

## **JERSEY CITY PLANNING BOARD**

### **PUBLIC NOTICE VIRTUAL 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 15, 2022 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.

#### **VIRTUAL 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.

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/83894431900>
- 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. 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 +1 312 626 6799, and Webinar ID: **838 9443 1900**

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@jcnj.org](mailto:cityplanning@jcnj.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](http://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 Case
5. Correspondence
6. **ADJOURNMENTS**
7. **OLD BUSINESS**
8. **NEW BUSINESS**
9. Discussion of annual Planning Board reorganization.
10. Review and discussion of the 2023 Planning Board Meeting Calendar  
<https://data.jerseycitynj.gov/explore/dataset/2023-planning-board-meeting-dates/information/>
11. Board Attorney Contract
12. Precision Reporting Contract
13. Case: P22-162  
Review and discussion of an amendment to the Grand Jersey Redevelopment Plan regarding modifications to the street grid and regulating maps, building types and street sections. Formal action may be taken.  
<https://data.jerseycitynj.gov/explore/dataset/p22-162-or-grand-jersey-redevelopment-plan-amendments/information/>
14. Case: P22-156  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-156-310-4th-street-2022/information/>  
For: 2-year Extension  
Address: 310 4<sup>th</sup> Street  
Applicant: Ankit Jain and Angel Jain  
Attorney: Eugene O'Connell, Esq.  
Review Planner: Mallory Clark-Sokolov, PP, AICP  
Block: 11207    Lot: 15  
Zone: R5  
Description: Two-year extension of approval for case P20-078 for a renovation and expansion of an existing structure to construct a four (4) story, four (4) unit structure with a rear yard variance.
15. Case: P22-167  
<https://data.jerseycitynj.gov/explore/dataset/p22-167-30-journal-square-2022/information/>  
For: Four (4) Year Extension  
Address: 30 Journal Square (3-26 Enos Place, 122-130 Newkirk Street, 29-31 Sip Avenue)  
Applicant:  
Attorney: Eugene T. Paolino, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 10702    Lots: 4, 6-15  
Zone: Journal Square 2060 (Zone 12)  
Description: The Applicant is seeking an additional four (4) year site plan approval extension from January 7, 2023 in accordance with the provisions of N.J.S.A. 40:55D-52(e), of the amendment to the Preliminary and Final Major Site Plan granted under case number P19-078 on October 29, 2019 and memorialized by resolution on January 7, 2020. Please see Legal Memo attached.
16. Case: P22-110  
<https://data.jerseycitynj.gov/explore/dataset/p22-110-511-newark-avenue-2022/information/>  
For: Preliminary and Final Major Site Plan  
Address: 511 Newark Avenue  
Applicant: 511 Newark Ave, LLC  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 9706    Lot: 6  
Zone: NC Neighborhood Commercial  
Description: Proposed five (5) story building with ground floor commercial and forty (40) efficiency dwelling units in the floors above.  
**CARRIED FROM OCTOBER 25, 2022 MEETING WITH PRESERVATION OF NOTICE**
17. Case: P22-152  
<https://data.jerseycitynj.gov/explore/dataset/p22-152-692-route-440-administrative-amendment/information/>  
For: Final Site Plan Amendment Approval with "c" variances

Address: 682 Route 440 and 11 Bennett Street  
Applicant: Myneni Properties, LLC  
Attorney: Charles Harrington, III, Esq.  
Review Planner: Liz Oppen, AICP  
Block: 9803                Lot: 08  
Zone: Water Street Redevelopment Plan | High Rise Zone  
Description: Amendment to approved fifteen (15) story mixed use building, with 218 residential units.  
Amendment to address DEP concern with below grade parking in the flood zone.  
Variances: Building height, commercial floor to ceiling height  
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18. Case P22-116

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-116-252-central-avenue-2022/information/>

For: Preliminary + Final Major Site Plan with Variance  
Address: 252 Central Avenue  
Applicant: AK 471, LLC  
Attorney: Benjamin Wine, Esq.  
Review Planner: Mallory Clark-Sokolov, PP, AICP  
Block: 07307    Lot: 4404  
Zone: NC  
Description: Construction of a new five (5) story mixed-use building with eight (8) dwelling units over round floor commercial  
Variances: Rooftop Appurtenance Coverage  
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19. Case P22-117

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-117-253-central-avenue-2022/information/>

For: Minor Site Plan with Variance  
Address: 253 Central Avenue  
Applicant: 99 Forest Avenue  
Attorney: Benjamin Wine, Esq.  
Review Planner: Mallory Clark-Sokolov, PP, AICP  
Block: 3701    Lot: 34  
Zone: NC  
Description: Construction of a new five (5) story, eight (8) unit structure with ground floor retail space  
Variances: Rooftop Appurtenance Coverage  
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20. Case P22-039

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-039-477-monmouth-street-2022/information/>

For: Minor Site Plan  
Applicant: 477 Monmouth SPE, LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Mallory Clark-Sokolov, PP, AICP  
Block: 9908                Lot: 28  
Zone: R5  
Description: Four (4) story, four (4) unit structure with no parking  
**CARRIED FROM OCTOBER 25, 2022 MEETING WITH PRESERVATION OF NOTICE**

21. Case: P21-153

<https://data.jerseycitynj.gov/explore/dataset/p21-153-215-warren-street-2022/information/>

For: Minor Site Plan with Variances  
Address: 215 Warren Street  
Applicant: 215 Warren LLC  
Attorney: Joseph Cauda, Esq.  
Review Planner: Mallory Clark-Sokolov, PP, AICP  
Block: 14202                Lot: 22  
Zone: Paulus Hook Historic District  
Description: New construction of four (4) story, four (4) unit structure on a corner lot.  
Variances: front yard setback, rear yard setback, lot coverage  
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22. Case: P22-092

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-092-279-communipaw-avenue-2022/information/>

For: Minor Site Plan

Address: 279 Communipaw Avenue  
Applicant: 279 Communipaw Realty, LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Cameron Black, PP, AICP  
Block: 20303 Lot: 21  
Zone: Morris Canal Redevelopment Plan  
Description: 197.6 SF expansion of existing three dwelling unit, four story building resulting in a 2,397.9 SF four-unit dwelling.  
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23. Case: P22-084

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-084-292-whitton-street-2022/information/>

For: Minor Site Plan and "c" Variance  
Address: 292 Whiton Street  
Applicant: 292 Whiton Street, LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Cameron Black, PP, AICP  
Block: 20301 Lot: 7  
Zone: Morris Canal Redevelopment Plan  
Description: New construction of a two-family, three-story residential building totaling approximately 2,989 square feet on vacant land.  
Variances: Minimum side yard setback, minimum rear yard setback, and maximum building lot coverage.  
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24. Case: P22-064

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-064-138-griffith-street-2022>

For: Conditional Use License  
Address: 138 Griffith Street  
Applicant: Uforia, LLC  
Attorney: Zachary M. Rosenberg, Esq  
Review Planner: Francisco Espinoza  
Block: 2901 Lot: 21  
Zone: Central Ave Block 2901 (Zone 3 & Zone 1 Overlay)  
Description: Proposed Class 5 Cannabis Retailer Microbusiness at an existing ground floor retail space that currently is a vacant retail store.  
**CARRIED FROM OCTOBER 25, 2022 MEETING WITH PRESERVATION OF NOTICE**

25. Case: P22-071

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-071-447-central-ave-2022>

For: Conditional Use License  
Address: 447 Central Ave  
Applicant: Micheal Fernandes & Brian Philipson  
Attorney: Stephen Joseph, Esq.  
Review Planner: Francisco Espinoza  
Block: 1507 Lot: 23  
Zone: NC- Neighborhood Commercial  
Description: Proposed Class 5 Cannabis Retailer at an existing ground floor retail space that currently is an existing retail store.  
**CARRIED FROM OCTOBER 25, 2022 MEETING WITH PRESERVATION OF NOTICE**

26. Case: P22-143

<https://data.jerseycitynj.gov/explore/dataset/p22-143-99-storms-avenue-2022/information/>

For: Preliminary and Final Major Site Plan Amendment with "c" Variances  
Address: 99 Storms Avenue  
Applicant: 99 Storms Development, LLC  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 15003 Lot: 18.01  
Zone: NC Neighborhood Commercial  
Description: Amendments to a previously approved six (6) story building containing fifty (50) units. Proposed amendments include replacement of five (5) previously approved parking spaces with retail, minor facade changes, addition of amenity roof deck and interior reconfigurations.  
Variance(s): Set back (Roof top appurtenances), Parking  
**CARRIED FROM OCTOBER 25, 2022 MEETING WITH PRESERVATION OF NOTICE**

27. Case: P22-126

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-126-351-marin-blvd-2022/information/>

For: Minor Site Plan and “c” Variance

Address: 351 Marin Blvd.

Applicant: BV NJ, LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 11508 Lot: 3.01

Zone: Morgan/Gove/Marin Redevelopment Plan

Description: The Applicant seeks approval to erect three (3) channel signs and one (1) blade sign to the exterior of the existing building, a portion of which is intended to be used as a veterinary office.

Variances: (1) Number of wall-mounted (2) Window signage coverage greater than permitted (20% permitted; ); (3) Blade sign projection greater than permitted (15 in. permitted; 2 ft. 6 in. proposed); and (4) Proposed internally illuminated signage where same is not permitted.

28. Case: P21-035

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-035-362-364-6th-street-2022>

For: Final Major Site Plan with ‘c’ Variance(s)

Address: 362-364 6th Street

Applicant: 362-364 6<sup>TH</sup> Street, LLC

Attorney: Charles Harrington, III, Esq.

Review Planner: Francisco Espinoza / Lindsey Sigmund, PP, AICP

Block: 9803 Lot: 08

Zone: Enos Jones Redevelopment Plan

Description: Applicant proposed to develop a seven (7) story residential building with seventeen (17) dwelling units, and seven (7) parking spaces with a first-floor parking garage

Variances: Lot coverage, stories, drive aisle width, parking, compact parking dimensions, garage entry setback and planter box/bollard requirement

**CARRIED FROM OCTOBER 25, 2022 MEETING WITH PRESERVATION OF NOTICE**

29. Case: P22-170 Review and discussion of an amendment to the Journal Square 2060 Redevelopment regarding 701 Newark Avenue. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/p22-170-journal-square-2060-rdp-amendment-701-newark-avenue/information/>

30. Case: P21-007

<https://data.jerseycitynj.gov/explore/dataset/p21-007-80-water-street/information/>

For: Preliminary and Final Major Site Plan, Preliminary and Final Major Subdivision

Address: 80 Water Street

Applicant: Route 440 Developers LLC

Attorney: Eugene Paolino, Esq.

Review Planner: Liz Oppen, AICP

Block: 21701 Lot: 1, 13, 14, 17, 24 & 25

Zone: Route 440 - Culver Redevelopment Plan | Mid-Rise B, High-Rise

Description: Proposed subdivision to create five (5) lots, new streets and the Hudson Bergen Light Rail extension right-of-way. Proposed multi-phase, mixed-use development comprised of high-rise commercial and residential buildings, plaza and open space. Phase I – 30 story, 473 units. Phase II (2 towers) – 38 and 55 stories, 1,567 units, 180,000 sf mall. Phase III – 55 story, 1,039 units (3,079 total units).

Variances: None

31. Case: P22-082

<https://data.jerseycitynj.gov/explore/dataset/p22-082-169-culver-avenue-2022/information/>

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

Address: 169 Culver Avenue

Applicant: LLCK Investment Ventures, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 22102 Lot: 16

Zone: West Side Avenue Redevelopment Plan

Description: Proposed Development of a new four (4) story mid-rise development containing seven (7) dwelling units and six (6) parking spaces.

Variance(s): Minimum Lot Size, Minimum Lot Width, Side Yard Setback, Rear Yard Setback, Maximum Building Coverage, Minimum Required Parking, Maximum Permitted Driveway Width

32. Memorialization of Resolutions

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

34. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD