

## PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the December 13, 2022

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Langston, Desai, Gangadin, Torres, Cruz*
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS
7. OLD BUSINESS
8. NEW BUSINESS
  
9. Case: P22-110  
<https://data.jerseycitynj.gov/explore/dataset/p22-110-511-newark-avenue-2022/information/>  
For: Preliminary and Final Major Site Plan  
Address: 511 Newark Avenue  
Applicant: 511 Newark Ave, LLC  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 9706      Lot: 6  
Zone: NC Neighborhood Commercial  
Description: Proposed five (5) story building with ground floor commercial and forty (40) efficiency dwelling units in the floors above.  
**Carried to January 10, 2023 meeting with preservation of notice**
  
10. Case: P22-082  
<https://data.jerseycitynj.gov/explore/dataset/p22-082-169-culver-avenue-2022/information/>  
For: Preliminary and Final Major Site Plan with "c" Variances  
Address: 169 Culver Avenue  
Applicant: LLCK Investment Ventures, LLC  
Attorney: Charles J. Harrington III, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 22102      Lot: 16  
Zone: West Side Avenue Redevelopment Plan  
Description: Proposed Development of a new four (4) story mid-rise development containing seven (7) dwelling units and six (6) parking spaces.  
Variance(s): Minimum Lot Size, Minimum Lot Width, Side Yard Setback, Rear Yard Setback, Maximum Building Coverage, Minimum Required Parking, Maximum Permitted Driveway Width  
**Testimony taken; Carried to January 10, 2023 meeting with preservation of notice**
  
11. Case: P22-153  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-153-100-tuers-avenue-2022>  
For: Administrative Amendment  
Address: 100 Tuers Avenue  
Applicant: 100 Tuers Avenue Associates, LLC  
Attorney: Charles J. Harrington III, Esq.  
Review Planner: Francisco Espinoza  
Block: 12203      Lot: 20.01 (Formerly Lots 20 & 21)  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Applicant was previously approved to construct a new six (6) story multi-family with thirty-eight (38) residential units. Applicant is now seeking administrative amendment approval to make minor foundation changes, ground floor layout changes, and to clarify façade material dimensions and joint locations.  
**Carried to January 10, 2023 meeting with preservation of notice**
  
12. Case: P22-114  
<https://data.jerseycitynj.gov/explore/dataset/p22-114-585-route-440/information/>  
For: Preliminary and Final Major Site Plan  
Address: 585 Route 440  
Applicant: Hudson Nissan c/o Calli Law, LLC  
Attorney: Simone Calli, Esq.  
Review Planner: Liz Oppen, AICP  
Block: 21901 | 16001      Lot: 1 & 2 | 6-8  
Zone: Marine Industrial Redevelopment Plan and WPD  
Description: Vertical addition of approximately 11,000 sf to an existing auto dealership.  
Variance(s): Green Area Ratio  
**Decision: Approved with conditions 5-0**
  
13. Case: P21-149  
<https://data.jerseycitynj.gov/explore/dataset/p21-149-359-361-johnston-ave/information/>  
For: Preliminary and Final Major Site Plan with 'c' variances

Address: 359-361 Johnston Ave  
Applicant: 359-361 Johnston LLC  
Attorney: Stephen Joseph  
Review Planner: Matt Ward, PP, AICP  
Block: 17403 Lot: 1  
Zone: Lafayette Park Redevelopment Plan  
Description: Proposed mixed use six-story building with twenty (20) residential units (4 of which are affordable), 819 square feet of ground floor commercial, four (4) off-street parking spaces, and ten (10) bike parking spaces.  
Variances: Rear yard setback  
**Decision: Approved with conditions 5-0**

14. Case: P22-203

<https://data.jerseycitynj.gov/explore/dataset/cannabis-ldo-amendment-2022/information/>  
For: Review and discussion of amendments to the Land Development Ordinance regarding Cannabis Establishment and Distributor regulations related to microbusinesses. Sponsored by Division of City Planning staff. Review Planner: Matt Ward, PP, AICP  
**Approved and recommended to City Council 5-0**

15. Case: P22-014

<https://data.jerseycitynj.gov/explore/dataset/p22-014-80-journal-square/information/>  
For: Preliminary and Final Major Site Plan with 'c' variances  
Address: 80 Journal Square  
Applicant: 80 Journal Square Partners LLC  
Attorney: W. Nevins McCann & Robert A Verdibello  
Review Planner: Matt Ward, PP, AICP  
Block: 9403 Lot: 16  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Proposed mixed use twenty-eight (28) story tower with four hundred (400) dwelling units (40 of which are to be affordable), 3,030 square feet of ground floor commercial, two stories of office space by utilizing the office space bonus totaling 17,130 square feet of office, 203 bike parking spaces, public plaza, and zero off-street parking or loading areas. This proposal triggers the Inclusionary Zoning Ordinance (IZO). The project site is the existing CH Martin retail store, a parcel over tracks owned and operated by the Port Authority Trans Hudson Corporation (PATH).  
Variances: Maximum building height; height of floor to top of rooftop enclosed amenity space; non-residential first floor height within 30' of rear lot line; front yard tower setback; side yard tower setback; residential tower diagonal dimension; tower setback from lot line of lower density zone; loading requirements; Height of rooftop appurtenances  
**Decision: Approved with conditions 5-0**

16. Case: P22-157

<https://data.jerseycitynj.gov/explore/dataset/p22-157-324-whiton-street-2022/information/>  
For: Minor Site Plan and "c" Variance  
Address: 324 Whiton Street  
Applicant: 95 Webster JC, LLC  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Cameron Black, PP, AICP  
Block: 19005 Lot: 26  
Zone: Morris Canal Redevelopment Plan  
Description: Expansion of an existing three (3) story, single family dwelling into a three (3) story, two (2) family home.  
**Carried to January 10, 2023 meeting with preservation of notice**

17. Case: P22-053

<https://data.jerseycitynj.gov/explore/dataset/p22-053-610-communipaw-avenue-2022/information/>  
For: Preliminary and Final Major Site Plan  
Address: 610 Comunipaw Ave  
Applicant: 610 Communipaw NJ, LLC  
Attorney: Stephen Joseph  
Review Planner: Francisco Espinoza  
Block: 17905 Lot: 23  
Zone: Jackson Hill Redevelopment Plan (Neighborhood Mixed-Use)  
Description: Applicant proposes four (4) Story mixed-use building with 690 SF of ground floor commercial space and ten (10) residential units.  
**Decision: Approved with conditions 5-0**

18. Case: P22-098

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-098-146-148-cator-avenue-2022/>  
For: Minor Subdivision with "c" Variance  
Address: 146-148 Cator Ave

Applicant: Solomon Silberstein  
Attorney: Stephen Joseph  
Review Planner: Francisco Espinoza  
Block: 28201 Lot: 18  
Zone: R-1

Description: Applicant proposes to subdivide existing 6,561 SF lot (50.65 X127.18) into two new lots. Lot 18.01 will be 3,331 SF (25 X13.23) Lot 18.02 will be 3,230 SF (25 X127.18) and shall maintain the existing two-unit dwelling unit on the existing lot.

Variances: Lot Coverage for lot 18.01. Side yard setback and Lot Coverage on lot 18.02.

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

19. Case: P22-056

<https://data.jerseycitynj.gov/explore/dataset/p22-056-143-columbus-dr-sub/information/>

For: Preliminary and Final Major Subdivision with 'c' Variance

Address: 143 Columbus Drive

Applicant: 143 Columbus Drive Group LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matt Ward, AICP PP

Block: 12901 Lot: 1

Zone: Columbus Corner Redevelopment Plan

Description: Proposed subdivision of one lot into five lots consistent with the zoning districts in the redevelopment plan, and develop the property in three phases, which may also be done simultaneously. Existing surface parking lot use to be abandoned.

Variances: Minimum lot size

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

20. Case: P22-056

<https://data.jerseycitynj.gov/explore/dataset/p22-056-143-columbus-dr-site-plan/information/>

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

Address: 143 Columbus Drive

Applicant: 143 Columbus Drive Group LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matt Ward, AICP PP

Block: 12901 Lot: 1

Zone: Columbus Corner Redevelopment Plan

Description: Proposed three phase redevelopment at the corner of Barrow Street and Columbus Drive to include renovations of the existing corner building into three (3) dwelling units and commercial space; two new townhouses and one multi-family building will developed as 4-story structures along Barrow Street with a total of ten (10) dwelling units; and, a new 7-story mixed use building will developed along Columbus Drive inclusive of 50 dwelling unit, 2,784 square feet of ground floor retail, 44 off-street parking spaces and 40 bike parking spaces. Proposal received a Certificate of Appropriateness from the Historic Preservation Commission.

Variances: Maximum building height

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

21. Case: P22-141

<https://data.jerseycitynj.gov/explore/dataset/p22-141-10-14-south-st/information/>

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

Address: 10-14 South Street

Applicant: 243 Brunswick LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP and Matt Ward, PP, AICP

Block: 2402 Lot: 1

Zone: R-2D

Description: Proposed development of a four (4) story mixed use building with nine (9) residential units, 936 square feet of ground floor commercial, nine (9) off-street parking spaces, and twenty (20) bike parking spaces. Proposal incorporates facade of an existing building onsite with historical elements. Application submitted to City Planning on August 2, 2022.

Variances: rear yard setback, maximum building coverage

**Carried to January 10, 2023 meeting with preservation of notice**

22. Case: P22-149

<https://data.jerseycitynj.gov/explore/dataset/p22-149-316-forrest-street-2022/information/>

For: Site Plan Amendment

Address: 316 Forrest Street

Applicant: TBG 431 MLK, LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Cameron Black

Block: 19503 Lot(s): 42.01 and 42.02

Zone: Jackson Hill RDP – Zone 1

Description: Amendments to façade previously approved Cases P18-152 and P18-147 for a Minor Subdivision (has been perfected) and Preliminary and Final Major Site Plan approval for a six (6)-story multi-family building containing twenty-three (23) units.

**Carried to January 10, 2023 meeting with preservation of notice**

23. Case: P22-190

<https://data.jerseycitynj.gov/explore/dataset/p22-190-11-29-cottage-street-2022/information/>

For: Administrative Amendment

Address: 11-29 Cottage Street

Applicant: Cottage 29 Owner, LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7903      Lots: 20-25

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

Description: The Applicant is seeking an Administrative Amendment to the Preliminary and Final Major Site Plan with Deviations approved under P20-172. The Applicant is seeking to reduce the proposed number of units from 669 to 622; Internal reconfiguration of Office Space floors to add a mechanical room reducing the total square footage from 44,591 to 43,591 and installation of louvers on facade to accommodate proposed mechanical space. All other aspects of the Project remain unchanged.

Variance(s): Previously approved

**Carried to January 10, 2023 meeting with preservation of notice**

24. Case: P22-163

<https://data.jerseycitynj.gov/explore/dataset/p22-163-3079-john-f-kennedy-boulevard-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 3079 John F. Kennedy Boulevard

Applicant: Chosen Square, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 6304      Lot: 4.02

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

Description: Proposed development of a twelve (12) story hotel with two hundred and ten (210) units and thirty-six parking spaces on the first floor.

Variance(s): None

**Carried to January 10, 2023 meeting with preservation of notice**

25. Case: P22-176

<https://data.jerseycitynj.gov/explore/dataset/p22-176-72-76-vroom-street-2022/information/>

For: Preliminary and Final Major Site Plan with 'c' Variances.

Address: 72-76 Vroom Street

Applicant: 72-76 Vroom St, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 12203      Lot: 57

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

Description: Proposed development of a seven (7) story mixed use building with forty-two (42) dwelling units, no parking and one office space bonus floor.

Variance(s): Minimum Step Back above ground floor, Maximum rooftop appurtenance height, Maximum enclosed amenity space height

**Carried to January 10, 2023 meeting with preservation of notice**

26. Case: P22-191

<https://data.jerseycitynj.gov/explore/dataset/p22-191-or-191-195-hudson-street-or-admin-amendment/information/>

For: Final Site Plan Administrative Amendment

Address: 191-195 Hudson Street

Applicant: Jersey City Urby Tower 2 LLC

Attorney: Charles Harrington, Esq.

Review Planner: Liz Oppen, AICP

Block: 11603      Lots: 28, 30, 31.01 and 31.02

Zone: Exchange Place North Redevelopment Plan | Harborside West District

Description: modifications to unit mix, parking mix, parapet height

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

27. **Memorialization of 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 approving preliminary and final major site plan with variances #P21-035, submitted by 362-364 Sixth Street LLC (364 6<sup>th</sup> St) block 9803 lot: 81 Exchange Pl) block 14502 lot 1

2. Resolution of the Planning Board of the City of Jersey City approving minor site plan #P22-039, submitted by 477 Monmouth SPE LLC (477 Monmouth St) block 9908 lot 28

3. Resolution of the Planning Board of the City of Jersey City approving final major site plan amendments with deviations #P22-152, submitted by Myneni Properties LLC (682 Route 440 and 11 Bennett St) block 20403 lots 1,2
4. Resolution of the Planning Board of the City of Jersey City approving extension of site plan approval #P21-154, submitted by NNJ Properties LLC (428-434 Central Ave) block 2202 lots 1,2
5. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviation #P21-112, submitted by 835 Pavonia Ave, LLC (833-835 Pavonia Ave) block 10601 lots 27, 28
6. Resolution of the Planning Board of the City of Jersey City denying preliminary and final major site plan with 'c' variances #P22-065, submitted by Zubin Mogul (61 Liberty Ave) block 6306 lot 2
7. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with variances #P22-116, submitted by AK 471 LLC (252 Central Ave) block 4404 lot 3
8. Resolution of the Planning Board of the City of Jersey City approving minor site plan with variances #P22-117, submitted by AK 523 LLC (253 Central Ave) block 3701 lot 34
9. Resolution of the Planning Board of the City of Jersey City approving final major site plan amendment #P22-143, submitted by 99 Storms Development LLC (99 Storms Ave fka 99 Storms Ave and 253 Monticello Ave) Block 15003 lot 18.01
10. Resolution of the Planning Board of the City of Jersey City approving amended preliminary and final major with plan #P22-167, submitted by 30 Journal Square Partners LLC (30 Journal Sq) block 10702 lots 4,6-15
11. Resolution of the Planning Board of the City of Jersey City approving two year extension #P22-156, submitted by Ankit Jain and Angel Jain (310 4<sup>th</sup> St) block 11207 lot 15

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

29. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD