

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, June 10, 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.

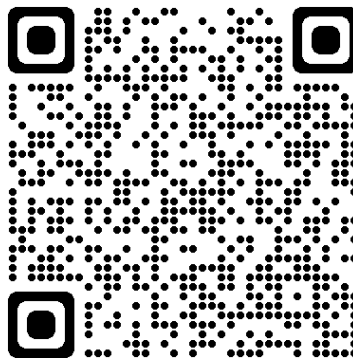
ADVISORIES

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: P2024-0117
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/7448e20a-60cb-4291-af49-3170605dd87d?tab=attachments>
For: Preliminary and Final Major Site Plan
Address: 24 Bright St
Ward: F
Applicant: 24 Bright Street LLC
Attorney: Charles J. Harrington, Esq.
Review Planner: Erik Beasley
Block: 14106
Zone: 37
Description: Proposed 1-story addition (rear & vertical) to an existing 4-story structure that will increase the residential unit count from 3 to 4 units, and the building includes a non-habitable basement due to the flood zone.
Variances: rear yard setback, building height in feet, building height in stories, building coverage
CARRIED TO THE JULY 29TH, 2025 MEETING WITH PRESERVATION OF NOTICE

7. OLD BUSINESS

- a. Case: P2025-0104
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/617826bb-cdf8-4745-ace7-ae3ecd65538a?tab=attachments>
For: 1-year Extension of Preliminary Major Site Plan Approval
Address: 75 River Drive
Ward: D
Applicant: Newport Associates Development Company
Attorney: Elnardo J. Webster, Esq
Review Planner: Cameron Black, AICP, PP
Block 7302, Lots 3.11, 3.12, 3.16 & 3.05 (to become Lots 3.05, 3.16, 3.17, 3.18 & 3.19)
Zone: Residential and Community Commercial Districts of the Newport Redevelopment Area
Description: formal request to extend the preliminary major site plan approval obtained under Case No. P21-163 (the "Approval") for a period of one (1) year
- b. Case: P2024-0088
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6006273b-4003-4fd4-81a2-7ca3925bfa30?tab=attachments>
For: Amendment to Previous Approval P18-120
Address: 87 Bright Street
Ward: E
Applicant: Michael Case
Attorney: Nicholas Cherami, Esq
Review Planner: Tanya R. Marione, AICP, PP
Block: 13905 Lot: 12
Zone: H – Historic – Van Vorst Park Historic District
Description: Amendment to P18-120, a 4-unit rehabilitation project, to change location of skylights, interior layouts, location of standpipe and electrical service, modification of access to third floor balcony, and the installation of a rear fire escape system
CARRIED FROM April 22nd, 2025 WITH PRESERVATION OF NOTICE TESTIMONY TAKEN

8. **NEW BUSINESS**

9. Case: P2024-0126

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/4dece4a8-73e3-41cf-a6f8-c94fc449dd81?tab=attachments>

For: Final Major Site Plan

Address: 853 Jersey Avenue

Ward: D

Attorney: Maria Vallejo, Esq.

Review Planner: Matthew da Silva, AICP

Block: 6005 Lot: 10

Zone: Jersey Avenue Park Redevelopment Plan

Description: New construction of mixed-use structure of varying heights of 13, 19 and 3 stories containing three-hundred twenty-two (322) residential units with a mix of studios, one bedroom and two-bedroom units, together with amenity and commercial retail space, one-hundred sixty-six(166) parking spaces, and one hundred sixty one (161) bicycle parking spaces.

Variances: Sidewalk Width

CARRIED FROM MAY 6TH 2025 WITH PRESERVATION OF NOTICE.

10. 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 FROM MAY 27TH 2025 MEETING. NEW NOTICE REQUIRED

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 MAY 6TH 2025 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 MAY 6TH 2025 MEETING WITH PRESERVATION OF NOTICE.

13. 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

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14. 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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15. 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

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

CARRIED FROM MAY 6TH 2025 MEETING WITH PRESERVATION OF NOTICE.

16. Case: P2024-0099

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/7f83b41f-e243-46ed-ac43-a7c5504a51e0?tab=attachments>

Address: 565 Communipaw Avenue

For: Preliminary and Final Major Site Plan

Ward: F

Applicant: Community Development LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Erik Beasley

Block: 18603 Lot: 17.01

Zone: NC-1, Neighborhood Commercial 1 District

Description: Applicant proposes the development of a new five (5) story mixed-use residential building with 19 residential units and a ground floor commercial space.

Variances: rear yard setback, minimum parking aisle width, maximum rooftop appurtenance coverage

17. Case: P2024-0242

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9fe564a3-d365-45ed-b5fc-f6d4b5beec1b?tab=attachments>

Applicant: 610 CommLux, LLC

For: Preliminary and Final Major Site Plan with ‘c’ variances

Address: 194 & 196 Culver Avenue

Ward: B

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 22101 Lot: 29 & 30

Zone: Route 440 Culver – Townhouse Mid-Rise

Description: The Applicant proposes to raze the property and to construct a new four- (4) story mid-rise residential building consisting of nine (9) residential dwelling units and six (6) parking spaces.

Variances: 1) Lot area; 2) Lot width; 3) Rear setback (upper floors); 4) Side setback; 5) Building coverage (upper floors); 6) Sustainable design requirements

18. Case: P2025-0011

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/dd5ebe4f-1382-4960-9bd5-7a63e576cd68?tab=attachments>

Applicant: Kessler Hudson County Rehabilitation, LLC

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

Address: 135 Greene Street

Ward: E

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 11607 Lot: 1

Zone: Exchange Place North Redevelopment Plan – River View District

Description: The Property contains an existing eleven (11) story mixed-use building containing a commercial garage and retail uses. Applicant is requesting Preliminary and Final Major Site Plan approval in order to convert a portion of the 8th and 9th floor of the building into a long term care facility in space formerly utilized as office space. Long term care facility is a permitted use within the within the River View District of the Redevelopment Plan.

Variances: Sign above second floor; illuminated sign; maximum area of sign; permitted number of signs; required number of off-street loading spaces; GAR

19. Memorialization of Resolutions

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

21. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD