

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, August 26, 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.

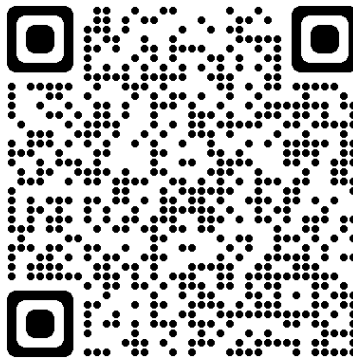
ADVISORIES

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: P2025-0043
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b59069c0-a0bc-49e3-acbe-9a98aff91721?tab=attachments>
For: Preliminary and Final Major Site Plan
Address 712-714 Bergen Avenue
Applicant: Estate Capital Group, LLC
Attorney: Thomas P. Leane, Esq.
CARRIED TO THE SEPTEMBER 9TH, 2025 MEETING WITH PRESERVATION OF NOTICE
- b. Case: P2024-0082
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/803ecc6c-c92b-4cb6-a619-8637ca97ec30?tab=attachments>
For: Preliminary and Final Major Site Plan with 'c' variances
Address: 388 Seventh Street
Applicant: 388 Seventh Street, LLC
Attorney: Thomas P. Leane, Esq.
CARRIED TO THE SEPTEMBER 9TH, 2025 MEETING WITH PRESERVATION OF NOTICE
- c. 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
Attorney: James C. McCann, Esq.
CARRIED TO THE SEPTEMBER 9TH, 2025 MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.
- d. 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
Attorney: James C. McCann, Esq.
CARRIED TO THE SEPTEMBER 9TH, 2025 MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.
- e. Case: P2024-0247
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/72908150-c111-426c-91de-c4e55047cfff?tab=attachments>
For: Preliminary and Final Major Site Plan
Address: 76 Cottage Street
Applicant: Appletree Suites, LLC
Attorney: Charles J. Harrington III, Esq.
Carried to September 9, 2025 with preservation of notice

- f. Case: P2025-0019
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/76cf180b-5e07-4a9b-9d6f-1bebc9fb627?tab=attachments>
For: Preliminary and Final Major Site Plan with 'c' Variances
Applicant: Yellowstone Development LLC
Address: 54 Jones Street
Attorney: Charles Harrington III, Esq.
CARRIED TO THE SEPTEMBER 23rd, 2025 MEETING WITH PRESERVATION OF NOTICE
- g. Case: P2024-0247
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/72908150-c111-426c-91de-c4e55047cfff?tab=attachments>
For: Preliminary and Final Major Site Plan
Applicant: Appletree Suites, LLC
Address: 76 Cottage Street
Attorney: Charles Harrington III, Esq.
CARRIED TO THE SEPTEMBER 9th, 2025 MEETING WITH PRESERVATION OF NOTICE
- h. Case: P2025-0048
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c69d22af-53da-4d10-8ea2-fc6d3cd0da82?tab=attachments>
For: Preliminary and Final Major Site Plan with Variances
Address: 590 Grand Street
Applicant: Mecca Realty Properties Inc
Attorney: Stephen Joseph
CARRIED TO THE SEPTEMBER 9th, 2025 MEETING WITH PRESERVATION OF NOTICE.
- i. Case: P2023-0107
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0d491d34-d8f4-4ec2-a809-b99f72663e0f?tab=attachments>
For: Preliminary Major Site Plan and Preliminary and Final Major Site Plan with Variances
Address: 590 Grand Street
Applicant: Mecca Realty Properties Inc
Attorney: Stephen Joseph
CARRIED TO THE SEPTEMBER 9th, 2025 MEETING WITH PRESERVATION OF NOTICE.
- j. 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
Applicant:
Attorney: Michael Higgins, Esq.
CARRIED TO THE SEPTEMBER 9th, 2025 MEETING WITH PRESERVATION OF NOTICE

- k. Case: P2024-0199
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e38e6a6c-d683-4044-9554-de84f87b4e3d?tab=attachments>
For: Minor Site Plan with 'c' variance
Applicant: Hancock S-Reit JCity LLC
Address: 10 Exchange Place
Attorney: Linda M. Herlihy, Esq.
CARRIED TO THE SEPTEMBER 9th, 2025 MEETING WITH PRESERVATION OF NOTICE
- l. P2024-0111
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/be08034c-a35c-42b4-8764-b3eab015a07a?tab=attachments>
For: Minor Subdivision with 'c' variances
Address: 92 Ocean Avenue
Applicant: Sand to Stone LLC
Attorney: Stephen Joseph, Esq.
CARRIED TO THE SEPTEMBER 23rd, 2025 MEETING WITH PRESERVATION OF NOTICE
- m. Case: P2024-0112
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/25b9e7ea-b7d4-4bb2-bd4f-ea6bdbb838e7?tab=attachments>
For: Minor Site Plan
Address: 90 Ocean Avenue
Applicant: Sand to Stone LLC
Attorney: Stephen Joseph, Esq.
CARRIED TO THE SEPTEMBER 23rd, 2025 MEETING WITH PRESERVATION OF NOTICE
- n. Case: P2024-0113
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/03e27e80-a305-4b0e-8f28-2d34e6dc02e8?tab=attachments>
For: Minor Site Plan
Address: 90 Ocean Avenue
Applicant: Sand to Stone LLC
Attorney: Stephen Joseph, Esq.
CARRIED TO THE SEPTEMBER 23rd, 2025 MEETING WITH PRESERVATION OF NOTICE
- o. Case: P2024-0099
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/7f83b41f-e243-46ed-ac43-a7c5504a51e0?tab=attachments>
For: Preliminary and Final Major Site Plan with 'c' variance
Address: 565 Communipaw Avenue
Applicant: Community Development LLC
Attorney: Stephen Joseph, Esq.
CARRIED TO THE SEPTEMBER 23rd, 2025, REGULAR MEETING

- p. Case: P2024-0117
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/7448e20a-60cb-4291-af49-3170605dd87d>
For: Preliminary and Final Major Site Plan
Address: 24 Bright Street
Applicant: 24 Bright Street LLC
Attorney: Charles J. Harrington, Esq.
CARRIED TO THE SEPTEMBER 23rd, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE
- q. Case: P2024-0215
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/31946a68-bddf-442b-80a5-86a68781a360>
For: Minor Site Plan with 'c' variances
Address: 230 First Street
Applicant: Mansion Ambassadors LLC
Attorney: Charles J. Harrington, Esq.
CARRIED TO THE SEPTEMBER 23rd, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE
- r. Case: P2025-0112
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c75027d1-ff14-4358-a271-f27129155783?tab=attachments>
For: Minor Subdivision
Address: 210 Bergen Avenue
Applicant: Pronti Construction Inc
Attorney: Stephen Joseph
CARRIED TO THE SEPTEMBER 23rd, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE
- s. Case: P2024-0096
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3b806683-c488-43f5-90a4-0f491df8d428?tab=attachments>
For: Preliminary and Final Major Site Plan with 'c' variances
Address: 96 Cottage St. & 2973 Kennedy Blvd.
Applicant: Hyde Park Development LLC
Attorney: Thomas Leane, Esq.
CARRIED TO THE SEPTEMBER 23rd, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE
- t. Case: P2024-0235
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/482a80ed-479b-4347-a966-6742a8651871?tab=attachments>
For: Preliminary and Final Major Site Plan with 'c' variances
Address: 104 Cottage Street
Applicant:
Attorney:
CARRIED TO THE SEPTEMBER 23rd, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE

7. NEW BUSINESS

8. Case: P2025-0001

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/05c5a121-79a7-4ed0-847a-db9ea96907f4?tab=attachments>

For: Section 31 and Minor Subdivision with Variances

Address: 595 Newark Ave

Ward: C

Applicant: City of Jersey City

Attorney: Brittany Murray, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 8002 Lot: 1

Zone: Journal Square 2060 Redevelopment Plan, Zone 9 (Parks) and Zone 6 (Preservation)

Description: Proposed subdivision of one lot to create two lots to make way for the creation of a public park on the westmost lot.

Variances: Subdivision when not permitted

9. OLD BUSINESS

a. Case: P2025-0135

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c195804d-fb1e-4be0-a26e-af62db4fef21?tab=attachments>

For: Site Plan Extension

Address: 173 Academy Street

Ward: C

Applicant: Vasant Properties, LLC

Attorney: Veronica Chmiel, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 12308 Lots: 12-13

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

Description: Applicant is requesting its final one (1) year extension to case No. P21-026

b. Case: P2025-0153

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/58a62102-e68f-4681-beb2-6015f9230a83?tab=attachments>

For: Site Plan Extension

Address: 306 Newark Ave

Ward: E

Applicant: BGT Enterprises LLC

Attorney: Veronica Chmiel

Review Planner: Ben Jordan

Block: 9902 Lots: 1

Zone: NC-1, Neighborhood Commercial 1

Description: Applicant requests its final one (1) year extension of the protections afforded to the Prelim and Final Major Site Plan Approval under Case No. P21-026

c. 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

Applicant: 829 Bergen LLC

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

CARRIED FROM THE August 12th, 2025 MEETING WITH PRESERVATION OF NOTICE AND TESTIMONY TAKEN

10. NEW BUSINESS CONTINUED

11. P2024-0102

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

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

Address: 111 Colden Street

Ward: F

Applicant: 111 Realty LLC

Attorney: James J. Burke

Review Planner: Erik Beasley

Block: 13801 Lots: 7 & 8

Zone: Bates Street Redevelopment Plan, Mixed Use District

Description: The applicant proposes to demolish the existing structure on site to construct a new five (5) story residential building that consists of 16 residential units above a ground floor parking garage with five (5) parking spaces.

Variance: minimum aisle width

CARRIED FROM THE JULY 29, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

12. Case: P2024-0242

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

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

Address: 194 & 196 Culver Avenue

Ward: B

Applicant: 610 CommLux, LLC

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.

Variations: Lot area; Lot width; Rear setback; Side setback; Building coverage; Sustainable design requirements

CARRIED FROM THE JULY 29, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

13. Case: P2025-0038

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3028845f-1bd7-4345-b54a-2e0c02efd53e?tab=attachments>

Address: 427 Bergen Ave

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

Ward: B

Applicant: Yoursite Manager Corp.

Attorney: Thomas Leane, Esq.

Review Planner: Joseph Pangilinan

Block: 19401 Lot: 19.05

Zone: R-3, Multi-unit Mid-rise District

Description: Applicant is seeking to obtain a preliminary and final major site plan approval with one 'c' variance within the Multi-unit Mid-rise District (R-3) zone to construct a four (4)-story building with 23 units and an accessory structure containing 14 bicycle parking spaces on a currently vacant lot.

Variations: Bicycle Parking Location

14. Case: P2024-0219

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/933098d2-e386-4ec5-ac9b-6a988e139155?tab=attachments>

Address: 115 Giles Ave

For: Preliminary and Final Major Site Plan

Ward: C

Applicant: Broadway & Giles Developments LLC

Attorney: Charles J. Harrington, Esq.

Review Planner: Joseph Pangilinan

Block: 9203 Lot: 1,2 and 4

Zone: Zone 4, Fayette-Broadway Redevelopment Plan

Description: Applicant is seeking to obtain a preliminary and final major site plan approval in Zone 4 of the Fayette-Broadway Redevelopment Plan Area to construct a fifteen (15)-story building with 490 units, 192 car parking spaces, and 250 bicycle parking spaces on a 43,890 square foot lot (1.0075 acres).

15. Case: P2024-0236

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/aaa1f0ff-483c-4a78-884e-89a52861fb22?tab=attachments>

For: Preliminary and Final Major Site Plan with Deviations and Preliminary Final Major Site Plan with Deviations

Address: 660 Grove St

Ward: D

Applicant: 660 Grove St. Property MGT LLC

Attorney: Thomas P. Leane

Review Planner: Matt Ward, AICP, PP

Block: 6102 Lot: 1

Zone: Jersey Avenue Light Rail Redevelopment Plan

Description: Proposed two-phase development including two towers over a base consisting of 11,947 square feet of retail and 350 parking spaces. Phase 1 consists of a 17-story tower with 542 dwelling units (81 units set aside as affordable housing). Phase 2 consists of a 17-story tower with 458 dwelling units (69 units set aside as affordable housing). The Phase 2 building is proposed as preliminary only.

Variations: Height in stories, Height in feet, Minimum number of street trees, Front yard setback

16. Case: P2025-0091

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0a014432-524e-49e0-b40c-ae81a5bb995d?tab=attachments>

For: Minor Site Plan

Address: 69 Lake Street

Ward: C

Applicant: 69 Lake Realty LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 4701 Lot: 46

Zone: R-1 Neighborhood Housing District

Description: The Applicant proposes to raze the property and to construct a new five- (5) unit residential building plus Accessory Dwelling Unit (ADU) in the rear.

17. Case:P2024-0203

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/43a7f888-0084-44ae-8fbc-132073c71fa1?tab=attachments>

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

Address: 475 Newark Ave.

Ward: C

Applicant: 475 Newark Ave., LLC

Attorney: James J. Burke, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 9706 Lot: 10.12

Zone: NC-1 Neighborhood Commercial District

Description: Applicant is proposing to demolish a small repair shop and replace with a six-story mixed use building consisting of 20 residential units, ground floor commercial, and parking

Variations: height, minimum rear yard setback, floor to ceiling height, rooftop setback, maximum rooftop appurtenance coverage, minimum parking aisle width

18. For: P2025-0108

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/faae6259-63f7-4385-95f6-8d471f4addc6?tab=attachments>

For: Site Plan Amendment

Address: 612 Pavonia Ave.

Ward: C

Applicant: Homestead Market, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Matthew da Silva, AICP, PP

Zone: Journal Square 2060 Redevelopment Plan – Zone 3: Commercial Center

Description: The Applicant received Preliminary and Final Major Site Plan Approval with deviations to construct a new 27 story mixed-use building containing 432 residential units, approximately 4,536.8 square feet of

retail/commercial space, approximately 3,295 square feet of office space, and approximately 8,814 square feet of office space, along with amenities, and related improvements (the "Project"). The Planning Board adopted a resolution memorializing the Project approval on 10/22/2024. The Applicant is now seeking Amended Final Major Site Plan Approval to increase the total residential unit count to a total of 437 residential units; to replace the office space, retail space and residential units on the second and third floor plans with hotel space for a total of 23 hotel units; to replace the office lobby on the first floor with a hotel lobby; to modify the gross floor area calculations and building coverage calculations; to modify utility space and to modify the proposed facade.

19. Case: P2025-0027

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/89848cf6-699d-4b09-a7c9-5899230bf3e1?tab=attachments>

For: Review and discussion of amendments to the Bates Street Redevelopment regarding the provision of an Affordable Housing Bonus. Formal action may be taken.

Ward: F

Petitioned by: York Street West LLC

Authorized by: Resolution 25-134

Review Planner: Tanya Marione, AICP, PP

20. Memorialization of Resolutions

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

22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD