

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 24, 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.

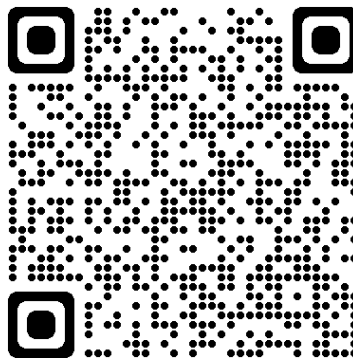
ADVISORIES

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: P2025-0031

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/456b4b43-8dc1-4830-ac93-f043748a4368?tab=attachments>

For: Site Plan Amendment

Address: 270 Newark Avenue

Ward: E

Applicant: 270 Newark Avenue LLC

Attorney: Thomas P. Leane

Review Planner: Erik Beasley

Block: 11010 Lots: 4

Zone: NC-1, Neighborhood Commercial 1 District

Description: The applicant obtained Minor Site Plan approval for a new five (5) story mixed-use residential building with ground floor commercial space that was granted under case no. P21-097. The applicant also obtained approval to operate a Class 5 Cannabis Retail use on the property which was granted under case no. P23-040. The applicant seeks to amend P21-097 by proposing the Class 5 Cannabis Retail use in the ground floor commercial space of the proposed five (5) story structure.

REQUEST TO CARRY WITH PRESERVATION OF NOTICE TO JULY 15TH 2025.

- b. Case: P2025-0048

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c69d22af-53da-4d10-8ea2-fc6d3cd0da82?tab=attachments>

For: Preliminary Major Subdivision

Address: 590 Grand Street

Ward: F

Applicant: Mecca Realty Properties Inc

Attorney: Stephen Joseph

Review Planner: Matt Ward, AICP, PP

Block: 15401 Lots: 12 - 25

Zone: Morris Canal Redevelopment Plan

Description: Preliminary subdivision to expand the Grand Street public right-of-way. The application proposes consolidation of all lots and the dedication of a portion of the consolidated lot to the City.

REQUEST TO CARRY WITH PRESERVATION OF NOTICE TO JULY 29TH 2025.

- c. Case: P2023-0107

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0d491d34-d8f4-4ec2-a809-b99f72663e0f>

For: Preliminary and Final Major Site Plan with variances

Address: 590 Grand Street

Ward: F

Applicant: Mecca Realty Properties Inc

Attorney: Stephen Joseph

Review Planner: Matt Ward, AICP, PP

Block: 15401 Lots: 12 - 25

Zone: Morris Canal Redevelopment Plan

Description: Preliminary approval for a three-phase mixed use development of three six-story buildings consisting of 235 dwelling units (of which 24 are designated as affordable housing), 12,879 square feet of retail, 72 parking spaces, and widening on Grand Street. Applicant is seeking final approval of phase 1. Variances: stilted building, minimum depth of loading space, required parking location/landscape buffer

REQUEST TO CARRY WITH PRESERVATION OF NOTICE TO JULY 29TH 2025.

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: P2025-0090

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/30c88fe3-c7a7-462f-ab16-c3cf24619e89?tab=attachments>

For: Extension of Minor Subdivision approval

Address: 21-29 Van Reipen

Ward: C

Applicant: Homestead Market LLC

Attorney: Veronica Chmiel, Esq.

Review Planner: Matt DaSilva, AICP, PP

Block: 7904 Lot: 1, 2, 14 and 16

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

Description: Applicant seeks an 190-day extension of the time to record its approved subdivision plat and perfect its approval obtained under Case No. P2024-0128.

c. Case: P2025-0066

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6947a9b5-6059-40a0-8e6c-4827920aafe0?tab=attachments>

For: Site Plan Amendment

Address: 501 Summit Ave.

Ward: C

Applicant:

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Matt da Silva, AICP, PP

Block: 9501 Lot: 18

Zone: Journal Square 2060 Redevelopment Plan - Zone 1 - Core

Description: The Applicant is seeking an Amendment to the Preliminary and Final Major Site Plan Approval with Deviations and Conditions granted under Case No. P21-144. The Applicant proposes architectural and site refinements, including updated signage. The proposed Project refinements do not change the height, density, bulk or the number of units in the Project. All prior approved deviations shall remain in full force and effect.

Variance: Residential sign totaling 37sf and an additional internally illuminated edge-lit monumental art

- d. Case: P2025-0085

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f985817d-a6bb-438c-8fc8-5de5bbc5a040?tab=attachments>

For: Administrative amendment

Address: 622 Summit Ave.

Ward: C

Applicant: 628 Summit Avenue LLC

Attorney: Charles Harrington, Esq.

Review Planner: Matt da Silva, AICP, PP

Block: 6701 Lot: 21.01

Zone: Journal Square 2060 RDP - Zone 3 - Commercial Center

Description: Applicant proposes amendment to the project including adding a viewing area, and reducing the residential units from 209 units to 202 units.

8. NEW BUSINESS

9. Review and discussion of as Certified Artist Sean Lee, Xiao He, Diana Buitrago and Noland Lunsford. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-sean-lee-xiao-he-diana-buitrago-and-noland-lunsford/information/>

10. Case: P2025-0115

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/25f763de-efd8-40bb-83af-d5f962a7da74?tab=attachments>

For: Review and discussion of amendments to the Jersey City Master Plan regarding the Housing Element and Fair Share Housing Plan (aka 2025 Fourth Round Housing Plan). Formal action may be taken.

11. 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 and Minor Subdivision with 'c' variances

Address: 772-788 West Side Avenue

Ward: B

Attorney: Stephen Joseph

Review Planner: Tanya Marione, PP, AICP; Matthew da Silva, 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.

Variances (minor subdivision): minimum lot depth and lot area

CARRIED FROM MAY 6TH MEETING WITH PRESERVATION OF NOTICE.

12. 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.

CARRIED FROM MAY 6TH MEETING WITH PRESERVATION OF NOTICE.

13. 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 MAY 6TH MEETING WITH PRESERVATION OF NOTICE.

14. 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.

CARRIED FROM MAY 6TH MEETING WITH PRESERVATION OF NOTICE.

15. 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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16. 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.

CARRIED FROM MAY 6TH MEETING WITH PRESERVATION OF NOTICE.

17. Case: 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 MAY 6TH MEETING WITH PRESERVATION OF NOTICE.

18. Case: P2023-0047

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/79e7b4f7-26c1-4ffe-bce8-911af5415ff3?tab=attachments>

For: Preliminary and Final Major Site Plan approval

Address: 49-51 Morton Place

Ward: F

Applicant: Morton Place Plaza LLC

Attorney: Charles J Harrington, III, Esq

Review Planner: Tanya Marione, AICP, PP

Block: 22306 Lots: 2-6

Zone: Green Villa Redevelopment Plan - Zone C

Description: Construction of a 6-story residential building (with lower-level garage) containing 264 dwelling units (28 of which shall be affordable units), 127 vehicle parking spaces and 135 bicycle spaces on the lower level, 1st floor deck with pool, amenity spaces (including lounge, wellness center and gym), and roof deck with pickle ball.

19. Case: P2024-0218

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/014cc048-cfa6-4332-9824-ea85b04eaf70?tab=attachments>

For: Minor Site Plan

Address: 294 Grand Street

Ward: F

Applicant: Taylora Gary and Kristal O'Bryant

Attorney: Charles J. Harrington, Esq

Review Planner: Erik Beasley

Block: 14105 Lot: 2

Zone: Bright Street Redevelopment Plan, Zone 1 – Triangle Development District

Description: Demolition for the construction of a new four story residential building with four residential units.

20. Case: P2024-0102

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/5c2d9a19-a9c8-495a-9fab-69389462d0a1?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 111 Colden Street

Ward: F

Applicant: 111 Realty, LLC

Attorney: James J. Burke

Review Planner: Erik Beasley

Block: 13801 Lot(s): 7 & 8

Zone: Bates Street Redevelopment Plan, Mixed Use District

Description: Applicant seeks to demolish the existing structure to construct a new five (5) story residential building with 16 residential units and a ground floor garage that has five (5) parking spaces.

Variance: minimum aisle width

21. Memorialization of Resolutions

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD