

JERSEY CITY PLANNING BOARD

PUBLIC MEETING

In accordance with N.J.S.A 10:4-12, the "Open Public Meetings Act," be advised the following items will be heard at a regular meeting of the Jersey City Planning Board, scheduled for Tuesday, April 16, 2024 at 5:30 pm in the Boardroom at the Holloway Building, City Hall Annex, 4 Jackson Square, Jersey City, NJ 07305. The building is also known as 39 Kearney Avenue, Jersey City, NJ 07305.

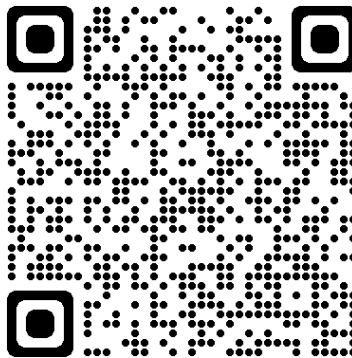
ADVISORIES

No new matter involving an applicant will be started after 10PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. Staff will not be available by phone or in the office during the meeting. You can find more information available at jerseycitynj.gov/planning.

To access Planning Board agendas scan the QR code below and navigate to the pdf agenda you wish to view. This agenda has hyperlinks below to where you can find digital plans, reports and other materials for all applications to be presented. You may also navigate to the [Jersey City Open Data Portal](https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0105-511-palisade-avenue-2023/information/) and search for an application by case number or address.



AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. **ADJOURNMENTS**

- a. Case: P2023-0105

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0105-511-palisade-avenue-2023/information/>

For: Minor Site Plan

Address: 511 Palisade Avenue

Ward: D

Applicant: 511 Palisade Avenue Project LLC

Attorney: Thomas Leane, Esq

Review Planner: Erik Beasley

Block: 2305 Lot: 44

Zone: Residential Commercial 2 District (RC-2)

Description: Proposed demolition of an existing three (3) story building, for the construction of a four (4) story building that consists of four (4) dwelling units, approximately 7,128 gross floor area.

CARRIED TO MAY 7, 2024 WITH PRESERVATION OF NOTICE

- b. Case: P2023-0116

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0116-1704-john-f-kennedy-blvd-2024/information/>

For: Conditional Use

Address: 1704 John F Kennedy Blvd.

Ward: A

Applicant: Memes Danckk World LLC

Attorney: Rodney K. Nelson, Esq.

Review Planner: Francisco Espinoza

Block: 28601 Lots: 30

Zone: RC-2

Description: Class 5 Cannabis Retailer at an existing ground floor commercial space of 1,995 SF with associated signage

CARRIED TO MAY 7, 2024 WITH PRESERVATION OF NOTICE

- c. Case: P2024-0002

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2024-0002-27-29-fayette-ave-2024/information/>

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

Address: 27-29 Fayette Ave

Ward: C

Applicant: 27-29 Fayette, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Francisco Espinoza

Block: 9202 Lots: 4 & 5

Zone: R-3

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)

Variance(s): Min Front yard setback, Min Rear Yard, and Side Yard Setbacks above first floor (right & left).

CARRIED TO MAY 7, 2024 WITH PRESERVATION OF NOTICE

- d. Case: P2023-0082

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0082-681-newark-ave/information/>

For: Preliminary and Final Major Site Plan

Address: 681-685 Newark Ave.

Ward: C

Applicant: Perrine Avenue, LLC

Attorney: Eugene O'Connell, Esq

Review Planner: Matthew da Silva

Block: 7902 Lots: 33 & 34

Description: Applicant proposes to construct a 5-story mixed use development with 35 studios and 4 one-bedroom units.

Variance(s): Rooftop structure height

CARRIED TO MAY 7, 2024 WITH PRESERVATION OF NOTICE

- e. Case: P2024-0060

<https://data.jerseycitynj.gov/explore/dataset/case-p2024-0060-review-and-discussion-of-an-amendment-to-the-powerhouse-arts-dis/information/>

For: Review and discussion of an amendment to the Powerhouse Arts District Redevelopment Plan regarding the removal of nightclubs as a permitted principal use. Authorized by council resolution 24-155. Formal action may be taken.

Ward: E

Petitioned by: Councilman James Solomon

Review Planner: Matt Ward, PP, AICP

CARRIED TO MAY 21, 2024

7. OLD BUSINESS

- a. Case: P2024-0037

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2024-0037-535-monmouth-street-2024/information/>

For: One Year Extension

Address: 535 Monmouth Street

Ward: E

Applicant: Newport Associates Development Company

Attorney: Ronald H. Shaljian, Esq.

Review Planner: Sophia E Pereira

Block: 6902 Lot: 27

Zone: Jersey Avenue Tenth Street Redevelopment Plan, Transition District

Description: One (1) year extension of the Preliminary and Final Major Site Plan approval from the Planning Board.

8. NEW BUSINESS

9. Case: P23-075

<https://data.jerseycitynj.gov/explore/dataset/case-p23-075-319-321-fourth-street-planning-board-application-2023/information/>

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

Address: 319-321 Fourth Street

Ward: E

Applicant: 319 Fourth Street LLC

Attorney: Michael Higgins, Esq.

Review Planner: Cameron Black, AICP PP

Block: 11101 Lot: 10 & 11

Zone: RC-3

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 FROM MARCH 5TH, 2024 WITH PRESERVATION OF NOTICE TESTIMONY TAKEN MARCH 5, 2024

10. Case: P2023-0044

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0044-35-fairview-avenue-2023/information/>

For: Preliminary and Final Major Site Plan

Address: 35 Fairview Avenue

Ward: F

Applicant: 35 Fairview Ave LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Erik Beasley

Block: 16703 Lot: 9

Zone: Jackson Hill Redevelopment Plan, Neighborhood Mixed Use District

Description: Proposed four (4) story building that consists of fifteen (15) residential units, approximately ten thousand two hundred forty-nine (10,249) gross floor area.

CARRIED FROM MARCH 5TH, 2024 WITH PRESERVATION OF NOTICE

11. Case: P2023-0086

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/22200b17-8614-44bc-b771-f3a4f0d0e470?tab=attachments>

For: Conditional Use with Preliminary and Final Major Site Plan

Address: 516 Tonnelle Ave.

Ward: D

Applicant: Greenstop Wellness LLC

Attorney: Rosemarie Moyeno Matos, Esq.

Review Planner: Francisco Espinoza

Block: 3302 Lot: 1

Zone: HC (Highway Commercial)

Description: Class 5 Cannabis Retailer at an existing ground floor commercial space of 1,321 SF with associated signage and parking.

CARRIED FROM MARCH 5TH, 2024 WITH PRESERVATION OF NOTICE

12. Case: P2023-0062

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0062-44-46-newkirk-street/information/>

For: Site Plan Amendment with variances

Address: 44-46 Newkirk Street

Ward: C

Applicant: ILC 44 Newkirk, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Matthew da Silva

Block: 10802 Lots: 25-32

Zone: Journal Square 2060 RDP – Zone 4 – Corner Lot Bonus A

Description: Amendment to previous approval for 12-story mixed-use tower with 167 units and 14 parking spaces. Increase unit count to 200 units and removal of parking spaces.

Variances: 'c' deviations for rooftop structure height; upper floor setback for windows

CARRIED FROM MARCH 5TH, 2024 WITH PRESERVATION OF NOTICE

13. Case: P2023-0023

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0023-30-and-40-newport-parkway-2023/information/>

For: Preliminary and Final Major Site Plan

Address: 30 & 40 Newport Parkway

Applicant: NC Housing Associates # 200 Co.

Attorney: Chris Murphy, Esq.

Review Planner: Cameron Black, AICP PP

Ward: E

Block: 7302 Lot: 60

Zone: Newport RDP – Residential Zone

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 FROM MARCH 5TH, 2024 WITH PRESERVATION OF NOTICE

14. Case: P2023-0109

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/cd7abd28-7e67-4ef7-be60-ca219d3b53f9?tab=attachments>

For: Preliminary and Final Major Site Plan with variances

Address: 216 Academy Street

Ward: C

Zone: Journal Square Redevelopment Plan – Zone 4

Applicant: Academy Summit Development LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Matthew da Silva

Block 12204 Lots: 14,15

Description: New 10-story mixed-use building consisting of 60 residential dwelling units and 12,564 sq. ft. of commercial and office space.

Variances: 'c' deviation for rooftop structure height

CARRIED FROM MARCH 5TH, 2024 WITH PRESERVATION OF NOTICE

15. Case: P2023-0072

<https://data.jerseycitynj.gov/explore/dataset/840-communipaw-ave/information/>

For: Conditional Use

Address: 840 Communipaw Ave

Ward: B

Applicant: VT 40 LLC

Attorney: Joseph Paparo

Review Planner: Francisco Espinoza

Block: 18204 Lots: 16

Zone: C/A (Now NC-2)

Description: Class 5 Cannabis Retailer at an existing ground floor retail space of 1,164 SF with associated signage.

CARRIED FROM MARCH 5TH, 2024 WITH PRESERVATION OF NOTICE

16. Case: P2023-0075

<https://data.jerseycitynj.gov/explore/dataset/p2023-0075-197-palisade-ave/information/>

For: Preliminary and Final Major Site Plan

Address: 197 Palisade Avenue

Ward: C

Applicant: 197 Palisade Avenue LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Xunru Huang

Block: 5902 Lots: 20

Zone: RC-2

Description: The Applicant proposes to construct a new five-story (5) mixed-use building consisting of 16 residential dwelling units (2 affordable units) and approximately 760 sq.ft. of commercial space.

17. Case: P23-0094

<https://data.jerseycitynj.gov/explore/dataset/case-p23-094-40-lembeck-avenue-preliminary-and-final-major-site-plan/information/>

For: Preliminary and Final Major Site Plan

Address: 40 Lembeck Avenue

Ward: A

Zone: R-1

Applicant: 40 Lembeck JC LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 29504 Lot: 36

Description: Construction of a new 3 story building on a 50'x152' lot with 17 units using the affordable housing overlay (10% affordable).

CARRIED FROM APRIL 2ND, 2024 WITH PRESERVATION OF NOTICE

18. Memorialization of Resolutions

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

20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD