

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 27, 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.

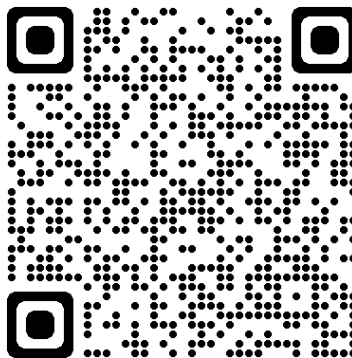
ADVISORIES

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

- a. Case: P2025-0071

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/518c7d73-3c5a-4e34-94db-a81db8d5a732?tab=attachments>

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

Applicant: 829 Bergen Ave LLC

Address: 829 Bergen Ave

Ward: C

Attorney: Charles J. Harrington, Esq.

Review Planner: Matthew Da Silva, AICP, PP

Block: 13302 Lot: 22

Zone: Neighborhood Commercial District 3 ("NC-3 Zone")

Description: The property commonly known as 829 Bergen Avenue, Jersey City, New Jersey consists of a 6,841 square foot lot and is located in the Neighborhood Commercial Zone, District 3. The Applicant is seeking to construct an 11-story mixed-use building containing ground floor commercial/retail space, a business center on the ground floor, 77 residential units on the floors above, and tenant amenity space. Inclusive of the 77 residential units shall be 8 affordable residential units.

Variances: minimum required rear yard setback requirements.

CARRIED TO JUNE 10th, 2025, MEETING WITHOUT PRESERVATION OF NOTICE.

7. OLD BUSINESS

- a. Case: P2025-0065

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/95d35f4e-f1bd-4783-93eb-71a5528a16c5?tab=attachments>

For: 190 day Subdivision Extension

Applicant: Matthew Walsh

Address: 213 Congress St.

Ward: D

Attorney: Thomas P. Leane, Esq.

Review Planner: Xunru Huang

Block: 1405 Lot: 9

Zone: R-1

Description: Extension of Minor Subdivision granted under Case No. P2024-0067

- b. Case: P2025 – 0069

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6d7f6cc6-34d4-4c65-9f01-a0d5db6ba0e9?tab=attachments>

For: Extension of Final Major Site Plan approval with Deviations

Applicant: Bishop St 78, LLC

Address: 78 Bishop Street

Ward: F

Attorney: Veronica Chmiel, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 15402 Lot: 5

Zone: Morris Canal - Industrial

Description: Applicant seeks a one-year extension of the approvals obtained for the property under Case No. P23-014 for additional time to complete permitting

- c. Case: P2025 – 0075
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ddb8f143-60d8-427f-a9f9-106e6d574383?tab=attachments>
For: Administrative Amendment
Applicant: Monticello 200 LLC
Address: 200 Monticello Avenue
Ward: F
Attorney: Thomas P. Leane, Esq.
Review Planner: Erik Beasley
Block: 16801 Lot: 45.01
Zone: Jackson Hill RDP – Neighborhood Mixed Use
Description: Amendment to Case P22-007: Approval of a five (5) story mixed-use building containing 38 dwelling units and ground floor commercial. Expansion of commercial space on ground floor for a proposed day care use. Two (2) ground floor units removed for a total of 36 units.
- d. Case: P2024-0178
<https://data.jerseycitynj.gov/explore/dataset/for-review-and-discussion-of-as-certified-artist-jonathan-fonseca-shuai-yang-iman-cooper-williams/information/>
For: Review and discussion of Fayette-Broadway Redevelopment Plan Amendment.
Description: Zoning Requirements for Zone 3. Formal action may be taken.
CARRIED FROM MAY 6, 2025 MEETING. TESTIMONY TAKEN.

8. NEW BUSINESS

9. For: Review and discussion of as Certified Artist Jonathan Fonseca, Shuai Yang, Iman Cooper-Williams-Abdul, and Bruce Beffa. Formal action may be taken.
<https://data.jerseycitynj.gov/explore/dataset/for-review-and-discussion-of-as-certified-artist-jonathan-fonseca-shuai-yang-iman-cooper-williams/information/>
10. Case: P2024-0035
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/15ae4074-cc33-4737-8568-c83481562b9d?tab=attachments>
For: Preliminary and Final Major Site Plan with 'c' variances
Address: 135 Garfield Avenue
Ward: A
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
Block: 30003 Lot: 28
Zone: R-1
Description: New construction of multifamily building with 16 dwelling units and 14 parking spaces in the R-1 zone utilizing the AHO.
Variances: Front Yard Setback and Maximum Lot Coverage
CARRIED FROM APRIL, 22ND WITH PRESERVATION OF NOTICE.

11. Case: P2023-0093

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fdbcf4c8-9319-48c6-ae86-50ff06fba690?tab=attachments>

For: Minor Subdivision

Address: 42 - 46 Nostrand Ave

Ward: A

Applicant: 4246 Van Nostrand Ave LLC

Attorney: Stephen Joseph

Review Planner: Sophia E. Pereira

Block: 25901 Lot: 44

Zone: R-1 Neighborhood Housing District

Description: subdivision of the lot into two new lots. Proposed lot 44.01 is 25 feet by 107.83 feet and a total of 2,698 square feet. The proposed lot 44.02 is 50 feet by 107.83 feet and a total of 5,406 square feet.

Variances: None

CARRIED FROM APRIL, 22ND WITH PRESERVATION OF NOTICE.

12. Case: P2025-0034

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/89480c5b-667a-438c-81e1-e91c34e74b55?tab=attachments>

For: Minor Site Plan

Address: 319 Grant Ave

Ward: B

Applicant: T-Mobile Northeast LLC

Attorney: Jennifer M. Knarich, Esq.

Review Planner: Xunru Huang

Block: 21802 Lot: 9.01

Zone: West Side Avenue Redevelopment Plan

Description: Installation of twelve (12) panel antennas and ancillary equipment on the rooftop of an existing midrise residential building.

CARRIED FROM APRIL, 22ND WITH PRESERVATION OF NOTICE.

13. Case: P2024-0200

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/58e9905c-5fcb-4242-8960-bf8421b84569?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 146 Summit Avenue

Ward: C

Applicant: Skyway Realty, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 15302

Zone: Summit & Fairmount Redevelopment Plan – Zone 2

Description: Applicant seeks to construct a new residential building containing 64 residential units, 13 cellar parking spaces with amenities and associated site improvements on a vacant parcel with frontage on Summit Avenue, Fairmount Avenue and Clifton Place. The project is 7 stories on Summit Avenue and 6 stories on Clifton Place

Variances: Permitted height in feet and stories, permitted exterior sign size, driveway width, curb cut width, height of windowsills facing street

CARRIED FROM APRIL, 22ND WITH PRESERVATION OF NOTICE.

14. Case: P2025-0016

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fe7c5d41-2459-4b0a-b03b-820bd92e4620?tab=attachments>

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

Address: 190 Chapel Avenue

Applicant: Port Liberte Apartments, LLC

Attorney: James C. McCann, Esq.

Review Planner: Cameron Black, AICP PP

Block: 27503 Lots: 13, 14, 16, 17

Zone: Caven Point Redevelopment Plan

Description: Per Jersey City Zoning Determination Letter dated December 17, 2024, Applicant proposes to eliminate solar panels from the roof of the 5 story, 401 unit apartment building which was approved by Jersey City Planning under Case P21-127.

CARRIED FROM APRIL, 22ND WITH PRESERVATION OF NOTICE.

15. Case: P2024-0184

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f1b999e1-9c8a-4f63-a6bf-c484bd6f98a2?tab=attachments>

For: Conditional Use

Address: 11 Bostwick Avenue

Ward: F

Applicant: Castano Quigley Cherami LLC

Attorney: Michael Higgins, Esq.

Review Planner: Erik Beaseley

Block: 23501 Lot: 37

Zone: R-1

Description: Conversion and adaptive reuse of garage into third dwelling unit.

Variances: None

CARRIED FROM APRIL, 22ND WITH PRESERVATION OF NOTICE.

16. Case: P2024-0229

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/cda7b21a-b29f-44b6-b618-4ecb917f1af7>

For: Review and discussion of Master Plan Amendment within Caven Point Redevelopment Plan

Petitioner: Pulte Homes of NJ, Limited Partnership

Ward: A

Attorney: James C. McCann, Esq.

Review Planner: Matthew da Silva, AICP, PP

Description: Applicant proposes amended Master Plan approval for development of Phase 5 (consolidating former phases 5, 6 and 7). As a Master Plan internal to a Redevelopment Plan this document can be directly amended by the Planning Board. City Council approval is not required. Formal action may be taken.

17. Case: P2024-0182

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9f17838d-a284-4f7d-b1e4-ae5e7e3f5e5f?tab=attachments>

For: Preliminary and Final Major Site Plan and Interim Use

Applicant: Pulte Homes of NJ, Limited Partnership

Address: 200 Chapel Avenue

Ward: A

Attorney: James C. McCann, Esq.

Review Planner: Sophia Pereira

Block: 27503 Lot: 15

Zone: A

Description: Construction of a new 168-unit townhome development. Request for interim use sales trailer for a period of 3 years.

18. Case: P2025-0052

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b6c76c20-daef-46b7-b1b2-28ef34d4c57e?tab=attachments>

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

Applicant: 109-111 Beacon Avenue LLC

Address: 109 Beacon Ave.

Ward: C

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Sophia Pereira

Block: 5704 Lot: 3 & 4

Zone: Hopkins and Central Avenues

Description: The Applicant proposes to demolish the existing structures and construct a new five- (5) story building consisting of 14 residential dwelling units and 14 parking spaces.

Variances: 1) Drive aisle width 2) Rear yard setback (ground floor) 3) Rear yard setback (upper floors)

19. Case: P2024-0224

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/715785a1-c75e-4dab-8d11-fc39bf71d62d?tab=attachments>

For: Preliminary and Final Major Subdivision

Applicant: Kearny Ave Development LLC

Address: 222-236 Kearney Avenue

Ward: F

Attorney: Stephen Joseph, Esq.

Review Planner: Xunru Huang

Block: 20902 Lot: 8, 9, 10

Zone: R-1

Description: Consolidation of three lots and subdivision into 8 new lots, each 27.8175 x 100 (2,781.25).

20. Memorialization of Resolutions

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

22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD