

## CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the October 11, 2022

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Langston, Gonzalez, Gangadin, Cruz, Lipski, Green, Desai, Torres*
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS
7. OLD BUSINESS

a. Case: P22-137

<https://data.jerseycitynj.gov/explore/dataset/p22-137-808-pavonia-avenue-preliminary-and-final-major-site-plan/information/>

For: Preliminary and Final Major Site Plan with “c” variances

Address: 808 Pavonia Ave, 132-140 Van Reipen Ave, 12 Bryan Pl, 813 Pavonia Ave, 270 Magnolia Ave, 54 Journal Sq

Applicant: KRE/Silverstein 808 Pavonia LLC

Attorney: James C. McCann, Esq

Review Planner: Tanya Marione, AICP, PP

Block: 9404 and 10601

Lot: 34, 35, 41 (Block 9404) and 38, 39, 41 (Block 10601)

Zone: Journal Square 2060 Redevelopment Plan – Zone 10

Description: Preliminary and Final Major Site Plan approval for Phase 1 and Phase 2 of a two-phase, mixed-use project to permit a total of approximately 1,189 units, 369 parking spaces, 9,194 sq ft of gallery and café space, and 47 signs. The project also proposes the construction of a Pavonia Avenue to Van Reipen Avenue Street connector, a public pedestrian walkway and alternative PATH access corridor, public open space, a public access easement, and a dog park. Phase 1 will include 595 units, 6,194 sq ft of gallery and café space, 244 parking spaces, 26 signs and construction of a portion of the public pedestrian walkway and alternative PATH access corridor. Phase 2 will include 594 residential units, 125 parking spaces, 21 signs and the construction of the remainder of the pedestrian walkway.

Variance(s): Screening for mechanical equipment, Overhead walkways connecting buildings, Maximum height for ground floor storefront bulkheads, Minimum percentage of transparent glass for a storefront façade, Minimum ground floor floor-to-ceiling height, Maximum percentage of first floor frontage along a public right of way dedicated to meter rooms and blank walls, Street tree planting, Required curb and seating wall for landscaping, Required retaining walls or privacy walls along the Zone 4 boundary, Building 2 required to align with front facades along the south side of Pavonia Ave, Minimum pedestrian clearance between site 7 and Zone 4, Minimum pedestrian clearance for between Site 7 and Bryan Pl, Maximum ft turning radii at approximate right-angle turns, Head-in/Head-out loading and parking facilities, Maximum exterior sign per store front on each store frontage, Maximum sign height for directional and gallery uses, Maximum number of signs for directional and building signage, Maximum size of signage for directional and building signage, Freestanding signs and monument signs, Window signage, Signage material for clocktower, internally illuminated signage, Required signage for parking garage entrance, and required concrete sidewalk tinting

**Decision: Approved with conditions 8-0**

b. Case: P22-136

<https://data.jerseycitynj.gov/explore/dataset/p22-136-808-pavonia-avenue-preliminary-and-final-major-subdivision/information/>

For: Preliminary and Final Major Subdivision with “c” variances

Address: 808 Pavonia Ave, 132-140 Van Reipen Ave, 12 Bryan Pl, 813 Pavonia Ave, 270 Magnolia Ave

Applicant: KRE/Silverstein 808 Pavonia LLC

Attorney: James C. McCann, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 9404; 10601 Lot(s): 34,35,41 (Block 9404) and 38,39 (Block 10601)

Zone: Journal Square 2060

Redevelopment Plan – Zone 10

Description: Preliminary and Final Major Subdivision Approval to consolidate and subdivide 5 lots into 2 lots to permit approval and construction of two-phase mixed-use project Variance(s): Maximum Shape Factor

**Decision: Approved with conditions 8-0**

c. Case P22-147

<https://data.jerseycitynj.gov/explore/dataset/p22-147-405-route-440-2022/information/>

For: Three (3) Year Extension

Address: 405 Route 440

Applicant: Leontarakis JC-440 Real Estate LLC

Attorney: Heather Kumer, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 24602

Lot: 1

Zone: Waterfront Planned Development

Description: Extension of approval for eight (8) story, 158-unit structure with 108 parking spaces.

Variances: Rooftop appurtenance setback, maximum floor-to-ceiling height for parking

**Decision: Approved with conditions 6-0 (cruz absent)**

## 8. NEW BUSINESS

### 9. Case: P22-173

Review and discussion of amendments to the Luis Munoz Marin Redevelopment Plan amending the urban design and historic preservation standards for Block 11602.

<https://data.jerseycitynj.gov/explore/dataset/p22-173-amendments-to-the-luis-munoz-marin-redevelopm/information/>

**Approved; Recommended to City Council 7-0**

### 10. Case: P22-174

Review and discussion of the Sixth Street Embankment Redevelopment Plan allowing for open space, trail, and transit uses and a mixed-use development project.

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-174-sixth-street-embankment-redevelopment-plan-20/information/>

**Approved; Recommend to City Council 7-0**

### 11. Planning Board Application - Certified Artist – Corey Fleming.

<https://data.jerseycitynj.gov/explore/dataset/artist-certification-of-corey-fleming-2022/information/>

**Approved 7-0**

### 12. Proposed amendments to Chapter 345, Article IV, 33. Fees

Review and discussion of Chapter 345-33. Fees to amend fees for Historic Preservation Commission Applications. Formal Action May be taken.

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-172-amendments-to-hpc-fees-2022/information/>

**Approved 7-0**

### 13. Case: P22-142

Review and discussion of Report Concerning the Determination of the Ocean Avenue Ward A Study Area (Expansion of Ocean Avenue South Redevelopment Plan) as an Area In Need of Redevelopment with the power of condemnation and as an Area in Need of Rehabilitation.

<https://data.jerseycitynj.gov/explore/dataset/ocean-avenue-south-ward-a-expansion-area-in-need-of-redevelopment-report/information/>

**Carried to October 25, 2022 meeting with preservation of notice**

### 14. Case: P22-057

<https://data.jerseycitynj.gov/explore/dataset/p22-057-kellogg-st-et-al-sub/information/>

For: Preliminary and Final Major Subdivision

Address: 445 Route 440, Route 440, and Kellogg St.

Applicant: Bayfront Partners 32, L.P.

Attorney: Jennifer Carillo-Perez

Review Planner: Matt Ward, PP, AICP

Block: 21901.01                Lots: 4, 5 and 6

Zone: Bayfront Redevelopment Plan

Description: Proposed subdivision to create three (3) new lots and a new roads parcel from parts of large existing lots.

**Decision: Approved with conditions 8-0**

### 15. Case: P22-057

<https://data.jerseycitynj.gov/explore/dataset/p22-057-kellogg-st-site-plan/information/>

For: Preliminary and Final Major Site Plan with variances

Address: 445 Route 440, Route 440, and Kellogg St.

Applicant: Bayfront Partners 32, L.P.

Attorney: Jennifer Carillo-Perez

Review Planner: Matt Ward, PP, AICP

Block: 21901.01                Lots: 4, 5 and 6

Zone: Bayfront Redevelopment Plan

Description: Construct a six-story mixed use building consisting of 210 dwelling units, 52 parking spaces, 143 bicycle parking spaces and 12,410 square feet of retail. The project will include thirty five percent (35%) low- and moderate-income affordable units and seventy-four (74) units total.

Variances: Required 8-foot step backs, max number of signs, max size of signs, minimum height of windowsill, sign above the 1st story

**Decision: Approved with conditions 8-0**

### 16. Case: P22-115

<https://data.jerseycitynj.gov/explore/dataset/p22-115-381-route-440-2022-copy/information/>

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

Address: 381 Route 440

Applicant: Target Corporation

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 26102 Lot: 3

Zone: WPD Waterfront Planned Development

Description: Construction of new Target store on site of former K-Mart location. New store to be composed of 119,387 square feet of retail space, 515 proposed parking stalls and new signage.

Variance(s): Maximum Number of Signs, Sign Height, Required Loading Spaces, GAR Requirements, Maximum Heights for Lighting, Parking Location, Required Store Front Glass Coverage, Landscaping

**Carried to date uncertain; re notice required (Langston left)**

17. Case: P22-010

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-010-126-baldwin-avenue-aka-155-157-academy-street/information/>

For: Minor Site Plan

Address: 126 Baldwin Avenue aka 155-157 Academy Street

Applicant: Quach Brothers, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 12309 Lot: 1

Zone: Journal Square 2060 (Zone 6 – Preservation)

Description: Applicant proposes to change from a Café-restaurant Category two to a restaurant Category two. The proposal is to have a 470 square foot commercial kitchen at the above address with no seating area in a pre-existing ground floor commercial space.

**Decision: Approved with conditions 6-0**

18. Case: P22-034

<https://data.jerseycitynj.gov/explore/dataset/p22-034-1-second-street-preliminary-and-final-major-site-plan-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 1 Second Street

Applicant: Portofino Condominium Association, Inc.

Attorney: Tiffany L. Byczkowski, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 11603 Lot: 34

Zone: Harsimus Cove Station RDP

Description: The project is a site improvement project consisting of repaving the driveway & parking lot located on the premises. The improvements include: replacement of concrete, improvements to pedestrian access, resurfacing of asphalt, revitalization of green space, introduction of a safe dog-walk area for the residents, and more.

**Carried to October 25, 2022 meeting with preservation of notice**

19. Case P22-083

<https://data.jerseycitynj.gov/explore/dataset/p22-083-195-bay-street-2022/information/>

For: Minor Site Plan with Variances

Address: 195 Bay Street

Applicant: 195 Bay Street Associates LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 11507 Lot: 4

Zone: Morgan/Grove/Marin RDP

Description: Applicant is proposing to renovate an existing three (3) story, five (5) unit residential building with a partial two (2) story rear addition

Variances: minimum dwelling unit size, minimum floor to ceiling height

**Decision: Approved with conditions 7-0**

20. Case P22-171

Review and discussion of amendments to the Jersey Avenue Light Rail Redevelopment Plan to clarify the Inclusionary Zoning requirements.

<https://data.jerseycitynj.gov/explore/dataset/p22-171-jersey-avenue-light-rail-amendment-izo-clarification/information/>

**Carried to October 25, 2022 meeting**

21. Case: P22-130

<https://data.jerseycitynj.gov/explore/dataset/p22-130-333-washington-street-2022/information/>

For: Conditional Use

Address: 333 Washington Street

Applicant: KAY 321 Washington Properties LLC

Attorney: James McCann, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 11611 Lot: 2

Zone: Powerhouse Arts District Redevelopment Plan

Description: Implementation of 460 sf public parklet fronting Washington Street including seating, landscaping, planters, trash receptacles, and a pedestal for public art pursuant to ordinance #22-031

**Carried to October 25, 2022 meeting with preservation of notice**

22. Case P22-131

<https://data.jerseycitynj.gov/explore/dataset/p22-131-1-exchange-place-2022/information/>

For: Minor Site Plan (Signage Application)

Address: 1 Exchange Place

Applicant: One Oncology East LLC

Attorney: Gerard D. Pizzillo

Review Planner: Timothy Krehel, AICP PP

Block: 14502 Lot: 1

Zone: Exchange Place Redevelopment Plan

Description: The Applicant is seeking Minor Site Plan Approval regarding proposed signage connected to its new medical office at the Property.

**Carried to October 25, 2022 meeting with preservation of notice**

23. Case: P21-035

<https://data.jerseycitynj.gov/explore/dataset/p21-035-362-364-6th-street-2022/information/>

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

Address: 362-364 6th Street

Review Planner: Francisco Espinoza / Lindsey Sigmund, PP, AICP

Block: 9803 Lot: 08

Zone: Enos Jones Redevelopment Plan

Description: Applicant proposed to develop a seven (7) story residential building with seventeen (17) dwelling units, and seven (7) parking spaces with a first-floor parking garage.

Variances: Lot coverage, stories, drive aisle width, parking, compact parking dimensions, garage entry setback and planter box/bollard requirement

**Carried to October 25, 2022 meeting with preservation of notice**

24. Memorialization of the following Resolutions are available upon request at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)

1. Resolution the Planning Board of the City of Jersey City approving minor site plan #P22-008, submitted by 95 Greene, LLC (95 Greene St) block 14303 lot 2

2. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan with 'c' variances #P20-116, submitted by BGT Enterprises, LLC (306-310 Newark Ave) block 9902 lot 1

3. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan with 'c' variances #P21-081, submitted by Grand-Harmon, LLC (743 Grand St) block 17201 lot 1

4. Resolution the Planning Board of the City of Jersey City approving three one year extensions #P22-074, submitted by 16 Front Street Properties, LLC (16 Front St) block 12303 Lot 2

5. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviations for Phases 1 and 2 #P22-137, submitted by KRE/Silverstein 808 Pavonia LLC (808 Pavonia Ave, 132-140 Van Reipen Ave, 12 Bryan Pl, 813 Pavonia Ave, 270 Magnolia Ave, and 54 Journal Sq) block 9404 lots 34, 35, 41 block 10601 lots 38, 39, 41

6. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan #P22-135, submitted by Mecca Realty Properties, Inc (665-669 Grand St) block 17301 lots 4,5

7. Resolution the Planning Board of the City of Jersey City approving major subdivision with deviations #P22-136, submitted by KRE/Silverstein 808 Pavonia LLC (808 Pavonia Ave, 132-140 Van Reipen Ave, 12 Bryan Pl, 813 Pavonia Ave, 270 Magnolia Ave) block 9404 existing lots 34,35,41 block 10601 existing lots 38, 39 block 9404 proposed lot 34.01 block 10601 proposed lot 34.02

8. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan #P22-030, submitted by Newport Associates Development Company (535 Monmouth St aka 354 10<sup>th</sup> St) block 6902 lot 27

9. Resolution the Planning Board of the City of Jersey City approving extension of final major site plan #P22-109, submitted by Eastern International College (684-700 Newark Ave) block 6502 lots 12, 13.01

10. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan with 'c' variances #P22-119, submitted by Martine Management LLC (550-560 Tonnele Ave) block 3302 lots 14,15,16,17,18,19

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

26. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD