

## JERSEY CITY PLANNING BOARD

**Please take notice that the Jersey City Planning Board took the following actions at the May 9, 2023 virtual meeting.**

1. Call to Order
  2. Sunshine Announcement
  3. Roll Call- *Langston, Torres, Cruz, Desai, Gonzalez*
  4. Swear in Staff Case
  5. Correspondence
  6. Adjournments
  7. Old Business
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- a. Case: P22-197 <https://data.jerseycitynj.gov/explore/dataset/p22-197-124-glenwood-avenue-2023/information/>  
For: Minor Site Plan  
Address: 124 Glenwood Avenue  
Applicant: 124 Glenwood Holdings, LLC Attorney: Benjamin T.F. Wine, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 13204 Lot: 56 Zone: R-3  
Description: The applicant is proposing to demolish the existing structures and to construct a new four (4) story, four (4) unit residential building.  
**Carried to June 13, 2023 with preservation of notice**
  - b. Case: P23-001 <https://data.jerseycitynj.gov/explore/dataset/case-p23-001-20-carbon-place-planning-board-application-2023/information/>  
For: One (1) Year Site Plan Extension  
Address: 20 Carbon Place  
Applicant: Twenty Carbon Place Corp.  
Attorney: Eugene T. Paolino, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 22103 Lot: 12, 17  
Zone: Culver Route 440 (Mid-Rise Zone B)  
Description: The Applicant is seeking a one (1) year Site Plan Extension of the Preliminary and Final Major Site Plan Approval with Deviations and Conditions granted under P20-025.  
**Approved 5-0**
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- ### 8. NEW BUSINESS
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9. Case: P22-228 <https://data.jerseycitynj.gov/explore/dataset/case-p22-228-547-west-side-avenue-planning-board-application-2023/information/>  
For: Conditional Use  
Address: 547 West Side Avenue  
Applicant: Lady L Cannabis, LLC Attorney: Chirali V. Patel Esq.  
Review Planner: Francisco Espinoza  
Block: 19202 Lot: 50 Zone: NC- Neighborhood Commerical  
Description: New interior build-out within an existing building for a cannabis storefront. Work includes partitions, doors, ceiling finishes, millwork, storefront, and mechanical, electrical, and plumbing.  
**Approved with conditions** (2 in favor, 2 abstain, 1 no)
  10. Case: P22-231 <https://data.jerseycitynj.gov/explore/dataset/case-p22-231-535-newark-ave-planning-board-application-2023/information/>  
For: Conditional Use  
Address: 535 Newark Ave  
Applicant: Neon Heights Attorney: Rosemarie Moyeno Matos, Esq.  
Review Planner: Francisco Espinoza  
Block: 9601 Lot: 14 Zone: NC  
Description: Renovate an existing building retail space to accommodate a class 5 Cannabis retail license  
**Approved with conditions** (3 in favor, 1 abstain, 1 no)

11. Case: P22-198<https://data.jerseycitynj.gov/explore/dataset/case-p22-198-550-560-tonnele-avenue-planning-board-2023/information/>  
For: Conditional Use  
Address: 550-560 Tonnele Ave  
Applicant: KushKlub NJ LLC Attorney: Kelly Carey, Esq.  
Review Planner: Francisco Espinoza  
Block: 3302 Lot: 14, 15, 16, 17, 18 & 19 Zone: HC Highway Commercial  
Description: KushKlub NJ LLC requests conditional use approval for a class 5 retail cannabis business to be located on the first floor of a new retail/commercial building. The retail space will be +/- 3,000 SF.  
**Approved with conditions** (4 in favor, 1 abstain)
12. Case: P23-040<https://data.jerseycitynj.gov/explore/dataset/p23-040-270-newark-ave/information/>  
For: Preliminary and Final Major Site Plan and Conditional use  
Address: 270 Newark Ave  
Applicant: Bud Space LLC  
Attorney: Jennifer Porter Review Planner: Matt Ward, AICP, PP  
Block: 11010 Lot: 4 Zone: NC – Neighborhood Commercial  
Description: Proposed construction of a two-story commercial building of 1,880 square feet and a conditional use for a Class 5 Cannabis Retailer.  
**Approved with conditions** (3 in favor, 1 abstain, 1 no)
13. Case: P22-052<https://data.jerseycitynj.gov/explore/dataset/p22-052-167-169-baldwin-ave-44-48-newkirk-st-2/information/>  
For: Preliminary and Final Major Site Plan Amendment with "c" Variances  
Address: 171A, 171, 169A, 169, 167 Baldwin Avenue and 44-48 Newkirk Street  
Applicant: ILC 44 Newkirk, LLC  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 10802 Lots: 25, 26, 27, 28, 29, 30, 31, 32  
Zone: Journal Square 2060 (Zone 4a: Community Multi-Family Low Rise District)  
Description: Removal of a previously approved mezzanine and increase in unit count from one hundred and forty (140) to one hundred and sixty-seven (167) units based on expanded footprint. Variance(s): Floor to Ceiling Height (Ground Floor), Drive Aisle Width, and Rear yard  
**Approved with conditions 5-0**
14. Case P22-168<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-168-157-newark-ave>  
For: Preliminary & Final Major Site Plan w/ "c" Variances  
Address: 157 Newark Ave and 324 Barrow Street  
Applicant: The Barrow Street, LLC Attorney: Thomas P. Leane, Esq.  
Review Planner: Francisco Espinoza  
Block: 11405 Lot: 2.01 and 5 Zone: Newark Avenue Downtown Redevelopment Plan  
Description: Applicant proposes to demolish existing building and construct a new six (6) story building with a penthouse containing 41 dwelling units and ground floor retail.  
Variance(s): Non-Compliance with height and setbacks for permitted penthouse bonus area.  
**Carried to May 23, 2023 with preservation of notice**
15. Case: P22-213<https://data.jerseycitynj.gov/explore/dataset/p21-132-824-826-pavonia-avenue-2022/information/>  
For: Administrative Amendment  
Address: 824-826 Pavonia Avenue  
Applicant: 824 Pavonia, LLC Attorney: Stephen Joseph, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 9404 Lot: 25, 26 Zone: Journal Square 2060  
Description: Amendment to existing variance approval. Project will be new construction rather than renovation. No changes to building layout, unit count, or site plan.  
Variance(s): Front yard setback, Rear yard setback, Rear yard setback above ground floor.  
**Carried to May 23, 2023 with preservation of notice**

16. Case: P23-008 <https://data.jerseycitynj.gov/explore/dataset/planning-board-application-107-magnolia-ave-p23-008/information/>  
For: Minor site plan with 'C' Variances  
Address: 107 Magnolia Avenue  
Applicant: Gregory & Nilvia Bergonio Attorney: Benjamin T.F. Wine, Esq.  
Review Planner: Tanya Marione, AICP, PP  
Block: 9604 Lot: 6 Zone: Jersey Square 2060 RDP – Zone 4a  
Description: Proposed curbcut and two parking spaces with electric vehicle charging station in the side/rear of an existing four-unit building.  
**Carried to May 23, 2023 with preservation of notice**
17. Case: P22-115 <https://data.jerseycitynj.gov/explore/dataset/p22-115-381-route-440-2023/information/>  
For: Preliminary and Final Major Site Plan with "c" Variances  
Address: 381 Route 440  
Applicant: Target Corporation Attorney: Thomas P. Leane, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 26102 Lot: 3 Zone: WPD Waterfront Planned Development  
Description: Construction of new Target store on site of former K-Mart location. New store to be composed of 119,387 square feet of retail space, 515 proposed parking stalls and new signage.  
Variance(s): Maximum Number of Signs, Sign Height, Required Loading Spaces, GAR Requirements, Maximum Heights for Lighting, Parking Location, Required Store Front Glass Coverage, Landscaping  
**Carried to May 23, 2023 with preservation of notice**
18. Case: P22-196 <https://data.jerseycitynj.gov/explore/dataset/p22-196-321-route-440-minor-site-plan-with-c-variances/information/>  
For: Minor Site Plan with "c" Variances  
Address: 401 Route 440  
Applicant: Delco-Levco Venture  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Cameron Black, AICP PP  
Block: 26102 Lot: 3 Zone: WPD  
Description: Applicant proposes adding twelve (12) conforming façade signs for tenant identification and one (1) 322.3 sq. ft. pylon freestanding sign  
Variance(s): freestanding pylon height and location relief from internally illuminated signs  
**Carried to May 23, 2023 with preservation of notice**
19. Case: P22-161 <https://data.jerseycitynj.gov/explore/dataset/p22-161-231-twelfth-street/information/>  
For: Preliminary and Final Major Site Plan with 'c' Variance  
Address: 231 Twelfth Street  
Applicant: Yum & Chill Restaurant Group Attorney: Stephen Joseph, Esq.  
Review Planner: Liz Oppen, AICP  
Block: 8603 Lot: 2 Zone: Jersey Avenue Tenth Street Redevelopment Plan, Commercial Strip  
Description: Demolition of existing building and construction of a new 2,850 sf building containing a convenience store and drive through restaurant with site improvements.  
Variance(s): GAR  
**Carried to May 23, 2023 with preservation of notice**
20. Case: P22-199 <https://data.jerseycitynj.gov/explore/dataset/p22-199-352-pavonia-avenue/information/>  
For: Minor Site Plan with 'c' Variances  
Address: 352 Pavonia Avenue  
Applicant: Dhaval Patel & Jayshri Mepani Attorney: Heather Kumer, Esq.  
Review Planner: Liz Oppen, AICP  
Block: 8502 Lot: 3 Zone: RC-3  
Description: Four (4) story, four (4) unit multi-family residential building on a corner lot  
Variance(s): curb width, driveway width, parking, curb cut on Brunswick St, building and lot coverage, landscaping  
**Carried to May 23, 2023 with preservation of notice**
21. Case: P23-017 <https://data.jerseycitynj.gov/explore/dataset/p23-017-115-wayne-street-2023/information/>

For: Minor Subdivision with 'c' Variances

Address: 115 Wayne Street

Applicant: Meredith Jewitt Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 12802 Lot: 14.02 Zone: Van Vorst Park Historic District

Description: Boundary adjustment subdividing and transferring portion of 115 Wayne St beyond rear dividing wall to 109.5 Wayne St. An existing easement grants 109.5 Wayne St use of the area in question.

Variance(s): Minimum Lot Area, Minimum Lot Depth, Maximum Building Coverage, Rear Yard Setback

**Carried to May 23, 2023 with preservation of notice**

22. Case: P23-037<https://data.jerseycitynj.gov/explore/dataset/p23-037-141-newark-avenue-wireless-cell-antenna/information/>

For: Minor Site Plan - Cell Antenna

Address: 141 Newark Avenue

Applicant: DISH Wireless L.L.C. Attorney: Christopher J. Quinn, Esq.

Review Planner: Cameron Black, AICP PP

Block: 11405 Lots: 11 Zone: Newark Avenue Downtown RDP

Description: Rooftop Wireless telecommunications facility

**Carried to May 23, 2023 with preservation of notice**

23. Case: P23-027<https://data.jerseycitynj.gov/explore/dataset/p23-027-430-palisade-avenue-wireless-antenna/information/>

For: Minor Site Plan - Cell Antenna

Address: 430 Palisade Avenue

Applicant: 430 Palisade, LLC Attorney: Christopher J. Quinn, Esq.

Review Planner: Cameron Black, AICP PP

Block: 3903 Lot: 25.01 Zone: NC

Description: Rooftop Wireless telecommunications facility

**Carried to May 23, 2023 with preservation of notice**

24. Case: P22-188<https://data.jerseycitynj.gov/explore/dataset/p22-188-75-vroom-street-preliminary-and-final-major-subdivision-with-c-variances/information/>

For: Preliminary and Final Major Subdivision with 'c' variances

Address: 75 Vroom Street

Applicant: Moshe Rubin Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP PP

Block: 12202 Lots: 25 Zone: R-1

Description: Subdivision of an existing non-conforming lot and construction of a three-story, two-family dwelling on the vacant side yard

Variance(s): for lot size, lot width, side yards, building coverage, and minimum front + rear yard

**Withdrawn**

25. Case: P22-229<https://data.jerseycitynj.gov/explore/dataset/p22-229-46-van-reipen-avenue/information/>

For: Minor Site Plan with 'C' Variances

Address: 46 Van Reipen Avenue

Applicant: Van Reipen Realty LLC Attorney: Benjamin Wine, Esq.

Review Planner: Liz Oppen, AICP

Block: 7903 Lots: 47 Zone: Journal Square 2060 Redevelopment Plan | Zone 4

Description: The Applicant proposes to expand the existing two- (2) family residence towards the rear and to renovate same into a three (3) story, six (6) unit multifamily residence.

Variance(s): Front yard landscaping

**Carried to May 23, 2023 with preservation of notice**

26. Case: P23-038<https://data.jerseycitynj.gov/explore/dataset/case-p23-038-125-18th-street-planning-board-application-2023/information/>

For: Minor Site Plan

Address: 125 18th Street

Applicant: Sign Plus Attorney: Carmen Mendiola, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7202 Lot: 2 Zone: Newport Redevelopment Plan

Description: To install channel letters for one of the stores located at the shopping plaza.

**Carried to May 23, 2023 with preservation of notice**

27. Case: P23-004 <https://data.jerseycitynj.gov/explore/dataset/case-p23-004-32-34-jones-street-planning-board-application-2023/information/>

For: Final Site Plan Amendment

Address: 32-34 Jones Street

Applicant: JUD, LLC Attorney: Lauren R. Tardanico, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 10704 Lot: 36 Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)

Description: The Applicant is seeking amended final site plan approval in order to convert the approx. 870 square foot retail space on the ground floor of the building to a residential use. Previously approved under case P18-019 and is under construction. Original approval to construct a 5-story, 10-unit apartment building. Unit total now being increased to 11 units.

**Carried to May 23, 2023 with preservation of notice**

28. Case: P22-086 <https://data.jerseycitynj.gov/explore/dataset/case-p22-086-527-newark-avenue-planning-board-application-2023/information/>

For: Minor Site Plan

Address : 527 Newark Ave

Applicant: Bloomstone, LLC Attorney: Jim Burke, Esq.

Review Planner: Francisco Espinoza

Block: 9601 Lot: 18 Zone: Neighborhood Commercial

Description: The proposed 5 story building is located at 527 Newark Ave, lot 18, block 9601 in a Neighborhood Commercial district. The site is an irregular shape, approximately 87' long by 25' wide, 2,200sf. The building at 1820sf per floor will consist of a ground floor 950sf commercial unit and 4 additional floors of residential, 1 Dwelling Unit per floor, for a total of 4 dwellings. The building is a total of 9,100 sf. The roof is to be a shared amenity space. The height is 55'.

**Carried to May 23, 2023 with preservation of notice**

29. Case: P23-012 <https://data.jerseycitynj.gov/explore/dataset/case-p23-012-3447-jfk-blvd-planning-board-application-2023/information/>

For: Minor Site Plan

Address: 3447 Kennedy Blvd.

Applicant: 3447 Kennedy Blvd. JCNJ LLC. Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Francisco Espinoza

Block: 2602 Lot: 19 Zone: RC-2

Description: The Applicant proposes to demolish the existing single-family residence and to construct a new four (4) story, four (4) unit residential building.

**Carried to May 23, 2023 with preservation of notice**

30. Case: P22-164 <https://data.jerseycitynj.gov/explore/dataset/case-p22-164-337-johnston-avenue-planning-board-application-2023/information/>

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

Address: 337 Johnston Avenue

Applicant: Johnston Whiton LLC Attorney: Charles Harrington III, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 19002 Lot: 1 Zone: Morris Canal Mixed Use A

Description: The Applicant proposes to construct a six (6) story mixed-use building with thirty (30) dwelling units, including two (2) low income affordable units, and commercial/retail space.

Variance: Height in feet

**Carried to May 23, 2023 with preservation of notice**

31. Case: P23-053 <https://data.jerseycitynj.gov/explore/dataset/case-p23-053-770-washington-planning-board-case-2023/information/>

For: Interim Use Extension for Three (3) Years



Address : 770 Washington Blvd

Applicant: Newport Associates Development Company

Attorney: James C. McCann

Review Planner: Cameron C. Black, AICP, PP

Block: 7302 Lot: 3.11 Zone: Newport Redevelopment Plan

Description: Extension of interim use concrete plant pursuant to Section VII.H of the Newport Redevelopment Plan. **Carried to May 23, 2023 with preservation of notice**

32. Case: P23-006 <https://data.jerseycitynj.gov/explore/dataset/case-p23-006-143-145-monticello-avenue-planning-board-application-2023/information/>

For: Administrative Amendment

Address : 143-145 Monticello Avenue

Applicant: Monticello Lofts LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron C. Black, AICP, PP

Block: 16701 Lot: 24 & 24.01 Zone: Jackson Hill Redevelopment Plan

Description: Amendment to existing variance approval P21-059. Enlarging the basement due to soil and foundation issues. Additionally, changing side wall materials from stucco to vinyl siding.

**Carried to May 23, 2023 with preservation of notice**

33. Case: P23-035 <https://data.jerseycitynj.gov/explore/dataset/case-p23-035-104-harbor-drive-planning-board-application-2023/information/>

For: Preliminary and Final Major Site Plan

Address: 104 Harbor Drive

Applicant: 104 Harbor Drive, LLC

Attorney: James J. Burke

Review Planner: Timothy Krehel, AICP PP

Block: 30307 Lot: 4 Zone: Greenville Industrial Redevelopment Plan

Description: Proposed construction of a 10,000 square foot freezer.

**Carried to May 23, 2023 with preservation of notice**

**34. Memorialization of Resolutions are available upon request at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)**

1. Resolution of Jersey City Planning Board for Conditional Use Class 5 Cannabis Dispensary Approval # P22-085 Applicant: Chill town Dispensary LLC (324.5 Central Ave) block 2901 lot 25
2. Resolution of the Jersey City Planning Board approving preliminary and final major site plan #P22-110 Applicant: 511 Newark Ave LLC (511 Newark Ave) block 9706 lot 6
3. Resolution of the Jersey City Planning Board approving amendment to final major site plan #P22-201 Applicant: TRG Academy LLC (179 Academy St fka 175-177 Academy St and portion of 181 Academy St) block 12308 lot 11.01 fka 11 and a portion of 10
4. Resolution of the Jersey City Planning Board approving preliminary and final major site plan #P22-202 Applicant: 37-47 & TRG High Street LLC (39 High St fka 37-47 High St) block 10802 lot 11.01 fka lots 11-15
5. Resolution of the Jersey City Planning Board approving preliminary and final major site plan #P22-200 Applicant: 176 Westside Avenue Development LLC (176 Westside Ave) block 23801 lot 1.01
6. Resolution of the Jersey City Planning Board for Review and Discussion of the Report Concerning the Determination of the Fayette Avenue Study Area #P23-015
7. Resolution of the Jersey City Planning Board for Review and Discussion of amendments to the Route 440 Culver Redevelopment Plan #P23-019
8. Resolution of the Jersey City Planning Board for Review and Discussion of amendments to the Green Villa Redevelopment Plan #P23-058
9. Resolution of the Jersey City Planning Board for Approval and Recommendation of Amendments to Chapter 345-31 of the Land Development Ordinance regarding applications and checklists to make the zoning determination letter required upon staff request #P23-080

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

36. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD