

JERSEY CITY PLANNING BOARD

Please take notice that the Jersey City Planning Board took the following actions at the November 28, 2023 virtual meeting

1. Call to Order
2. Sunshine Announcement
3. Roll Call *Langston, Torres, Gangadin, Lipski, Cruz*
4. Swear in Staff
5. Correspondence
6. **ADJOURNMENTS**
 - a. Case: P23-092 For: Preliminary and Final Major Site Plan Address: 612-616 Communipaw Ave
Description: Proposed construction of a 6-story mixed-use building with 59 residential dwelling units (5 of which are designated affordable or income restricted), 1,585 square of ground floor commercial, 27 off-street parking spaces, 30 bike parking spaces, and residential amenities. **Carried to December 12, 2023 with preservation of notice**
 - b. Case: P22-187 For: Preliminary and Final Major Site Plan with Variances Address: 191-193 Academy Street
Description: Proposed demolition of two existing structures, lot consolidation, and construction of a 5-story building with 23 residential dwelling units.
Variances: Required front yard setback, minimum lot size, minimum lot width, roof appurtenance coverage **Carried to December 12, 2023 with preservation of notice**
7. **OLD BUSINESS**
 - a. 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). **Approved with conditions 5-0**
 - b. 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). **Approved with conditions 5-0**
 - c. 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. **Approved with conditions 5-0**
8. **NEW BUSINESS**
 9. Case: P22-140 For: 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 January 9, 2024 with preservation of notice; testimony taken**
 10. 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 date uncertain**
 11. Case: P23-104 For: Administrative Amendment 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. The unit count shall remain the same. Variances: No new variances. Pre-existing variances from previous approval will remain. **Carried to December 12, 2023 with preservation of notice**

12. Case: P23-075 For: Preliminary and Final Major Site Plan with 'c' variances Address: 319-321 Fourth Street
Description: Proposed construction of a four (4) story building with eight (8) residential units and two (2) parking spaces. Variance(s): Parking, rear yard, and landscaping **Carried to December 12, 2023 with preservation of notice**
13. Case: P22-227 For: Preliminary and Final Major Site Plan with variances Address: 605-607 Grove Street
Applicant: 605-607 Grove St. Realty LLC 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 December 12, 2023 with preservation of notice**
14. 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 building with 30 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 December 12, 2023 with preservation of notice, testimony taken**
15. 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 December 12, 2023 with preservation of notice**
16. Case: P2023-0002 Address: 177 Grand Street Applicant: Sussex Street Associates, LLC
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 **Approved with conditions 5-0**
17. Case: P23-099 For: Site Plan Amendment Address: 17-23 Perrine Ave. Description: Amendment to prior approval of six (6) stories and 48 units. Changes include unit increase to 57 units, reduction in front yard setback, removal of cellar, interior reconfiguration, relocation of utility rooms, façade redesign, and enlarged amenity rooftop. **Carried to December 12, 2023 with preservation of notice**
18. Case: P2023-0096 For: Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan regarding the addition of Educational Uses as a permitted use. Authorized by council resolution 23-835. Petitioned by staff. Review Planner: Tanya Marione, PP AICP **Approved with favorable recommendation to City Council 5-0**
19. Case: P2023-0030 For: Preliminary and Final Major Subdivision Address: 145 Gangemi Drive, 396 Marin Blvd and 125 Provost Street Description: Subdivision of block 11603 lot 2, subdivision of block 11603 lot 47.02, and proposed consolidation of eastern portion of lot 2 with lot 51.02. A portion of one of the new lots will eventually be constructed and dedicated as a public right-of-way. **Carried to December 12, 2023 with preservation of notice**
20. Case: P2023-0031 For: Final Major Site Plan Amendment Address: 99 Provost Street Description: Amendment to P22-097 as a result of a land swap with owner of Block 11603 Lot 2. Changes include extension of Provost Street to Gangemi Drive; changes to parking and loading entranceway on Provost Street; Changes to interior circulation on floors 1 to 5; changes to landscaping on amenity deck; changes to landscaping at grade; and changes to façade materials. **Carried to December 12, 2023 with preservation of notice**
21. Case: P2023-0032 For: Preliminary and Final Major Site Plan Address: 145 Gangemi Drive

Description: Site plan application resulting from land swap with owner of Block 11603 Lot 51.02. Build out of Embankment Plaza (aka Open Space A of the Redevelopment Plan). **Carried to December 12, 2023 with preservation of notice**

22. Case: P2023-0033 For: Preliminary and Final Major Site Plan Address: 145 Gangemi Drive & 125 Provost Street
Description: Site Plan application resulting from land swap with owner of Block 11603 Lot 51.02. Modification of Existing surface parking area for single story bank branch with 4 drive thru aisles. Extension of Provost Street to Gangemi Drive. No change in lot area due to associated subdivision P2023-0030. No proposed amendment to existing bank building or drive thru aisles. Applicant proposes new curb cut off Provost Street extension, new curb cut onto Warren Street, and updated signage. **Carried to December 12, 2023 with preservation of notice**
23. Case: P2023-0036 For: Review and discussion of amendments to the Paulus Hook Redevelopment Plan regarding the plan boundaries and the creation of the Block 11606 Redevelopment Plan. Authorized as part of council resolution 22-699. Petitioned by KRE Acquisition Corp. Attorney: James C. McCann, Esq. Review Planner: Matt Ward, PP AICP and Liz Oppen, AICP **Carried to December 12, 2023 with preservation of notice**
24. Case: P22-216 For: Final Major Site Plan Amendment Address: 619 Grove Street
Description: Amendment to cases P19-163 and P19-168 regarding a project utilizing the St. Lucy's Overlay Bonus. This amendment includes modifications to the architectural design of the tower façade and associated floor plans. No changes are proposed to the historic facades or the constructed homeless shelter.
Carried to December 12, 2023 with preservation of notice
25. Case: P2023-0069 For: Preliminary and Final Major Site Plan Amendment Address: 180 10th Street
Description: Applicant seeks to amend an amended preliminary and final site plan approval to confirm a previous approval (Case P20-040) to relocate 60 parking spaces from the Newport Mall West parking garage to Block 8801, Lots 3 & 4 due to errors and inconsistencies in the previously filed paperwork and proceedings.
Carried to December 12, 2023 with preservation of notice
26. Case: P2023-0070 For: Preliminary and Final Major Site Plan Amendment Address: 204 10th Street
Description: Applicant seeks an amended preliminary and final site plan approval to confirm a previous approval with variances (Case P20-041) to erect a parking deck on Block 8801, Lots 3 & 4, due to errors and inconsistencies in the previously filed paperwork and proceedings. **Carried to December 12, 2023 with preservation of notice**
27. Case: P23-020 For: Preliminary and Final Major Site Plan with Variances Address: 344 Second Street
Description: New construction of a 5-story mixed-use building with 7 residential dwelling units and 1,050 square feet of ground floor commercial. Variances: Minimum rear yard setback, ground floor minimum floor to ceiling height, maximum rooftop appurtenance coverage **Carried to December 12, 2023 with preservation of notice**
28. Case: P23-039 For: Conditional Use Address: 746 Grand Street Description: Class 5 Cannabis Retailer at a 2-story commercial space of 3,436 SF with associated signage. **Carried to December 12, 2023 with preservation of notice**
29. Case: P23-070 For: Minor Site Plan with 'c' variances Address: 355-357 Sip Avenue
Description: Proposed construction of a three (3) story, single family house. Variance(s): Rear Yard Setback, Bulkhead Setback **Carried to December 12, 2023 with preservation of notice**
30. **Memorialization of Resolutions of Resolutions are available at cityplanning@jcnj.org**
 1. Resolution of the Jersey City Planning Board authorizing and approving the appointment of Precision Reporting Services for 2024 fiscal year commencing on January 1, 2024 thru December 31, 2024
 - 2- Resolution of the Jersey City Planning Board for 2024 Fiscal Year Agreement for Stenographic Services with Precision Reporting Service

3- Resolution of the Jersey City Planning Board for preliminary and final major site plan approval #P2023-0004 applicant: LDF III, LLC (118-130 Monitor St) block 17504 Lots 20, 21, 22, 23, 24, 25 & 26.01

4-Resolution of the Jersey City Planning Board of Jersey City Planning Board for Amendments to the Newport Redevelopment Plan and the Harsimus Cove Station Redevelopment Plan Master Plan Consistency Review P2023-0067

5- Resolution of the Jersey City Planning Board for preliminary and final major site plan approval of 12th Street right of way between Provost Street, Barnum Streets and Newport Parkway #P2023-0011 applicant: The Fourteenth Florence Street Corporation

6- Resolution of the Jersey City Planning Board for extension of minor subdivision approval #P2023-0051 applicant: Consolidated Rail Corporation (363 Newark Ave) block 10901 Lots 109 and 102

7- Resolution of the Jersey City Planning Board for preliminary and final major site plan approval #P23-062 applicant: Real Shelter for All LLC (173-183 Sixteenth St, 180 Fifteenth St and 619 Marin Blvd) block 7103 Lot 2-8 and 11

31. Executive Session, as needed, to discuss litigation, personnel or other matters
32. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD