

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, July 15, 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.

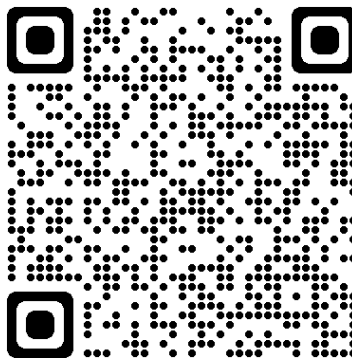
ADVISORIES

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. **NEW BUSINESS**

8. Review and discussion of as Certified Artist Andrew Walsh, Maria De Los Angeles Cornejo Cisneros and Roberto Colangeli. Formal action may be taken

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-andrew-walsh-maria-de-los-angeles-cornejo-cisneros-and/information/>

9. 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.

10. P2025-0066

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

For: Site Plan Amendment with 'c' variances

Address: 501 Summit Avenue

Ward: C

Attorney: Gerard Pizzillo, Esq.

Review Planner: Matthew 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.

Variances: Signage size, accessory signage, monument signage, sign mounting

11. Case: P2025-0122

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/000ebe8b-e8dc-4e41-85ec-e4be117a7284?tab=attachments>

For: Review and discussion of amendments to the Journal Square 2060 Redevelopment Plan regarding public parking, public rights-of-way, permitted uses, map changes, and the transfer of a parcel from the St. Johns Redevelopment Plan. Review authorized by resolution 24-612. Formal Action may be taken.

Ward: C

12. 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)

CARRIED FROM MAY 27TH, 2025 WITH PRESERVATION OF NOTICE.

13. 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).

CARRIED FROM MAY 27TH, 2025 WITH PRESERVATION OF NOTICE.

14. 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 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.

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

15. 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

Address: 829 Bergen Ave

Ward: C

Attorney: Charles Harrington III, Esq.; Rebecca Maioriello, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 13302 Lot: 22

Zone: NC-3 Neighborhood Commercial District (110 ft or less)

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: Rear Yard Setback, Minimum Lot Size, minimum lot width, maximum permitted rooftop coverage

16. OLD BUSINESS

a. 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.

CARRIED FROM MAY 27TH, 2025 WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.

b. 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.

CARRIED FROM MAY 27TH, 2025 WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN

- c. Case: P2025-0117
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/09e8634f-03f2-4728-bd21-d18d53140d04?tab=attachments>
For: Site Plan Extension
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 seeks to extend the site plan approval associated with case no. P21-097 for one (1) year.
- d. 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.
CARRIED FROM THE JUNE 24th , 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

17. NEW BUSINESS CONTINUED

18. 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
Attorney: Benjamin T.F. Wine, Esq
Review Planner: Sophia E. Pereira
Block: 3304 Lot(s): 46
Zone: R-1 Neighborhood Housing District
Description: The Applicant proposes to construct a new building with four (4) dwelling units.
Variances: None.

19. Case: P2024-0231

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c635ba7d-5341-44e1-82da-fb5373c06484?tab=attachments>

For: Minor Subdivision

Address: 978 SUMMIT AVE

Ward: D

Attorney: Ben Wine

Review Planner: Erik Beasley

Block: 2802 Lot: 1

Zone: RC-1, Residential Commercial - 1

Description: Minor subdivision consisting of creating two conforming lots. Related to site plan filed under case P2024-0233

20. Case: P2024-0233

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2b716f85-311a-4bfc-b8c0-abe087724147?tab=attachments>

For: Minor Site Plan with Variances

Address: 978 SUMMIT AVE

Ward: D

Attorney: Ben Wine

Review Planner: Erik Beasley

Block: 2802 Lot: 1

Zone: RC-1, Residential Commercial - 1

Description: Related to a minor subdivision filed under case P2024-0231, the applicant is proposing a two-phase, two-building proposal consisting of a 4-story corner building with 4 dwelling units and two parking spaces, and a 3-story building with 3 dwelling units.

Variances: rear yard setback on upper floors

21. Case: P2023-0099

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1173d7cf-287e-41cc-8be8-91ffef9f6793?tab=attachments>

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

Address: 133 Logan Avenue

Ward: C

Attorney: Stephen Joseph, Esq.

Review Planner: Tany Marione, AICP, PP

Block: 10201 Lots: 3 and 4

Zone: Sip Avenue Gateway – Residential B

Description: New seven story (85') building with 35 dwelling units and 11 parking spaces utilizing the AHO.

Variances: Landscaping and Drive Aisle Width

22. Case: P2024-0172

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b02acafd-d3ba-4385-bf0d-d071da9bf2db?tab=attachments>

For: Preliminary and Final Major Subdivision

Address: 125 Theodore Conrad Drive

Ward: A

Attorney: John S. Stolz, Esq.

Review Planner: Matthew da Silva, AICP PP

Block: 1.01 Lots: 1.01, 2, 3, 4, 5, 6, 7

Zone: Liberty Harbor Redevelopment Plan – Industrial District

Description: Applicant seeks Preliminary and Final Subdivision approval to consolidate and subdivide 7 lots into 2 lots for the redevelopment of subject property for two speculative warehouse buildings as set forth in case P2025-0132.

Variances: None

23. Case: P2025-0132

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/bcf993ef-c54c-42aa-9108-f12f76df9f5f?tab=attachments>

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

Address: 125 Theodore Conrad Drive

Ward: A

Attorney: John S. Stolz, Esq.

Review Planner: Matthew da Silva, AICP PP

Block: 1.01 Lots: 1.01, 2, 3, 4, 5, 6, 7

Zone: Liberty Harbor Redevelopment Plan

Description: Redevelopment of existing lot for two speculative warehouse buildings with associated car parking, loading dock spaces, internal drives, landscaping, and lighting improvements, and other pertinent site features.

Variances: Parking fronting a street, parking lot interior tree plantings

24. Case: P2025-0028

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3a233a2f-d5f3-4f80-baa3-e512c4d83b89?tab=attachments>

For: Minor Subdivision

Address: 10 Brinkerhoff St

Ward: F

Attorney: Michael Higgins, Esq.

Review Planner: Xunru Huang

Block: 16902 Lots: 31&33

Zone: R-1

Description: Boundary line adjustment where existing building on lot 33 encroaches onto lot 31

Variances: None

25. Case: P2025-0081

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1fa006f6-b90d-4473-aa4f-fe2db5df04a9?tab=attachments>

For: Administrative Amendment
Address: 20 River Court and 52 River Drive South
Ward: E
Applicants: 20 River Court West General Partnership
Attorney: Ronald H. Shaljian, Esq.
Review Planner: Cameron Chester Black, AICP, PP
Block: 7302 and 7302.02 Lots: 46, 45, 33, 34, 31, 6 and 8
Zone: Newport Redevelopment Plan – Office Commercial
Description: Adjustments to the previously approved parking configuration at the respective buildings to the revised parking requirements throughout the Plan.

26. Case: P2025-0079

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/46497b4b-e3fe-4271-8627-1b809941cf08?tab=attachments>

For: Administrative Amendment
Address: 30 River Court and 52 River Drive South
Applicant: 30 River Court East General Partnership
Ward: E
Attorney: Ronald H. Shaljian, Esq.
Review Planner: Cameron Chester Black, AICP, PP
Block: 7302 Lots: 33 and 31
Zone: Newport Redevelopment Plan – Office Commercial
Description: Adjustments to the previously approved parking configuration at the respective buildings to the revised parking requirements throughout the Plan.

27. Case: P2025-0078

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/26890254-b554-417e-b325-acc43d1ab76b?tab=attachments>

For: Administrative Amendment
Address: 31 River Court and 1 River Court
Applicant: Tower East General Partnership
Ward: E
Attorney: Ronald H. Shaljian, Esq.
Review Planner: Cameron Chester Black, AICP, PP
Block: 7302 Lots: 45 and 46
Zone: Newport Redevelopment Plan – Office Commercial
Description: Adjustments to the previously approved parking configuration at the respective buildings to the revised parking requirements throughout the Plan.

28. Case: P2025-0077

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/90d58a19-0cf1-4d40-ad0b-618ffd1df54b?tab=attachments>

For: Administrative Amendment

Address: 1 River Court

Applicant: Tower America General Partnership

Ward: E

Attorney: Ronald H. Shaljian, Esq.

Review Planner: Cameron Chester Black, AICP, PP

Block: Lots:

Zone: Newport Redevelopment Plan – Office Commercial

Description: Adjustments to the previously approved parking configuration at the respective buildings to the revised parking requirements throughout the Plan.

29. Case: P2025-0076

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a2bac825-2090-4192-aac6-fbcd2aadbff0>

For: Administrative Amendment

Address: 25 River Drive South

Applicant: 25 River South Urban Renewal Company

Ward: E

Attorney: Ronald H. Shaljian, Esq.

Review Planner: Cameron Chester Black, AICP, PP

Block 7302.02, Lot 6

Zone: Newport Redevelopment Plan – Office Commercial

Description: Adjustments to the previously approved parking to the revised parking requirements.

30. Memorialization of Resolutions

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

32. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD