

## CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the June 14, 2022

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Gonzalez, Gangadin, Green, Allen, Desai*
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS

a. Case: P21-030

For: Preliminary and Final Major Site Plan with variances

Address: 369-371 Whiton Street

Applicant: 369-371 Whiton St., LLC

Attorney: Charles Harrington III Esq.

Review Planner: Matt Ward, PP, AICP

Block: 19001 Lot: 8

Zone: Lafayette Park Redevelopment Plan

Description: Proposed six story residential building with twenty dwelling units (two of which are affordable) and four parking spaces.

Variances: Rear yard setback, Max permitted height

**Carried to June 28, 2022 meeting with preservation of notice**

b. Case: P22-104

For: Administrative Amendment

Address: 503-509 Communipaw Avenue

Applicant: 503-509 Communipaw Ave, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Tanya R. Marione, PP, AICP

Block: 18703 Lot: 1 and 2

Zone: Neighborhood Commercial

Description: Proposed curb extensions along Arlington Avenue and Communipaw Avenue and planters/landscaping to cap the intersection prohibiting access from Arlington Street to Grand Street.

**Carried to June 28, 2022 meeting with preservation of notice**

## 7. OLD BUSINESS

a. Case: P22-074

For: Three One-Year Extensions

Address: 16 Front Street

Applicant: 16 Front Street Properties, LLC

Attorney: Gary Grant, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 12303 Lot: 2

Zone: Journal Square 2060

Description: Three One-Year Extensions to a five story twenty-unit site.

**Carried to June 28, 2022 meeting**

b. Case: P22-023

For: Three (3) Year Site Plan Extension

Address: 622-628 Summit Avenue

Applicant: 626 Summit Ave LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 6701 Lot: 21, 22, 23, 24

Zone: Journal Square 2060 (Zone 3: Commercial Center)

Description: The Applicant (626 Summit Ave LLC) is requesting to extend the land use approvals for a Preliminary and Final Major Site Plan with deviations obtained under Case No. P19-040 for a period of three (3) years.

**Decision: Approved 5-0**

c. Case: P22-076

For: One (1) Year Site Plan Extension

Address: 201 Erie Street

Applicant: HP Lincoln Urban Renewal LLC

Attorney: Francis X. Regan, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 8603 Lot: 3

Zone: Jersey Avenue Tenth Street Redevelopment Plan

Description: The Applicant (HP Lincoln Urban Renewal LLC) is requesting to extend the land use approvals for a Preliminary and Final Major Site Plan with Deviations obtained under Case No. P20-041 for a period of One (1) year.

**Decision: Approved 5-0**

8. NEW BUSINESS

9. Review and discussion of Kent Jackman as Certified Artists. **Approved 5-0**

10. Case: P22-019

For: Preliminary and Final Major Site Plan with 'C' Variances

Address: 245 12<sup>th</sup> Street

Applicant: Yum & Chill Wen Holdings LLC

Attorney: Stephen Joseph

Review Planner: Liz Oppen, AICP

Block: 8603 Lot: 1

Zone: Jersey Avenue Tenth Street Redevelopment Plan | Commercial Strip District

Description: Demolition of existing car wash and convenience store; re-use of existing gas station with a new drive-through restaurant and convenience store.

Variances: Green Area Ratio (GAR), lot coverage

**Decision: Approved with conditions 5-0**

11. Case: P21-081

For: Preliminary and Final Major Site Plan with 'C' Variances

Address: 743 Grand Street

Applicant: Grand-Harmon LLC

Attorney: Stephen Joseph

Review Planner: Liz Oppen, AICP

Block: 17201 Lot: 1

Zone: NC

Description: New 5-story mixed use building with ground floor commercial and 16 units above

Variances: Rear yard setback

**Carried to June 28, 2022 meeting with preservation of notice**

12. Case: P21-106

For: Preliminary and Final Major Site Plan

Address: 99 Monitor Street

Applicant: FDAD Maple LLC

Attorney: John J. Curley Esq.

Review Planner: Matt Ward, PP, AICP

Block: 19003    Lots: 1-7

Zone: Morris Canal Redevelopment Plan

Description: Proposed six-story mixed use building with 87 dwelling units (5 of which are affordable), 8,190 square feet of ground floor retail, and 16 off-street parking spaces.

**Decision: Approved with conditions 5-0**

13. Case: P21-105

For: Final Major Site Plan Amendment

Address: 89 Monitor St

Applicant: FDAD Maple LLC

Attorney: John J. Curley Esq.

Review Planner: Matt Ward, PP, AICP

Block: 19003    Lot: 8.01

Zone: Morris Canal Redevelopment Plan

Description: Proposed amendments to floor plans, building entry, facades, railings, bulkhead plan, ground floor programming, reduction of parking to accommodate internal access to the adjacent building thereby reducing the amount of curbcuts needed.

**Decision: Approved with conditions 5-0**

14. Case: P22-025

For: Conditional Use

Address: 436 Central Ave

Applicant: 436 Central Ave.,LLC

Attorney: Stephen Joseph

Review Planner: Francisco Espinoza

Block: 2202    Lot: 3

Zone: NC- Neighborhood Commercial

Description: Applicant is seeking a conditional use approval. The project is an interior alteration to an existing commercial tenant space. The space will be divided, and a new residential dwelling unit will be created at the rear of the building. Work is limited to the rear of the first floor only.

**Decision: Approved with conditions 5-0**

15. Case: P22-066

For: Review and discussion of proposed amendments to the Tidewater Basin Redevelopment Plan regarding the Historic Buffer Zone and the proposed Inclusionary Housing Overlay District. Formal Action may be taken.

Petitioned by: Sussex Street Associates, LLC

Authorized by City Council: Resolution 22-402

**Carried to June 28, 2022 meeting with preservation of notice**

16. Review and discussion of proposed amendments to the signage regulations in the Journal Square 2060 Redevelopment Plan. **Carried to June 28, 2022 meeting with preservation of notice**

17. Case: P21-047

For: Minor Subdivision with "c" variances

Address: 481-487 Communipaw Avenue

Applicant: 481-487 Communipaw LLC

Attorney: Peter Cecinini, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 17206    Lot: 5

Zone: R-1

Description: Subdividing a 7,936 square foot lot into four new lots 5.01 (1,421 sq. Ft.), 5.02 (1,397 sq. Ft.), 5.03 (1,337 sq. Ft.), and 5.04 (2,720 sq. Ft.)

Variances: Lot coverage, size, width, depth, and maximum lot coverage/building coverage.

**Decision: Approved with conditions 5-0**

18. Case: P21-163

For: Preliminary Major Site Plan Approval and Minor Subdivision Approval

Address: 150 River Drive

Applicant: Newport Associates Development Company

Attorney: Elnardo J. Webster, II, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 7302 Lot: 3.11, 3.12, 3.16 and 3.05 (to become 3.05, 3.16, 3.17, 3.18 and 3.19)

Zone: Newport Redevelopment Plan

Description: A high-rise residential and mixed-use development, consisting of three multifamily residential towers, ground level retail, amenity space and open space. The East Tower shall consist of 571 units and approximately 6,800 square feet of retail space; the West Tower shall contain 363 units and the Central Tower shall consist of 180 units with approximately 12,500 square feet of retail space and parking facilities. The project will include 557 off-street parking spaces in a four-story parking garage, along with bicycle parking. The Applicant proposes to subdivide existing lots 3.11 and 3.12 and create new lots 3.17, 3.18 and 3.19.

**Decision: Approved with conditions 5-0**

19. Case: P22-016

For: Minor Site Plan with "c" Variances

Address: 100 Fourteenth Street

Applicant: Target Corporation (c/o Matthew Flansburg)

Attorney: Ameer Farrell, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7301 Lot: 1

Zone: Newport Redevelopment Plan

Description: Target is proposing to convert 32 standard parking stalls and 4 existing drive-up parking stalls (from project approved in 2020 P20-033) into 24 new drive-up parking with loading areas. Additionally, target is proposing 1 solar-powered, internally illuminated drive up beacon and 12 directional, double-sided post and panel signs to identify the location of the drive-up stalls to incoming traffic. Supplemental lightings updates are proposed within the drive-up area.

Variance: Proposed maximum lighting foot candles

**Decision: Approved with conditions 5-0**

20. Case: P22-021

For: Minor Site Plan

Address: 54 Cottage Street

Applicant: Joann Bhatia

Attorney: Peter Cecinini, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7902 Lot: 58

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)

Description: Addition to an existing two (2) family home to create a four (4) story 6 dwelling unit building which will retain the existing façade. No variances are requested

**Carried to June 28, 2022 meeting with preservation of notice**

21. Memorialization of the following resolutions are available upon request at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)
1. Resolution of the Planning Board of the City of Jersey City for approval of preliminary and final major site plan with 'c' variances #P22-029, submitted by 35 Cottage LLC (35 Cottage St) block 7903 lots 17, 18,19
  2. Resolution of the Planning Board of the City of Jersey City for approval of preliminary and final major site plan with 'c' variances #P21-053, submitted by Hamid Hessen (119 Merritt St) block 30202 lot 1
  3. Resolution of the Planning Board of the City of Jersey City for approval of conditional use class 5 cannabis dispensary #P22-037, submitted by Garden Greenz LLC (190 Newark Ave) block 11401 lot 3
  4. Resolution of the Planning Board of the City of Jersey City for approval of preliminary and final major site plan with 'c' variances #P19-194, submitted by B.J. Power LLC (632-652 Grand St) block 15406 lots 12,13,14
  5. Resolution of the Planning Board of the City of Jersey City for site plan amendment approval #P22-002, submitted by 244 Clinton Investment LLC (246 Clinton Ave) block 18302 lots 51.02
  6. Resolution of the Planning Board of the City of Jersey City for minor site plan approval #P22-146, submitted by 335 Palisade Av JC LLC (335 Palisade Ave) block 2304 lot 24
  7. Resolution of the Planning Board of the City of Jersey City for minor site plan approval with deviations #P21-162, submitted by OH Urban Renewal LLC (25 Christopher Columbus Dr) block 13102 lot 1.03
  8. Resolution of the Planning Board of the City of Jersey City for interim use approval #P22-003, submitted by 32-34 Cottage LLC (32-34 Cottage St) block 7902 lots 46,47
  9. Resolution of the Planning Board of the City of Jersey City for preliminary and final major site plan approval #P22-006, submitted by 651 Tonnele Avenue LLC block 1901 lots 1-19 and block 1101 lots 1-19
  10. Resolution of the Planning Board of the City of Jersey City for approval and recommendation of amendments to the Mixed –Use E Zone of the Morris Canal Redevelopment Plan
  11. Resolution of the Planning Board of the City of Jersey City for approval and recommendation of amendments to the Morris Canal Redevelopment Plan #P22-012
  12. Resolution of the Planning Board of the City of Jersey City approving conditional use to operate a class 5 cannabis retail establishment with consumption area #P22-035, submitted by Medusa NJ LLC (759-789 Bergen Ave aka 759A Bergen Ave) block 14901 lot 21
  13. Resolution of the Planning Board of the City of Jersey City for Extension of Minor Subdivision, Preliminary and Final Major Site Plan, Bulk Variance, Deviation and Design Waiver/Exception Approval #P22-067, submitted by TBG 431 MLK LLC (431 MLK Dr and 316 Forrest St) block 19503 lots 42.01, 42.02
  14. Resolution of the Planning Board of the City of Jersey City for approving of conditional use class 5 cannabis retailer #P22-073, submitted by WR Wellness LLC (150 Bay St) block 11509 lot 2
  15. Resolution of the Planning Board of the City of Jersey City for final site plan amendment approval #P22-022, submitted by Pacific Whiton LLC (328 Pacific Ave fka 326 Pacific Ave and 297 Whiton St) block 20005 lot 25.01 fka lots 4, 25
  16. Resolution of the Planning Board of the City of Jersey City for preliminary and final major site plan approval #P21-119, submitted by DHA Mallory LLC (70 Mallory Ave) block 21801 lot 2
  17. Resolution of the Planning Board of the City of Jersey City for preliminary and final site plan approval #P21-120, submitted by DHA Mallory LLC (212-203 Culver Ave) block 21701 lots 18, 19
  18. Resolution of the Planning Board of the City of Jersey City for approval and recommendation of amendments to the Hamilton Square redevelopment Plan #P22-046
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD