

JERSEY CITY PLANNING BOARD PUBLIC MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Regular Meeting of the Jersey City Planning Board on the date and time of November 14, 2023 at 5:30 pm.

ADVISORIES

No new matter involving an applicant will be started after 11PM. 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.

DIGITAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

[Meeting Link](#)
[CLICK TO JOIN](#)

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://us02web.zoom.us/j/86162443723>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak. If you called in, you may use *9 to raise your hand.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login.1 Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 301 715 8592 or +1 929 205 6099, and reference Webinar ID: **861 6244 3723**

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item. You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

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

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](#).

AGENDA

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

- a. Case: P22-140

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-140-152-ogden-ave-2023/information/>

For: Preliminary and Final Major Site Plan

Address: 152 Ogden Avenue

Applicant: PF Associates, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Francisco Espinoza / Timothy Krehel, AICP PP

Block: 5103 Lot: 10

Zone: R-3 (Mid-Rise, Multi-Family)

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 MEETING WITH PRESERVATION OF NOTICE

- b. Case: P2023-0068

<https://data.jerseycitynj.gov/explore/dataset/p2023-0068-journal-square-2060-rdp-amendments/information/>

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. Formal action may be taken.

Review Planner: Tanya Marione, AICP PP and Matt Ward, AICP PP

CARRIED TO NOVEMBER 28, 2023 MEETING WITH PRESERVATION OF NOTICE

- c. Case: P23-079

<https://data.jerseycitynj.gov/explore/dataset/p23-079-or-110-town-square-place/information/>

For: Preliminary Major Site Plan with Variances

Address: 110 Town Square Place

Applicant: Newport Associates Development Company Attorney: Joseph DeMarco, Esq.

Review Planner: Liz Opper, AICP

Block: 7302.02 Lot: 01

Zone: Newport Redevelopment Plan | Office Commercial District

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

CARRIED TO NOVEMBER 28, 2023 MEETING WITH PRESERVATION OF NOTICE

- d. Case: P23-076

<https://data.jerseycitynj.gov/explore/dataset/p23-076-829-bergen-avenue/information/>

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

Address: 829 Bergen Avenue

Applicant: 29-31 Court House Place LLC

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

Review Planner: Liz Opper, AICP

Block: 13302 Lot: 22

Zone: CBD

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 MEETING WITH PRESERVATION OF NOTICE

e. Case: P23-104

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-104-35-43-cottage-street/information/>

For: Amendment to Major Subdivision

Address: 35-43 Cottage Street

Applicant: 35 Cottage Street, LLC

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

Review Planner: Matthew da Silva

Block: 7903 Lot: 17-19

Zone: Journal Square 2060 Redevelopment Plan, Zone 4, Homestead Place Bonus

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 MEETING WITH PRESERVATION OF NOTICE

7. OLD BUSINESS

8. Case: P22-210

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-210-27-29-fayette-ave-2023/information/>

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

Address: 27-29 Fayette Ave

Applicant: 27-29 Fayette, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Francisco Espinoza

Block: 9202 Lot: 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)

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

CARRIED FROM OCTOBER 24TH MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN AT SEPTEMBER 19TH MEETING AND OCTOBER 10TH MEETING.

9. NEW BUSINESS

10. Discussion of annual Planning Board reorganization.

11. Review and discussion of the 2024 Planning Board Meeting Calendar

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-the-2024-planning-board-meeting-calendar/information/>

12. Board Attorney Contract

13. Precision Reporting Contract

14. Case: P2023-0046

<https://data.jerseycitynj.gov/explore/dataset/p2023-0046-278-grand-st/information/>

For: Site Plan Amendment with variances

Address: 278 Grand St

Applicant: Ocean Woodland LLC

Attorney: Michael Higgins, Esq.

Review Planner: Matt Ward, AICP PP

Block: 14105 Lot: 9

Zone: Bright Street Redevelopment Plan – Zone 1

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.

CARRIED FROM OCTOBER 24TH MEETING WITH PRESERVATION OF NOTICE

15. Case: P23-071

<https://data.jerseycitynj.gov/explore/dataset/p23-071-638-communipaw-ave/information/>

For: Conditional Use

Address: 638 Communipaw Avenue

Applicant: Can XA Group LLC

Attorney: Zachary M. Rosenberg

Review Planner: Matt Ward, AICP, PP

Block: 17905 Lot: 7

Zone: Jackson Hill Redevelopment Plan – Neighborhood Mixed Use District

Description: Proposed Class 5 Cannabis Retailer Microbusiness at a one-story commercial space of 1,620 square feet with associated signage.

CARRIED FROM OCTOBER 24TH MEETING WITH PRESERVATION OF NOTICE

16. 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

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 four (4) parking spaces.

Variance(s): Parking, rear yard, and landscaping

CARRIED FROM OCTOBER 24, 2023 MEETING WITH PRESERVATION OF NOTICE

17. Case: P2023-0004

<https://data.jerseycitynj.gov/explore/dataset/p2023-0004-118-130-monitor-st/information/>

For: Preliminary and Final Major Site Plan

Address: 118-130 Monitor Street

Applicant: LDF III, LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matt Ward, AICP PP

Block: 17504 Lots: 20 to 25 and 26.01
Zone: Morris Canal Redevelopment Plan - TOD-North District
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.

18. Case: P22-227

<https://data.jerseycitynj.gov/explore/dataset/p22-227-605-607-grove-st/information/>

For: Preliminary and Final Major Site Plan with variances

Address: 605-607 Grove Street

Applicant: 605-607 Grove St. Realty LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Matt Ward, AICP PP

Block: 7105 Lots: 8 and 9

Zone: Jersey Avenue Light Rail Redevelopment Plan, Neighborhood District

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 FROM OCTOBER 24TH MEETING WITH PRESERVATION OF NOTICE

19. Case: P2023-0016

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0016-135-monticello-avenue/information/>

For: Minor Site Plan

Address: 135 Monticello Ave.

Applicant: 135 Monty LLC

Attorney: Stephen Joseph

Review Planner: Matthew da Silva

Block: 16701 Lot: 29

Zone: Jackson Hill Redevelopment Plan, Neighborhood Mixed Use District

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

CARRIED FROM OCTOBER 24TH MEETING WITH PRESERVATION OF NOTICE

20. Case: 2023-0067

<https://data.jerseycitynj.gov/explore/dataset/p2023-0067-newport-redevelopment-plan-amendments-et-al-2023/information/>

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 Council resolution 23-676. Formal action may be taken.

Review Planner: Matt Ward, AICP PP

21. Case: P23-085

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-085-549-551-pavonia-ave-2023/information/>

For: Preliminary and Final Major Site Plan w 'c' variance(s)

Address: 549-551 Pavonia Ave

Applicant: Journal Square Improvement, LLC

Attorney: Gerard D. Pizzillo

Review Planner: Francisco Espinoza / Mallory Clark-Sokolov, PP, AICP

Block: 9606 Lots: 41 & 42

Zone: Journal Square Redevelopment Plan, Zone 4a -Community Mixed Use

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.

Variations: Rear Yard Setback, Rooftop appurtenance coverage.

22. Case: P2023-0040

<https://data.jerseycitynj.gov/explore/dataset/p2023-0040-319-5th-street-site-plan-amendment/information/>

For: Site Plan Amendment

Address: 319 5th Street

Applicant: 319 5th Street, LLC

Attorney: Eugene O'Connell, Esq.

Review Planner: Liz Opper, AICP and Mallory Clark Sokolov, PP AICP

Block: 11208 Lot: 13

Zone: Formerly R-5, currently RC-3

Description: Previous approval required existing front façade to be preserved and repaired. Façade has been demolished. Applicant currently seeking amendment.

23. Case: P2023-0002

<https://data.jerseycitynj.gov/explore/dataset/p2023-0002-117-grand-street/information/>

For: Preliminary and Final Major Site Plan with Variations

Address: 177 Grand Street

Applicant: Sussex Street Associates, LLC

Attorney: James McCann, Esq./Allyson Kasetta, Esq.

Review Planner: Liz Opper, AICP

Block: 14205 Lots: 10.01, 12, 13

Zone: Tidewater Basin Redevelopment Plan | Grand and Marin zone, R-2

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.

Variations: Rear yard, side yard, lot coverage

24. Case: P2023-0065

<https://data.jerseycitynj.gov/explore/dataset/p2023-0065-650-grove-st/information/>

For: One (1) year extension for Final Major Site Plan

Address: 650 Grove St

Applicant: 650 Grove LLC

Attorney: James McCann, Esq. / Melissa D. Lopez

Review Planner: Xunru Huang

Block: 6101 Lots: 2

Zone: Jersey Avenue Light Rail Redevelopment Plan | High Rise District

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).

25. Case: P2023-0066

<https://data.jerseycitynj.gov/explore/dataset/p2023-0066-659-grove-st/information/>

For: One (1) year extension for Final Major Site Plan

Address: 659 Grove St

Applicant: Grove Street Partners LLC

Attorney: James McCann, Esq. / Melissa D. Lopez

Review Planner: Xunru Huang

Block: 6002 Lots: 8

Zone: Jersey Avenue Light Rail Redevelopment Plan | High Rise District

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).

26. Case: P2023-0059

<https://data.jerseycitynj.gov/explore/dataset/p2023-0059-1-mlk-drive/information/>

For: Two one (1) year extension for Preliminary and Final Major Site Plan

Address: 1 MLK Drive

Applicant: Mcadoo Plaza LLC

Attorney: Benjamin T.F. Wine

Review Planner: Xunru Huang

Block: 27001 Lots: 13

Zone: Jackson Hill Redevelopment Plan | Neighborhood Mixed Use District

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.

27. 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

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.

28. Memorialization of Resolutions

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

30. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD