed.

Variations: Minimum Front Yard Setback, Maximum Open Encroachment

20. Case: P2024-0036

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a2d503fc-287a-41bf-9316-bb7f05f93a3e?tab=attachments>

For: Preliminary and Final Major Site Plan Amendment with variations

Address: 20 Carbon Place

Ward: B

Applicant: Twenty Carbon Place Corp.

Attorney: Gerard Pizzillo, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 22103 Lots: 12

Zone: Route 440 Culver | Mid-Rise District-MRB

Description: The Applicant is seeking a site plan amendment to create a park onsite and combine their two towers into one. The project contains four variations that were previously approved under P20-025 and previously extended for one (1) year under case number P23-001 and then again under p2024-0023.

Variations: Street Tree Spacing, Number of Street Trees, Signage, and Loading Space

21. Memorialization of Resolutions

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD