

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, May 6, 2025 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.

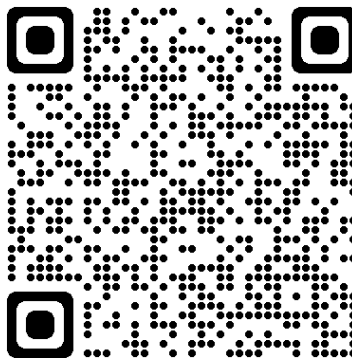
ADVISORIES

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 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**

7. OLD BUSINESS

a. Case: P2025-0061

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fdbc872b-2977-4e33-8d5a-e90b407165f9?tab=attachments>

For: 1 Year Extension

Address: 414-432 Hoboken Avenue

Ward: C

Applicant: 416 Hoboken Avenue, LLC

Attorney: Paul Kaufman, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 6701 Lot: 6-12

Zone: Journal Square 2060 - Zone 4 - Neighborhood Mixed Use

Description: The project is comprised of a 28 story mixed use building consisting of 524 dwelling units in twin towers above a base containing 7,000 square feet of retain space and 29,000 square feet of office space together with parking. A large portion of the ground level will be dedicated to publicly accessible open space, including a pedestrian plaza of approx. 5,900 square feet as well as a public walkway and vehicular access along the western property line.

b. Case: P2025-0055

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0033a334-4194-42eb-8c02-4d2f0dd65ac6?tab=attachments>

For: 1 Year extension request

Address: 477 Ocean Avenue

Ward: F

Applicant: Ricardo Ramos

Attorney: Gerard Pizzillo, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 25101 Lot: 22

Zone: Turnkey Redevelopment Area – Mixed Use A

Description: The Applicant is requesting a One (1) year extension of the Preliminary and Final Major Site Plan Approval with "c" Variances and Conditions previously approved under P21-068.

c. Case: P2024-0210

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/19251933-eee9-4856-a440-60efd0f27b0e?tab=attachments>

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

Address: 2966 Kennedy Boulevard and 69 Cottage Street

Ward: C

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Matthew da Silva, AICP

Block: 7903 Lot: 1.01 & 4

Zone: Journal Square 2060 – Zone 3 Commercial Center

Description: Applicant proposes fifty-five (56) story (including one permitted mezzanine level) mixed used 542 residential units, 154 hotel rooms, two (2) ground floor retail spaces, office use (pursuant to office use

Variances: height, setback from lower density zone, tower on a base standards, design standards (presence of port a cochere)

TESTIMONY TAKEN. CARRIED FROM MARCH 25th WITH PRESERVATION OF NOTICE.

- d. Case: P2024-0127
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/307099f0-3b77-488e-a58d-9ff8dbbbffbd>
For: Preliminary and Final Major Site Plan with Variances
Address: 1 Journal Square Plaza aka 2965 Kennedy Boulevard
Ward: C
Applicant: Journal Square Plaza Urban Renewal Associates, LP
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Tanya Marione, PP, AICP
Block: 9403 Lots: 14
Zone: Journal Square RDP – Zone 3 Commercial Center
Variances: Building height in feet and stories; ground floor ceiling height for non-residential use; floor to ceiling height for retail use; parking level/mechanical floor adjacent to sidewalk/street frontage; driveway width; minimum sidewalk width; required number of loading spaces; and loading space length.
Description: Preliminary Major Site Plan approval to construct a mixed-use development consisting of two (2) twenty-eight (28) story towers over a base containing 657 dwelling units, 11,757 sq. ft. of retail space, two floors of extended stay uses (49,944 sq. ft.), 81 parking spaces, bicycle parking, tenant amenities and other improvements.
TESTIMONY TAKEN. CARRIED FROM MARCH 25th WITH PRESERVATION OF NOTICE.

8. NEW BUSINESS

9. For: Review and discussion of as Certified Artist Minzhi Zheng and Brian Camelio. Formal action may be taken
<https://data.jerseycitynj.gov/explore/dataset/for-review-and-discussion-of-as-certified-artist-minzhi-zheng-and-brian-camelio-formal-action-may-be/information/>

10. Case: P2024-0178
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6e4a9277-6a68-4d24-976d-d8afcb7c98e2?tab=attachments>
For: Review and discussion of Fayette-Broadway Redevelopment Plan Amendment.
Description: Zoning Requirements for Zone 3. Formal action may be taken.
CARRIED FROM APRIL 22, 2025 MEETING

11. Case: P2024-0158
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/df130726-bb12-4b04-a184-02bfd4788733?tab=attachments>
For: Minor Site Plan
Address: 305 Third St
Ward: E
Applicant: 305 Third Street SPE LLC
Attorney: James J. Burke, Esq.
Review Planner: Xunru Huang
Block: 11106 Lot: 7
Zone: RC-3

Description: The applicant is proposing demolition of the existing structure and construction of a four (4) story building with 4 dwelling units and 1 parking space at the rear.

CARRIED FROM APRIL 22ND MEETING WITH PRESERVATION OF NOTICE.

12. Case: P2024-0147

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b9bf912a-64f9-45af-a59a-8b477033189f?tab=attachments>

For: Preliminary and Final Major Site Plan Amendment with Variances

Address: 301 West Side Ave

Ward: B

Attorney: James McCann, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 22103 Lots: 5, 13 & 14

Zone: West Side Redevelopment Plan

Description: Amendment consisting of interior layout changes, facade changes, building footprint, and an increase of two units to a total unit count of 202 residential units (of which 20 units are deed restricted affordable housing). Site is under construction pursuant to case P22-069.

Variances: Minimum front yard setback, Minimum side yard setback, Minimum footcandle at sidewalk, and maximum lot coverage.

CARRIED FROM APRIL 8TH MEETING WITH PRESERVATION OF NOTICE

13. Case: P23-024

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/34F1AFC6-45A9-4C8D-B529-2C8242DA0FF4?tab=attachments>

For: Preliminary and Final Major Site Plan with Variances and Minor Subdivision

Address: 772-788 West Side Avenue

Ward: B

Attorney: Stephen Joseph

Review Planner: Tanya Marione, PP, AICP

Block: 16301 Lot: 65

Zone: NC-1

Description: Proposed mixed-use development in the Neighborhood Commercial Zone resulting in a building with gross floor area of 136,090.3 sq. ft. with 4 ground-floor commercial units and 135 residential units.

CARRIED FROM JANUARY 28TH MEETING WITH PRESERVATION OF NOTICE.

14. Case: P2024-0207 89 NEPTUNE AVE

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6014dc63-8223-4ad2-877d-891eb7247634?tab=attachments>

For: Minor Site Plan

Address: 89 Neptune Ave

Ward: A

Applicant: 89 Neptune LLC

Attorney: Michael Higgins

Review Planner: Joseph Pangilinan, AICP

Block: 30101 Lot: 3

Zone: Ocean Avenue South Redevelopment Plan, Neighborhood Mixed Use Zone

Description: New construction of a 4-story mixed-use building with 8 dwelling units and ground floor commercial space on the currently vacant lot.

Variances: None

CARRIED FROM MARCH 11TH MEETING WITH PRESERVATION OF NOTICE.

15. Case: P2024-0173

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9133bcf2-1cc0-4b7f-aec2-11e2a6ae6b87?tab=attachments>

For: Preliminary and Final Major Site Plan with Variances

Address: 359 Johnston Avenue

Ward: A

Applicant: 359-361 Johnston, LLC

Attorney: Stephen Joseph

Review Planner: Xunru Huang

Block: 17403 Lot: 1&2

Zone: Lafayette Park Redevelopment Plan

Description: New six story (67') mixed use building with 35 dwelling units and 7 parking spaces in the Lafayette Park Redevelopment Zone.

Variances: Maximum building coverage, Minimum landscaping

CARRIED FROM MARCH 11TH MEETING WITH PRESERVATION OF NOTICE.

16. Case: P2024-0139

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/95ba84db-5544-4c04-9d30-3c2c3505325e>

For: Minor Site Plan

Address: 285 Liberty Ave

Ward: D

Applicant: 285 Liberty Ave. JCNJ, LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Sophia E. Pereira

Block: 3304 Lot: 46

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes to construct a three (3) story building with four (4) dwelling units on a vacant lot.

Variances: None

CARRIED FROM APRIL 8TH MEETING WITH PRESERVATION OF NOTICE.

17. Case: P2024-0165

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/4c4521f7-5f2c-4063-a332-ffd7b214ac31>

For: Minor Site Plan

Address: 221 – 223 Nunda Ave

Ward: B

Applicant: 221 Nunda LLC

Attorney: Stephen Joseph

Review Planner: Sophia E. Pereira

Block: 14701 Lot: 5

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes to demolish existing structures and construct a three (3) story building with four (4) dwelling units.

Variances: None.

CARRIED FROM APRIL 8TH MEETING WITH PRESERVATION OF NOTICE.

18. Case: P2024-0185

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fc0a34d1-eb72-4296-ac71-60b8bb1b49e2?tab=attachments>

For: Preliminary and Final Major Site Plan with Variances

Address: 933 Communipaw Avenue

Ward: B

Applicant: J&S Equity Associates

Attorney: George Garcia, Esq.

Review Planner: Xunru Huang

Block: 18102 Lot: 20-21

Zone: C/A

Description: Applicant seeks to construct a new one-story building addition, attached to the existing building, for the car dealership operating on the property, to provide an interior service area.

Variances: Minimum parking spaces, Maximum number of signs

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19. Case: P2024-0208

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/218e788b-2596-4513-9c47-d1e03f1d97e3?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 158 Van Wagenen Ave

Ward: C

Applicant: GND JSQ HOLDINGS LLC

Attorney: Charles J. Harrington, Esq.

Review Planner: Xunru Huang

Block: 9301 Lot: 4&17

Zone: Fayette-Broadway Redevelopment Plan

Description: The Applicant is seeking to construct a 15-story multifamily residential building consisting of 321 residential units, 123 parking spaces, amenity space, and a 3,160 SF public plaza. Inclusive of the 321 residential units shall be 32 affordable residential units.

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20. P2024-0227

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f50622a2-1ad2-471d-a85d-118e379513bc>

For: Minor Site Plan with 'c' variance

Address: 209 Halladay Street

Ward: A

Applicant: Halladay Street Holdings LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 20102 Lot: 67-68

Zone: Morris Canal RDP – R zone

Description: New three story (33 feet), 4 unit dwelling.

Variance: Front Yard Setback where 6 feet are required and 10 feet are proposed.

CARRIED FROM APRIL 8TH MEETING WITH PRESERVATION OF NOTICE.

21. P2024-0199

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e38e6a6c-d683-4044-9554-de84f87b4e3d?tab=attachments>

For: Minor Site Plan with 'c' variance

Address: 10 Exchange Place

Ward: E

Applicant: Hancock S-Reit JCity LLC

Attorney: Linda M. Herlihy, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 11604 Lot: 1

Zone: Exchange Place Redevelopment Area – Special Use District

Description: An overall sign program for the building to address the needs of current and future tenants that includes (i) building wall signs, both flush mounted façade signs and a “blade”-type sign, for each retail/restaurant tenant on the ground floor, (ii) a single monument sign identifying the building as well as certain office tenants of the Building and (iii) a masthead sign on two sides of the building.

Variances: two (2) for each blade sign proposed and one (1) for each tenant not fronting a public street

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22. Case: P2024-0245

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/aa527937-7d95-4a16-87dd-c930f6a4638b?tab=attachments>

Applicant: Yitzchok Tessler

Property: 33 McAdoo Avenue

For: Conditional Use

Address: 33 MCADOO AVE

Ward: A

Applicant: Yitzchok Tessler

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 27004 Lot: 4

Zone: R-1

Description: The Applicant The Applicant proposes to convert the existing garage into a 3rd dwelling unit proposes to convert the existing garage into a 3rd dwelling unit

23. Memorialization of Resolutions

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

25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD