

# 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, October 8, 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.

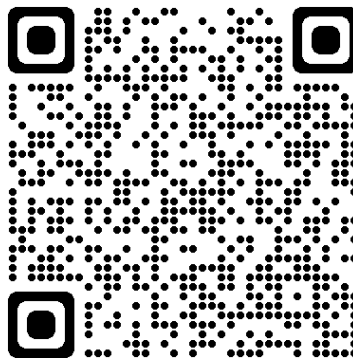
### ADVISORIES

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](mailto: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](https://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 Licensing and Permitting portal](#) and conduct a public search of an application by case number or address. You may also navigate to the [Jersey City Open Data Portal](#) 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: P2024-0088  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6006273b-4003-4fd4-81a2-7ca3925bfa30?tab=attachments>  
For: Amendment to Previous Approval P18-120  
Address: 87 Bright Street  
Ward: E  
Applicant: Michael Case  
Attorney: Nicholas Cherami, Esq  
Review Planner: Tanya R. Marione, AICP, PP  
Block: 13905      Lot: 12  
Zone: H – Historic – Van Vorst Park Historic District  
Description: Amendment to P18-120, a 4 unit rehabilitation project, to change location of skylights, interior layouts, location of standpipe and electrical service, modification of access to third floor balcony, and the installation of a rear fire escape system  
**CARRIED TO NOVEMBER 12<sup>th</sup> MEETING WITH PRESERVATION OF NOTICE**
- b. Case: P2024-0019  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/48d51264-2d72-4d6f-ae43-7b0fbde8c7be>  
For: Preliminary and Final Major Site Plan with variances  
Address: 248 Erie Street and 209-215 Fifteenth Street  
Ward: E  
Applicant: 248 Erie Owner LLC  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Matt Ward, PP, AICP  
Block: 7105      Lots: 1, 2 and 3  
Zone: Jersey Avenue Light Rail Redevelopment Plan  
Description: Proposed 16-story development incorporating portions of the existing structure onsite to consist of a mixed-use tower with 264 dwelling units (of which 40 units are restricted as affordable housing), hotel with 150 rooms, 50 off-street parking spaces, and 970 square foot cafe.  
Variances: Maximum number of stories, maximum height in feet, minimum rear yard setback above 60 feet, required interior loading space for hotel use, maximum number of signs per use, maximum coverage of tower.  
**CARRIED TO OCTOBER 22<sup>ND</sup> MEETING WITH PRESERVATION OF NOTICE**
- c. Case: P2024-0006  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/eba2b449-e587-441a-9f72-a70bbda433a8?tab=attachments>  
For: Preliminary Major Site Plan Approval with Variances  
Address: 38 Cottage Street  
Ward: C  
Applicant: Homestead Market LLC  
Attorney: Charles Harrington II, Esq.  
Review Planner: Matthew da Silva  
Block: 7902      Lots: 22-24 & 46-50  
Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Community Mixed Use – Homestead Place Bonus  
Description: Construction of a 27-story mixed use building with 648 residential units on floors 4-27, 40 hotel rooms on floors 2-3, retail use on the first floor, as well as residential and hotel lobbies, roof-top

deck with enclosed amenity space, storage space for 332 residential and 20 hotel/retail bicycles on the first floor and 5 two-bicycle outdoor bike racks.

Variances: Minimum off-street loading berths, maximum height of roof deck enclosure

**CARRIED TO OCTOBER 22<sup>nd</sup> MEETING WITH PRESERVATION OF NOTICE**

- d. Case: P2024-0036

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a2d503fc-287a-41bf-9316-bb7f05f93a3e?tab=attachments>

For: Preliminary and Final Major Site Plan Amendment with variances

Address: 20 Carbon Place

Ward: B

Applicant: Twenty Carbon Place Corp.

Attorney: Gerard Pizzillo, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 22103 Lots: 12

Zone: Route 440 Culver | Mid-Rise District-MRB

Description: The Applicant is seeking a site plan amendment to create a park onsite and combine their two towers into one. The project contains four variances that were previously approved under P20-025 and previously extended for one (1) year under case number P23-001 and then again under p2024-0023.

Variances: Street Tree Spacing, Number of Street Trees, Signage, and Loading Space

**CARRIED TO OCTOBER 22<sup>ND</sup> MEETING WITH PRESERVATION OF NOTICE**

- e. Case: P2024-0177

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f2390f2c-a8f6-40fa-9164-28cc97ea16cf?tab=attachments>

For: Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding Mixed Use Zones 'C' and 'E'. Authorized by resolution 22-904. Formal action may be taken.

Ward: F

Petitioned by: John 723, LLC and GRAND 675, LLC

Review Planner: Matt Ward, AICP, PP

**CARRIED TO OCTOBER 22<sup>nd</sup> MEETING WITH PRESERVATION OF COMMUNITY NOTICE**

## 7. OLD BUSINESS

- a. Case: P2024-0164

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/88e26592-e628-437a-9773-5249127cc104?tab=attachments>

For: Site Plan Extension

Address: 54 Jones Street

Ward: C

Applicant: Yellowstone Development LLC

Attorney: Jennifer J. Bogdanski, Esq.

Review Planner: Matthew da Silva

Block: 10704 Lot: 38.01

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Community Mixed Use

Description: Applicant requesting a retroactive two-year site plan extension for Resolution P20-176 to September 14<sup>th</sup>, 2025.

- b. Case: P23-083

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/E887EFCA-6285-4D26-B69C-E6E3BB63FE63?tab=attachments>

For: Preliminary and final major subdivision with variances

Address: 206 Van Vorst Street

Ward: F

Applicant: 26 Bell LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 14203 Lot: 30

Zone: Tidewater Redevelopment Plan and Paulus Hook Historic District

Description: Proposed Preliminary and Final Major Subdivision of an existing building and parking lot into seven lots. One lot is proposed with the existing building and remaining six lots are associated with a separate site plan application filed under case P23-084.

Variances: Minimum lot size, Minimum front yard setback, Minimum rear yard setback, Maximum lot coverage

**Testimony Taken and Carried from September 10, 2024 with preservation of notice**

c. Case: P23-084

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/19719ABC-3382-4F06-A61C-2174D7D08BA5?tab=attachments>

For: Preliminary and Final Major Site Plan with variances

Address: 206 Van Vorst Street

Ward: F

Applicant: 26 Bell LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 14203 Lot: 30 (partial)

Zone: Tidewater Redevelopment Plan

Description: Development of 5 subdivided lots (Proposed Lots 30.02, 30.03, 30.04, 30.05 & 30.06) each with a 4-story 2 residential unit duplex townhouse. Lot 30.01 to be used as a playground area for an intended day care use in the adjacent (Lot 30.7) building and later developed with a townhouse in the event the day care use is terminated. (See also P23-083, subdivision application for the subdivision of Lot 30 into Proposed Lots 30.01, 30.02, 30.03, 30.04, 30.05, 30.06 & 30.07.)

Variances: Minimum front yard setback (each townhouse), required rear yard setback (each townhouse), minimum required parking (each townhouse), maximum lot coverage.

**Testimony Taken and Carried from September 10, 2024 with preservation of notice**

## 8. NEW BUSINESS

9. Review and discussion of as Certified Artists Deborah Jack and Danqiong 'Sherly' Fan. Formal action may be taken

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artists-deborah-jack-and-danqiong-sherly-f/information/>

10. Case: P2024-0091

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b221e960-1cb1-40a7-b3dc-307ac4e13326>

For: Interim Use Approval

Address: Morris Canal

Ward: F

Applicant: Liberty Harbor Holding, LLC

Attorney: James C. McCann, Esq

Review Planner: Sophia E. Pereira

Block: 15801 Lots: 28

Zone: Liberty Harbor North Redevelopment Plan

Description: Applicant proposes an interim use for a portable concrete batching plant pursuant to the Liberty Harbor North Redevelopment Plan.

11. Case: P2024-0068

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2a3fde57-622f-4fd6-9a48-fa51c024e329?tab=attachments>

For: Minor Site Plan with 'c' variances

Address: 31 Monitor St

Ward: A

Applicant: Venkat Konuganti

Attorney: Thomas P. Leane, Esq

Review Planner: Xunru Huang

Block: 20302 Lot: 16

Zone: Morris Canal Redevelopment Plan – Residential

Description: Applicant proposes the construction of a new three (3) story two-family dwelling on an pre-existing undersized lot.

Variances: Front + Rear yard setback, rear yard setback, maximum building coverage

**Carried from September 10, 2024 with preservation of notice**

12. Case: P2024-0069

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6a71459b-4b9c-4746-9a27-60e3b2e58246?tab=attachments>

For: Minor Site Plan with 'c' variances

Address: 29A Monitor St

Ward: A

Applicant: Venkat Konuganti

Attorney: Thomas P. Leane, Esq

Review Planner: Xunru Huang

Block: 20302 Lot: 17

Zone: Morris Canal Redevelopment Plan - Residential

Description: Applicant proposes the construction of a new three (3) story two-family dwelling on an pre-existing undersized lot.

Variances: Front + Rear yard setback, rear yard setback, and maximum building coverage

**Carried from September 10, 2024 with preservation of notice**

13. Case: P2023-0026

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d3b67911-9796-4440-9a1a-d8627f50f6ef?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 81 Palisade Avenue

Ward: C

Applicant: Jym Realty LLC

Attorney: Charles J. Harrington III, Esq. & Allyson M. Kasetta, Esq.

Review Planner: Matthew da Silva

Block: 8304      Lot: 32

Zone: RC-2 Residential Commercial District 2

Description: Construction of a new 5-story mixed-use building containing 14 residential units on floors 2-5, 889 square feet of ground level commercial space, 8 vehicle parking spaces, and 16 bicycle spaces.

Variances: None

14. Case: P2024-0123

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0617210b-6330-42e6-8b3c-0f56c267a572?tab=attachments>

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

Address: 457 Ogden Ave

Ward: D

Applicant: H2O Development LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Xunru Huang

Block: 1703      Lots: 35

Zone: R-1

Description: The Applicant proposes to expand and convert the existing building into a four- (4) family residential building.

Variances: Maximum building stories, maximum front yard coverage

15. P2024-0160

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/8e6f955c-950b-4448-8da7-ac6d53f3622d?tab=attachments>

For: Site Plan Amendment

Address: 35-43 Cottage Street

Ward: C

Applicant: 35 Cottage LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva

Block: 7903      Lot: 17.01

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Community Mixed Use – Homestead Place Bonus

Description: Amending previous approval P23-104. Unit count is increasing from 579 to 588 and unit mix is being altered. Gross floor area increasing by 354 square feet. Slight decreases in residential and commercial floor area and slight increase in other uses. Building coverage is reduced from 80.2% to 79.47%. Bicycle storage being increased from 336 to 341 racks. Adjustments to first and second floor building setbacks, sidewalk/walkway widths, and utility locations. Facade modifications to reflect unit configuration changes.

Variances: No new variances. Previous variances granted for minimum floor to ceiling height of roof structure, maximum permitted height of first floor within 30 feet of rear yard line, and off-street loading.

16. Case: P2024-0051

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/991d5da5-9b49-45f7-8c8c-86341b6acf59?tab=attachments>

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

Address: 100 Water Street 151 Yale Avenue, also known as 135 Yale Avenue, and 165 Yale Avenue

Ward: B

Applicant: 100 Water Street Phase 2 LLC

Attorney: James C. McCann, Esq.

Review Planner: Cameron C. Black, AICP, PP

Block: 20704 & 20703 Lots: 1 & 2 and lot 3.01

Zone: Water Street Redevelopment Plan – High Rise/Mixed Use Residential

Description: The Applicant is proposing a new Phase 2 to consist of a 6-story, mixed-use building containing 312 residential units, approximately 2,822 square feet of commercial space, and 571 parking spaces. The Applicant is further requesting a new interim use parking lot approval for a proposed reconfigured interim surface parking lot.

Variances: Maximum permitted number of parking spaces (569 spaces permitted; 594 spaces proposed in connection with Phase 2).

17. Case: P2024-0128

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/119fa191-02dc-4cd6-892d-6bcc2c3c985e?tab=attachments>

For: Minor Subdivision

Address: 29 Van Reipen Avenue

Ward: C

Applicant: Homestead Market LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva

Block: 7904 Lots: 1, 2, 14 & 16

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Community Mixed Use – Homestead Place Bonus

Description: The applicant proposes to annex an approximately 1,001 square foot area along the southern side of Lots 1 and 2 to the adjacent Lots 14 and 16 and further to consolidate the expanded Lots 14 and 16 into one tax lot

Variances: None

18. Case: P2024-0129

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/7d984f8d-c8c0-4a93-ac8c-cf5edb860d33?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 29 Van Reipen Avenue

Ward: C

Applicant: Homestead Market LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva

Block: 1904 Lot: 1.01

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Community Mixed Use – Homestead Place Bonus

Description: Construction of a new 27-story mixed-use building containing 689 residential units, approximately 4,531 square feet of retail/commercial space and approximately 22,191 square feet of hotel space, with amenities and associated site improvements.

Variances: Minimum off-street loading berths, maximum height of roof deck enclosure

19. Case: P2024-0130

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e47d0455-89bc-46e1-81df-f2cc908f768e?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 608 Pavonia Avenue

Ward: C

Applicant: Homestead Market LLC

Attorney, Charles Harrington III, Esq.

Review Planner: Matthew da Silva

Block: 1904 Lot: 14.02

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Community Mixed Use – Homestead Place Bonus

Description: Construction of a new 27-story mixed-use building containing 432 residential units, approximately 4537 square feet of retail/commercial space, approximately 12,109 square feet of office space, along with amenities and related site improvements.

Variances: Minimum off-street loading berths, maximum height of roof deck enclosure

20. Case: P22-061

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-061-88-bright-street-2024/information/>

For: Preliminary & Final Major Site Plan

Address: 88 Bright Street

Ward: F

Applicant: 88-90 Bright SPE, LLC

Attorney: Stephen Joseph

Review Planner: Francisco Espinoza

Block: 13902 Lot: 25

Zone: H- Van Vorst Park Historic District

Description: Applicant intends to restore the current building and add a fourth story to the existing 3 story, 2-unit dwelling resulting in a 4 story, 4-unit dwelling.

Variances: Rear yard setback, Maximum building Coverage, Height

21. Memorialization of Resolutions

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD