

CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the August 9, 2022

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Langston, Gangadin, Cruz, Torres, Gonzalez*
4. Swear in Staff Case
5. Correspondence

6. ADJOURNMENTS

a. Case: P22-105

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

Address: 14-18 Van Reipen Avenue

Applicant: Deep Patel

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7903 Lot: 32, 33, 34

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

Description: Applicant is proposing to construct a seven (7) story residential building with thirty-five (35) residential units, first floor retail space and a parking garage with eleven (11) parking spaces.

Variances: Stories, Height, Rear Yard Setback above ground floor, Floor to ceiling height for ground floor

Carried to August 23, 2022 meeting with preservation of notice

7. NEW BUSINESS

8. Case: P21-161

For: Site Plan Amendment

Address: 401 and 425 Washington Boulevard

Applicant: Hudson City Kids LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Liz Opper, AICP

Block: 11603 Lot: 45.01 and 45.02

Zone: Harsimus Cove Station Redevelopment Plan – East Waterfront District

Description: Vacant commercial space to modified and expanded for use as a 12,330sf day care facility. New third floor extension proposed. Reconfiguration of existing dog run and construction of new playground.

Variances: Pre-existing non-conformities side (sideyard setbacks and improved open space), number and size of proposed signage

Decision: Approved with conditions 5-0

9. Case: P21-134

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

Address: 120 Storms Avenue

Applicant: Cobalt Homes LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Liz Opper, AICP

Block: 15004 Lot: 32.02

Zone: McGinley Square East Redevelopment Plan – Zone 1

Description: New construction of an 8-story multifamily building with 101 total residential units, ground floor retail and 30 parking spaces. 20 inclusionary units (4 affordable, 16 workforce).

Variances: Front yard setback, side yard setback, building height, parking spaces, floor to floor height

Decision: Approved with conditions 5-0

10. 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
Decision: Approved with conditions 5-0
11. Case: P21-046
For: Preliminary and Final Major Site Plan with 'C' Variances
Address: 326-330 MLK Drive
Applicant: 330 MLK LLC
Attorney: Charles Harrington II
Review Planner: Mallory Clark-Sokolov, PP AICP
Block: 22605 Lot: 32
Zone: Jackson Hill Redevelopment Plan - South Area, Zone 1
Description: New 6-story mixed-use building with ground floor commercial and twenty-eight (28) dwelling units, three (3) of which are moderate affordable units.
Decision: Approved with conditions 5-0
12. Case P22-026
For: Minor Subdivision
Address: 90 Bergen Avenue
Applicant: 90 Bergen, LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
Block: 24905 Lot: 2
Zone: R-3
Description: The applicant proposes to subdivide the existing 40 feet x 100 feet (4,165 SF) irregular lot. The proposed subdivision will result in two new conforming lots, lot 2.01 will be 20 feet x 100 feet (2,054SF) and 2.02 will be 20 feet x 100 feet (2,111SF).
Decision: Approved with conditions 5-0
13. Case: P22-080
For: Preliminary and Final Major Site Plan Amendment
Address: 136 Summit Ave
Applicant: Park Halb LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Matt Ward, PP, AICP
Block: 15305 Lot: 6.01 and 6.02
Zone: Summit and Fairmount Redevelopment Plan
Description: Amendment to site plan (filed under cases P16-056 and P16-056.1) to account for unapproved work that is completed or currently in progress. Changes to elevator bulkhead, façade materials, façade design, window arrangement and sizes, balcony arrangement, façade colors, mechanical room layouts, added refuge areas, interior floor plans, alterations to entries and exits.
Request to carry – approved; Carried to date uncertain- re notice required
14. Case: P21-165
For: Minor Site Plan
Address: 292 Grand Street

Applicant: Nainil N Bhadiyadara
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
Block: 14105 Lot: 3
Zone: Bright Street Redevelopment
Description: New four (4) story, four (4) unit residential building (6,980 square feet) on vacant land
Decision: Approved with conditions 5-0

15. Case: P19-195
For: Preliminary + Final Major SP
Address: 50 Dey Street
Applicant: Mana Contemporary Tribeca West Urban Renewal LLC
Attorney: James McCann, Esq.
Review Planner: Mallory Clark-Sokolov, PP AICP
Block: 7701 Lot: 5
Zone: Industrial, Marion Works Office Residential-Subdistrict B Overlay
Description: Interior Fit-out of Tower 1 of Canco Lofts including fifty-six (56) units and a permitted penthouse story.
Request to carry – approved; Carried to August 23, 2022 meeting with preservation of notice
16. Case: P22-007
For: Preliminary and Final Major Site Plan with 'C' Variances
Address: 200-204 Monticello Ave
Applicant: Monticello 200 LLC
Attorney: Thomas Leane, Esq.
Review Planner: Mallory Clark-Sokolov, PP AICP
Block: 16801 Lot: 45,46,47
Zone: Jackson Hill Redevelopment Plan - Neighborhood Mixed Use
Description: New 5-story mixed use building with ground floor commercial and thirty-eight (38) dwelling units
Variances: Rear yard setback
Request to carry – approved; Carried to August 23, 2022 meeting with preservation of notice
17. Case: P21-108
For: Site Plan Amendment
Address: 32 Oakland Avenue
Applicant: Overlook, LLC
Attorney: Thomas Leane, Esq.
Review Planner: Liz Oppen, AICP
Block: 8203 Lot: 1.01
Zone: Journal Square 2060 Redevelopment Plan Area | Zone 4: Neighborhood Mixed Use
Description: Previously approved 15 story mixed use building with 297 units and 191 parking spaces. Proposed interior and exterior amendments
Variances: minimum retail depth (previous approval), minimum Rooftop Appurtenance Setback
Decision: Approved with conditions 5-0
18. Case: P22-050
For: Minor Site Plan
Address: 789 Westside Avenue
Applicant: Patel, Vimal & Kantaben
Attorney: Robert P. Weinberg, Esq.
Review Planner: Cameron Black, PP, AICP
Block: 14705 Lot: 11
Zone: Neighborhood Commercial
Description: Construction of a new three story 5-unit mixed use building with ground floor commercial (744.25 square feet) in the NC Zone.
Carried to August 23, 2022 meeting

19. Case: P22-113

For: Minor Site Plan with "c" Variances

Address: 2935-2955 John F. Kennedy Boulevard

Applicant: Englewood Health

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 9403 Lot: 15, C0001

Zone: Journal Square 2060 (Zone 3 Commercial Center)

Description: Applicant is proposing three (3) exterior signs.

Variance(s): Sign Height, Sign Size, Number of Signs

Carried to August 23, 2022 meeting with preservation of notice

20. Memorialization of the following Resolutions are available upon request at cityplanning@jcnj.org

1. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviations #P21-030, submitted by 369-371 Whiton St., LLC (369-371 Whiton St) block 19001 lot 8

2. Resolution of the Planning Board of the City of Jersey City denying preliminary and final major site plan with variances #P21-107, submitted by 243 Brunswick LLC (10-14 South St) block 2402 lots 10-14

3. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major subdivision with deviation #P22-095, submitted by Jersey City Urby Tower 2 LLC (195 Hudson St and 215 Hudson St) block 11603 lots 31.01 and 31.02

4. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviation/or waivers #P22-094, submitted by Jersey City Urby Tower 2 LLC (191-201 Hudson St) block 11603 lots 28,30,31.01 (as subdivided) new lot 31.04

5. Resolution of the Planning Board of the City of Jersey City approving one year site plan extension of amended preliminary and final major site plan approval with deviations #P22-101, submitted by ACEF-Albanese Coles Street LLC (286 Coles St., 258-282 16th St) block 6003 lots 1 and 2.01

6. Resolution of the Planning Board of the City of Jersey City approving final site plan amendment #P21-161, submitted by Hudson City Kids LLC (401 and 425 Washington Blvd) block 11603 lots 45.01 and 45.02

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

22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD