

JERSEY CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the November 23, 2021 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call –*Torres, Langston, Desai, Gangadin, Allen, Horton*
4. Swear in Staff
5. Correspondence
6. Old Business
7. New Business
8. Discussion of annual Planning Board reorganization. **Carried to November 30, 2021 meeting**
9. Review and discussion of the 2022 Planning Board Meeting Calendar. **Approved 6-0**

10. Case: P20-166
For: Major Site Plan with Variances
Address: 250-254 Fairmount Ave
Applicant: West Bergen Heights Associates, LLC
Attorney: Thomas Leane, Esq.
Review Planner: Mallory Clark-Sokolov, PP, AICP
Block: 15003 Lot: 20
Zone: NC Neighborhood Commercial
Description: construction of a new four (4) story building with ground floor commercial space and twelve (12) dwelling units
Variances: Rear-yard setback
Carried to December 7, 2021 meeting with preservation of notice

11. Case: P21-096
For: Preliminary Major Subdivision + Final Major Subdivision
Address: 150 & 200 Hudson Street
Applicant: M-C Plaza II & III LLC. c/o Mack-Cali Realty Corp.
Attorney: Charles Harrington
Review Planner: Francisco Espinoza
Block: 11603 Lot: 18 & 19
Zone: Exchange Place North
Description: M-C Plaza II & III LLC proposes to amend the subdivision approved as P18-146 on February 19, 2019 to amend the boundary between (1) Lot 19 in Block 11603 and Lot 18 in Block 11603 and (2) Lot 18 in Block 11603 and Lot 27 in Block 11603, and to create a new Lot 18.02 in Block 11603 from Lot 18 in Block 11603 along its boundary with Lot 27 in Block 11603 in order to correct title and ownership issues associated with the 2019 subdivision.
Decision: Approved with conditions 6-0

12. Case: P21-094
For: Minor Site Plan
Address: 747 Grand St
Applicant: Verizon Wireless c/o Kevin R. Jones, Esquire
Attorney: Kevin R. Jones, Esquire
Review Planner: Francisco Espinoza
Block: 18704 Lot: 16
Zone: R-1
Description: Proposed rooftop wireless telecommunications facility on existing building. Proposed antennas will be placed in three (3) separate sectors on rooftop at top heights of 64'-10" AGL. Existing rooftop has top height of 68'-8" (existing generator on penthouse). Permitted as 2nd principal use.
Decision: Approved with conditions 6-0

13. Case: P20-165

For: Preliminary and Final Major Site Plan with variances

Address: 21-29 Van Reipen Avenue

Applicant: 29 Van Reipen LLC

Attorney: Charles Harrington, Esq.

Review Planner: Liz Opper

Block: 7901 Lot: 1+2

Zone: Journal Square 2060 RDP, Zone 4: Neighborhood Mixed Use Description: Twenty-seven (27) story mixed use building with ground floor retail, two (2) floors of commercial pursuant to the Office Space Bonus of the Journal Square 2060 Redevelopment Plan and 612 dwelling units. Application pursuant to the Homestead Place Extension Bonus.

Variances: Minimum off-street loading spaces (2 required, 1 proposed), setback of garage entry door from building façade (4' required, 0' proposed), off-street loading dimensions, loading space configuration, first floor height within 30' of a rear lot line (12' permitted, 20' proposed), rear yard stepback (10' required, 5' provided for a portion of façade length- 10' provided for majority).

Decision: Approved with conditions 6-0

14. Case: P21-061

For: Final Major Site Plan

Address: 659 Grove Street

Applicant: Newport Associates Development Company

Attorney: Maria P. Vallejo, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 6002 Lot: 8

Zone: Jersey Avenue Light Rail Redevelopment Plan – High Rise District

Description: Construction of a new ten (10) story mixed-use building with ground floor retail and 139 residential units and 102 parking spaces

Decision: Approved with conditions 6-0

15. Case: P21-066

For: Final Major Site Plan

Address: 650 Grove Street

Applicant: Newport Associates Development Company

Attorney: Francis X. Regan, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 6101 Lot: 2

Zone: Jersey Avenue Light Rail Redevelopment Plan – High Rise District

Description: Construction of a new ten (10) story, 108 unit structure with ground floor office space and 80 parking spaces. Project utilizes the Landscape Bonus of the plan as approved under a Preliminary Site Plan in December 2020.

Decision: Approved with conditions 6-0

16. Case: P21-102

For: Minor Site Plan with Variances

Address: 342 Communipaw Avenue

Applicant: 342 Communipaw JC LLC

Attorney: Thomas P. Leane

Review Planner: Matt Ward, AICP, PP

Block: 20005 Lot: 12

Zone: Morris Canal Redevelopment Plan

Description: New construction of a four (4) story mixed use building with 1,091 square feet of ground floor retail and three (3) dwelling units. Prior approval granted under P20-108 for seven (7) units.

Variances: Minimum lot size

Decision: Approved with conditions 6-0

17. Case: P20-173

For: Minor Subdivision

Address: 43-45 Charles Street

Applicant: Inderjit Singh

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 2803 Lot: 7

Zone: R-1

Description: Minor Subdivision of 50x100 lot into two 25x100 lots in the R-1 Zone

Decision: Approved with conditions 6-0

18. Case: P21-057

For: Minor Subdivision with "c" variance

Address: 99 Arlington Avenue

Applicant: Usher Levy

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 23602 Lot: 4

Zone: R-1

Description: Subdivision of a 50' x 100' lot into two 25' x 100' lots with a shared curb cut.

Variances: lot area of 2,498 square feet is below the 2,500 square feet minimum

Decision: Approved with conditions 6-0

19. Case: P20-156

For: Preliminary and Final Major Site plan

Address: 456-480 Duncan Avenue

Applicant: 480 Duncan Ave. Corp.

Attorney: Eugene O'Connell, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 11706 Lot: 11, 12, & 13

Zone: Hackensack River Edge Redevelopment Area

Description: Retrofitting existing trucking terminal facility to accommodate more loading doors and installation of a rain garden on site.

Carried to December 7, 2021 meeting with preservation of notice

20. Case: P21-072

For: Preliminary and Final Major Site Plan with Variances

Address: 336-342 MLK Drive

Applicant: TAG Development

Attorney: Francis X. Regan

Review Planner: Matt Ward, PP, AICP

Block: 22605

Lot: 1

Zone: Jackson Hill Redevelopment Plan

Description: Proposed new six (6) story mixed use building with twenty-five (25) dwelling units (1 affordable) and approximately 1,716 square feet of ground floor commercial space.

Decision: Approved with conditions 6-0

21. Case: P21-103

For: Minor Site Plan

Address: 355 Communipaw Avenue

Applicant: Farrell L. Mungo

Attorney: Stephen Joseph

Review Planner: Matt Ward, PP, AICP

Block: 20201

Lot: 29

Zone: Morris Canal Redevelopment Plan

Description: Proposed reconfiguration of the internal layout of the four (4) unit dwelling located in the Residential district of the Morris Canal Redevelopment Plan. No additions are proposed.

Carried to December 7, 2021 meeting with preservation of notice

22. Case: P20-169

For: Preliminary and Final Major Site Plan with Variances

Address: 62-68 Monitor Street

Applicant: FD Monitor LLC

Attorney: Robert Verdibello

Review Planner: Matt Ward, PP, AICP

Block: 18502

Lot: 37

Zone: Morris Canal Redevelopment Plan

Description: Partial demolition, adaptive reuse of an existing one-story masonry building along new construction of a 6-story mixed use building with thirty-nine (39) dwelling units (3 affordable), five (5) parking spaces, two ground floor commercial spaces totaling 3,298 sf, and outdoor terrace amenities.

Variances: Street frontage setback, rear setback at first floor, rear setback above the first floor, height of garage roof above grade at stepback, retail use window openings, minimum green area ratio.

Carried to December 7, 2021 meeting with preservation of notice

23. Case: P21-101

For: Interim Use Approval with variances

Address: 150 Pacific Avenue

Applicant: Team Walker Inc.

Attorney: Thomas Leane, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 21503

Lot: 27

Zone: Canal Crossing Redevelopment Plan

Description: Applicant proposes to renovate the interior spaces of one of several existing industrial structures onsite for a vocational school use and office space including associated electric, plumbing, and mechanical needs to support the classrooms' function for each vocation. Additional improvements include façade alterations, sidewalk, and landscaping improvements.

Variances: location of sign above first floor

Decision: Approved with conditions 6-0

24. Case: P21-079

For: Preliminary and Final Major Site Plan Amendment

Address: 30 Park Lane North - 700 Washington Blvd

Applicant: Wave 2, LLC

Attorney: Ronald Shaljian, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 7302 Lot: 3.13

Zone: Newport Redevelopment Plan

Description: 33-story mixed use tower with 391 units with 7,970 square feet of retail and the parking garage is being adjusted to comply with NJDEP review comments.

Decision: Approved with conditions 6-0

25. Case: P20-072

For: Minor Site plan

Address: 370-372 Princeton Avenue

Applicant: 370 Princeton, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 28904 Lot: 12 & 13

Zone: Chapel Avenue Industrial Park Redevelopment Plan

Description: Three story multi dwelling 7 units (6 + basement unit)

Carried to December 7, 2021 meeting with preservation of notice; testimony taken

26. Case: P20-102

For: Preliminary and Final Major Site Plan with "c" variances

Address: 804-810 West Side Avenue

Applicant: 804 West Side Ave., LLC

Attorney: Thomas Leane, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 14803 Lot: 1, 74, 75, 76

Zone: Neighborhood Commercial

Description: Five story mixed use building with 32 units, ground floor commercial, and 16 parking spaces

Variances: Curb Cut and Rear yard setback

Carried to December 7, 2021 meeting with preservation of notice

27. Case: P21-043

For: Preliminary and Final Major Site Plan with Variances

Address: 399-401 Halladay Street

Applicant: LAF Holding LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 15603

Lot: 7

Zone: Lafayette Park Redevelopment Plan

Description: Proposed six (6) story residential building with twenty-four (24) dwelling units (2 affordable units), and five (5) off-street parking spaces.

Variances: Maximum building coverage, Minimum Rear Yard Setback

Carried to December 7, 2021 meeting with preservation of notice

28. Memorialization of the following Resolutions available upon request to cityplannign@icnj.org

1. Resolution of the Planning Board of the City of Jersey City approving amended final major site plan #P21-051, submitted by Emerson Leasing Co. II, Emerson Leasing Co. III, and Emerson Leasing Co. IV (316, 325, 326 Fifteenth St., Monmouth St. & Fifteenth St.; Portions of 239 Coles St) block 6903, lots 1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4 portions of block 7002 lot 1

2. Resolution of the Planning Board of the City of Jersey City approving amendment to preliminary and final major site plan with deviations #P21-079, submitted by Wave Building, LLC (30 Park Lane North) block 7302 lot 3.13

3. Resolution of the Planning Board of the City of Jersey City approving 'c' variances #P21-044, submitted by Halladay 249.5 Estates, LLC (249.5 Halladay St) block 20102 lot 49

29. Executive Session, as needed, to discuss litigation, personnel or other matters
30. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD