

JERSEY CITY PLANNING BOARD

Please take notice that the Jersey City Planning Board took the following actions at the November 14, 2023 virtual meeting

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Langston, Lipski, Desai, Green, Cruz, Torres, Gonzalez
4. Swear in Staff
5. Correspondence
6. ADJOURNMENTS
 - a. Case: P22-140 Preliminary and Final Major Site Plan Address: 152 Ogden Avenue Description: Proposed construction of an eight (8) story building with fourteen (14) residential units and fourteen (14) parking spaces. Variance(s): None **Carried to November 28, 2023 with preservation of notice**
 - b. Case: P2023-0068 For: Review and discussion of amendments to the Journal Square 2060 Redevelopment Plan and Chapter 187 of the municipal code regarding mandatory affordable housing provisions. Petitioned by Councilman Richard Boggiano. Referred to Planning Board for review by Council Resolution 23-743. **Carried to November 28, 2023 with preservation of notice**
 - c. Case: P23-079 For: Preliminary Major Site Plan with Variances Address: 110 Town Square Place Description: 40-story mixed-use building above the Newport PATH station. 423 residential units, 3,450 sf retail and 45,000 sf commercial. Variance(s): Parking, Signage **Withdrawn**
 - d. Case: P23-076 For: Preliminary and Final Major Site Plan with 'c' Variances Address: 829 Bergen Avenue Description: Construction of a new 11-story mixed use building containing 72 residential units (10% affordable), 1,350 square feet of retail space and amenities Variance(s): Lot size, lot width, front yard setback, parking **Carried to November 28, 2023 with preservation of notice**
 - e. Case: P23-104 For: Amendment to Major Subdivision Address: 35-43 Cottage Street Description: Applicant is requesting administrative amendment approval for modifications to the approved building reflected on enclosed plans and revision narratives. **Carried to November 28, 2023 with preservation of notice**
7. **OLD BUSINESS**
 8. Case: P22-210 For: Preliminary & Final Site Plan with 'c' Variance(s) Address: 27-29 Fayette Ave Description: Applicant is proposing to develop a vacant lot into a new six (6) story building containing 20 dwelling units and 12 parking spaces. The applicant will be utilizing the density under the AHO (affordable housing overlay) Variances: Min front yard setback, min rear yard setback, side yard setback above the first floor (right and left), max height at garage level, and max wall height at garage level **Denied 3-3-0**
9. **NEW BUSINESS**
 10. Discussion of annual Planning Board reorganization. **Chairman- Christopher Langston 7-0**
Vice Chairman- Dr. Orlando Gonzalez Secretary – Cameron Black 7-0
 11. Review and discussion of the 2024 Planning Board Meeting Calendar **Approved 7-0**
 12. Board Attorney Contract **Approved 7-0**
 13. Precision Reporting Contract **Approved 7-0**
 14. Case: P2023-0046 For: Site Plan Amendment with variances Address: 278 Grand St Description: Proposed amendment to minor site plan approval (original case number P16-117) modifying the façade design, entry, and increasing the building height from 46' to 47'7.25" Variance: Maximum height in feet. **Approved with conditions 7-0**

15. Case: P23-071 For: Conditional Use Address: 638 Communipaw Avenue
Description: Proposed Class 5 Cannabis Retailer Microbusiness at a one-story commercial space of 1,620 square feet with associated signage. **Approved with conditions 6-0-1**
16. Case: P23-075 For: Preliminary and Final Major Site Plan with 'c' variances Address: 319-321 Fourth Street
Applicant: 319 Fourth Street LLC Description: Proposed construction of a four (4) story building with eight (8) residential units and four (4) parking spaces. Variance(s): Parking, rear yard, and landscaping
Carried to November 28, 2023 with preservation of notice
17. Case: P2023-0004 For: Preliminary and Final Major Site Plan Address: 118-130 Monitor Street
Description: Proposed addition of an 8-story residential building consisting of 70 dwelling units, 35 bicycle parking spaces, amenity spaces, and a ground floor child care center of 5,197 square feet. The prior approvals on this assembly of lots have been constructed under case P20-157, P20-050 and P18-126 and consist of an 8-story building with 70 dwelling units, 5 off-street parking spaces, and amenity spaces. The total unit count is 140 dwelling units. **Approved with conditions 7-0**
18. Case: P22-227 For: Preliminary and Final Major Site Plan with variances Address: 605-607 Grove Street
Description: Proposed 12-story mixed-use building with 66 residential dwelling units and 1,190 square feet of commercial space on the ground floor. Ten units are designed affordable housing due to utilization of a redevelopment bonus adopted post-IZO. Variances: Maximum building coverage, minimum front yard setback **Carried to November 28, 2023 with preservation of notice**
19. Case: P2023-0016 For: Minor Site Plan Address: 135 Monticello Ave. Description: Proposed mixed-use 4-story building with commercial on the ground floor + second floor and two dwelling units located on the third and fourth floors. Variances: Rooftop appurtenance height **Approved with conditions 7-0**
20. Case: P2023-0067 For: Review and discussion of Amendments to the Newport Redevelopment Plan and Harsimus Cove Station Redevelopment plan regarding plan boundaries, permitted uses and other standards. Changes to Harsimus Cove Station are limited to boundary change. Petitioned by Newport Associates Development Company. Referred by Council resolution 23-676. **Approved with favorable recommendation to City Council 7-0**
21. Case: P23-085 For: Preliminary and Final Major Site Plan w 'c' variance(s) Address: 549-551 Pavonia Ave
Description: The applicant is proposing to construct a 6 story (5 stories above grade and basement) 57' 4" high residential dwelling units, roof deck area, landscaping, and other streetscape improvements. The applicant is also proposing to retain the existing façade of 551 Pavonia Ave and integrate that façade into the proposed new structure. Variances: Rear Yard Setback **Carried to November 28, 2023 with preservation of notice**
22. Case: P2023-0040 For: Site Plan Amendment Address: 319 5th Street Description: Previous approval required existing front façade to be preserved and repaired. Façade has been demolished. Applicant currently seeking amendment. **Carried to November 28, 2023 with preservation of notice**
23. Case: P2023-0002 For: Preliminary Major Site Plan with Variances Address: 177 Grand Street
Description: Two tower mixed-use development (28-story and 17-story). 397 residential units (60 of which will be affordable- 15% of total), retail space, private school, parking garage. Variances: Rear yard, side yard, lot coverage **Carried to November 28, 2023 with preservation of notice**
24. Case: P2023-0065 For: One (1) year extension for Final Major Site Plan Address: 650 Grove St
Description: Request for one (1) year extension of the Final Major Site Plan Approval granted by the Board and memorialized by Resolution dated Dec 7, 2021 (Case P21-066). **Carried to November 28, 2023 with preservation of notice**
25. Case: P2023-0066 For: One (1) year extension for Final Major Site Plan Address: 659 Grove St

Description: Request for one (1) year extension of the Final Major Site Plan Approval granted by the Board and memorialized by Resolution dated Dec 7, 2021 (Case P21-061). **Carried to November 28, 2023 with preservation of notice**

26. Case: P2023-0059 For: Two one (1) year extension for Preliminary and Final Major Site Plan Address: 1 MLK Drive Description: Request for two one (1) year extension of the Preliminary and Final Major Site Plan Approval granted by the Board under Resolution P21-003. **Carried to November 28, 2023 with preservation of notice**
27. Case: P2023-0023 For: Preliminary and Final Major Site Plan Address: 30 & 40 Newport Parkway Applicant: NC Housing Associates # 200 Co. Description: to construct a 10,472 square foot one-story central lobby and amenity space that will serve and connect both towers. The proposed addition will contain amenities such as a fitness center, package storage, play area and a coworking business center. Further, it will provide a green roof. Currently, that area of the site is used as a parking area. The Applicant will reduce the size of that parking area as part of the proposed construction. **Carried December 12, 2023 will renote**
- 28. Memorialization of Resolutions are available at cityplanning@jcnj.org**
- 1-Resolution of the Jersey City Planning Board for 2024 fiscal year awarding a contract for legal services to Law Office of Santo T. Alampi, LLC (Santo T. Alampi, Esq) beginning January 1, 2024 through December 31, 2024.
 - 2- Resolution of Jersey City Planning Board authorizing and approving the appointment of legal counsel
 - 3- Resolution of Jersey City Planning Board for conditional use #P23-069 applicant: Buku Culture LLC (390 Tonnele Ave) block 4601 lot 42
 - 4- Resolution of Jersey City Planning Board for Preliminary and Final Site Plan #P2023-0003 applicant: DF Jersey City Donuts Inc (402 Grand St) block 12605 lot 1
 - 5- Resolution of Jersey City Planning Board for Preliminary and Final major subdivision extension #P2023-0042 applicant: 417 Communipaw Oz LLC (417 Communipaw Ave & 139 Woodward St) block 18901 lots 23,29
 - 6- Resolution of Jersey City Planning Board for minor site plan extension #P2023-0052 (351 3rd St) block 11004 lot 4
 - 7- Resolution of Jersey City Planning Board 2024 Fiscal Year Planning Board Agreement for stenographic services beginning January 1, 2024 through December 31, 2024.
 - 8- Resolution of Jersey City Planning Board for minor site plan #P22-197 applicant: 124 Glenwood Holding LLC (124 Glenwood Ave) block 13204 lot 56
29. Executive Session, as needed, to discuss litigation, personnel or other matters
30. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD