

CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the June 28, 2022

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Torres, Allen, Green, Cruz, Langston*
4. Swear in Staff Case
5. Correspondence- Horton resignation letter, Cruz Appointment letter
6. ADJOURNMENTS
 - a. Case P22-075
For: Preliminary and Final Major Site Plan with “c” variances
Address: 307 Bergen Avenue
Applicant: Garden State Episcopal Community Development Corporation
Attorney: Eugene O’ Connell, Esq.
Review Planner: Cameron Black, AICP, PP
Block: 22405 Lot: 4
Zone: Greenvilla Redevelopment Plan
Description: Applicant will construct a four-story residential building with twelve (12) affordable units and six (8t) off street parking spaces.
Variances: Maximum height, Max. building coverage, Front yard setback, Side yard setback, Rear yard setback, Parking, Drive isle width and Max. ceiling height.
Carried to July 12, 2022 meeting with preservation of notice
 - b. Case: P22-031
For: Site Plan Amendment
Address: 286 and 296 Coles Street
Applicant: Coles Jersey Development Co., LLC
Attorney: Donald M. Pepe, Esq
Review Planner: Liz Oppen, AICP
Block: 6003 Lot: 1 & 2.02, 2.03
Zone: Jersey Avenue Park Redevelopment Plan-Mixed Use District
Description: 21-story mixed-use residential and commercial development with 682 units
Variances: No new variances sought (same as previous approval)
Carried to July 12, 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 (Zone 4: Neighborhood Mixed Use)
Description: Three One-Year Extensions to a five story twenty-unit site.
Approved 5-0
 - b. Case: P22-081
For: One (1) Year Extension
Address: 167-169 Baldwin Avenue and 44-48 Newkirk Street
Applicant: ILC 44 Newkirk, LLC
Attorney: Thomas P. Leane, Esq.
Review Planner: Timothy Krehel, AICP PP

Block: 10802 Lot: 27-32

Zone: Journal Square 2060 (Zone 4a: Community Mixed Use)

Description: One (1) Year Extension of previous approvals for a twelve (12) story residential building containing one hundred and forty (140) dwelling units, fourteen (14) parking spaces, 3,400 square feet of retail space and tenant amenities.

Approved 5-0

8. NEW BUSINESS

9. 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

Approved recommended to City Council with floor amendments 5-0

10. 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.

Variance(s): None Requested

Carried to July 12, 2022 meeting with preservation of notice – testimony taken 5-0

11. 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 July 12, 2022 meeting with preservation of notice

12. 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.

Decision: 1-4 Denied; 4-1 motion to approve failed

13. 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 July 12, 2022 meeting with preservation of notice
14. Review and discussion of proposed amendments to the signage regulations in the Journal Square 2060 Redevelopment Plan. **Approved 5-0 Recommended to City Council**
15. Case: P22-118
For: Review and discussion of proposed 174 Newark Avenue Parking Lot Redevelopment Plan.
Approved 5-0 Recommended to City Council
16. Case: P21-093
For: Preliminary & Final Major Site Plan
Address: 85-87 Storms Ave
Applicant: Green Homes Developer, Inc
Review Planner: Francisco Espinoza
Block: 15203 Lot: 4& 5
Zone: NC- Neighborhood Commercial
Description: Applicant proposes to build a five (5) story, twenty-three (23) unit residential building with six (6) ground floor parking spaces.
Decision: Approved with conditions 5-0
17. Case: P21-141
For: Preliminary & Final Major Site Plan with "c" Variances
Applicant: 225 Montgomery LLC
Address: 225 Montgomery Street
Review Planner: Lindsey Sigmund, PP, AICP
Attorney: Stephen Joseph, Esq.
Block: 14101 Lot: 12
Zone: Historic (H)
Description: Proposed interior and exterior renovation of an existing three (3)-story building containing two (2) dwelling units with a three (3)-story rear addition. The proposal includes converting the building from a two (2)-family into a three (3)-family dwelling.
Variances: Building coverage, Projection of stairs into rear yard
Carried to July 12, 2022 meeting with preservation of notice
18. Case: P21-112
For: Preliminary & Final Major Site Plan with "c" Variance
Applicant: 835 Pavonia Ave, LLC
Address: 833-835 Pavonia Avenue
Review Planner: Timothy Krehel, PP AICP
Attorney: Thomas Leane, Esq.
Block: 10601 Lot: 27, 28
Zone: Journal Square 2060 (Zone 4a: Neighborhood Mixed Use)

Description: Proposed five (5)-story residential building containing twenty-six (26) dwelling units.

Variance(s): Building depth

Carried to July 12, 2022 meeting with preservation of notice

19. Case: P22-065

For: Minor Site Plan with "c" Variances

Applicant: Zubin Mogul

Address: 61 Liberty Avenue

Review Planner: Timothy Krehel, PP AICP

Attorney: Benjamin T.F. Wine, Esq.

Block: 6303 Lot: 2

Zone: R-3

Description: The Applicant proposes to raze the property and construct a new four (4) story, four (4) family detached dwelling.

Variance(s): Minimum Rear Yard Setback, Maximum Building Coverage, Maximum Lot Coverage

Carried to July 12, 2022 meeting with preservation of notice

20. Case: P20-085

For: Preliminary + Final Major Site Plan with C Variances

Applicant: 303 First Street LLC + Village Townhouse Estates, Inc.

Address: 303-311 First Street

Review Planner: Lindsey-Sigmund, PP, AICP / Mallory Clark-Sokolov, PP, AICP

Attorney: James C McCann, Esq

Block: 12701 Lot: 8,9,10,12

Zone: Village Redevelopment Plan

Description: Proposed five (5)-story building containing forty-three (43) residential units and eleven (11) below-grade parking spaces.

Variances: rear-yard setback

Carried to July 12, 2022 meeting with preservation of notice

21. Memorialization of the following Resolutions are available upon request at cityplanning@icnj.org

1. Resolution of the City of Jersey City Division of City Planning approving preliminary and final major site plan with c variances #P22-019, submitted by Yum & Chill Wen Holdings LLC (245 12th St) block 8603 lot 1

2. Resolution of the City of Jersey City Division of City Planning approving administrative amendment #P21-115, submitted by 545 MLK Drive LLC (545 MLK Dr) block 18503 lot 7.01

3. Resolution of the City of Jersey City Division of City Planning approving conditional use class 5 cannabis retail establishment #P22-060. Submitted by Butler & Baldwin LLC (75 MLK Dr) block 26401 lot 14

4. Resolution of the City of Jersey City Division of City Planning approving extension of preliminary and final major site plan with deviations #P22-023, submitted by 622 Summit Ave LLC (622-628 Summit Ave) block 6701 lots 21-23

5. Resolution of the City of Jersey City Division of City Planning approving preliminary and final major site plan with c variances #P21-022, submitted by 633 Newark Avenue LLC (633 Newark Ave) block 8001 lot 14

6. Resolution of the City of Jersey City Division of City Planning approving corrective resolution of minor site plan approval with variances #P21-143, submitted by 335 Palisade Av JC LLC (355 Palisade Ave) block 4504 lot 32

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD