

# 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, September 9, 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.

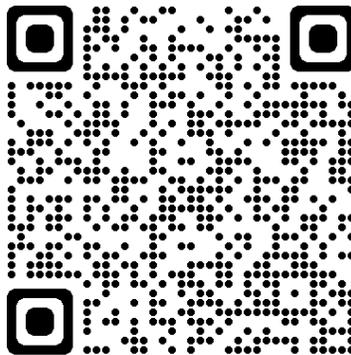
### ADVISORIES

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](mailto: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](http://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: P20-168  
<https://data.jerseycitynj.gov/explore/dataset/p20-168-for-preliminary-and-final-major-site-plan-address-417-427-hoboken-avenue/information/>  
For: Preliminary and Final Major Site Plan  
Address: 417-427 Hoboken Avenue  
Applicant: Delancey Development, LLC  
Attorney: Patrick Conlon, Esq.  
**CARRIED TO OCTOBER 7<sup>th</sup> MEETING WITH PRESERVATION OF NOTICE**
- b. 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' variances  
Address: 475 Newark Avenue  
Applicant: 475 Newark Ave., LLC  
Attorney: James Burke, Esq.  
**CARRIED TO SEPTEMBER 23<sup>rd</sup> MEETING WITH PRESERVATION OF NOTICE**
- c. 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  
Address: 660 Grove St  
Applicant: 660 Grove St. Property MGT LLC  
Attorney: Thomas P. Leane, Esq.,  
**CARRIED TO SEPTMEBER 23<sup>rd</sup> MEETING WITH PRESERVATION OF NOTICE**
- d. 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  
Applicant: 69 Lake Realty LLC  
Attorney: Benjamin Wine, Esq.  
**CARRIED TO SEPTEMBER 23<sup>rd</sup> 2025 MEETING WITH PRESERVATION OF NOTICE**
- e. 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.  
Applicant: Homestead Market, LLC  
Attorney: Charles J. Harrington III, Esq.  
**CARRIED TO SEPTEMBER 23<sup>rd</sup> 2025 MEETING WITH PRESERVATION OF NOTICE**

- f. 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  
Applicant: 829 Bergen LLC  
Attorney: Charles Harrington III, Esq.; Rebecca Maioriello, Esq.  
**CARRIED TO SEPTEMBER 23<sup>RD</sup> 2025 MEETING WITH PRESERVATION OF NOTICE AND TESTIMONY TAKEN**
- g. Case: P2025-0019  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/76cf180b-5e07-4a9b-9d6f-1bebca9fb627?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 23<sup>RD</sup>, 2025 MEETING WITH PRESERVATION OF NOTICE**
- h. 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 23<sup>RD</sup>, 2025 MEETING WITH PRESERVATION OF NOTICE**
- i. 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 23<sup>RD</sup>, 2025 MEETING WITH PRESERVATION OF NOTICE**
- j. 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 23<sup>RD</sup>, 2025 MEETING WITH PRESERVATION OF NOTICE**

- k. 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**
- l. 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**
- m. 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**
- n. 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**
- o. Case: P2025-0038  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3028845f-1bd7-4345-b54a-2e0c02efd53e?tab=attachments>  
For: Preliminary and Final Major Site Plan with 'c' Variance  
Address: 427 Bergen Ave  
Applicant: Yoursite Manager Corp.  
Attorney: Thomas Leane, Esq.  
**CARRIED TO THE SEPTEMBER 23rd, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**

- p. Case: P2025-0039  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d74241c9-4022-4b15-a5b1-c4d98a29a77e?tab=attachments>  
For: Preliminary and Final Major Site Plan with 'c' variances  
Address: 87 Van Horne Street  
Applicant: Wallabout Realty Holding LLC  
Attorney: Charles J. Harrington, Esq.  
**CARRIED TO THE OCTOBER 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- q. Case: P2025-0086  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ecb2a781-84a9-4c75-88bc-0991fce5ba57?tab=attachments>  
For: Site Plan Amendment  
Address: 176 West Side Ave  
Applicant: West Side Avenue Development LLC  
Attorney: Stephen Joseph, Esq.  
**CARRIED TO THE OCTOBER 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- r. Case: P2025-0100  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e856e596-c4a9-4f13-8afe-f190569e6224?tab=attachments>  
For: Minor Subdivision with "c" variances  
Address: 25 Lembeck Ave  
Applicant: Omar Amin  
Attorney: Thomas Leane, Esq.  
**CARRIED TO THE October 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- s. Case: P2024-0219  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/933098d2-e386-4ec5-ac9b-6a988e139155?tab=attachments>  
For: Preliminary and Final Major Site Plan  
Address: 115 Giles Ave  
Applicant: Broadway & Giles Developments LLC  
Attorney: Charles J. Harrington, Esq.  
**CARRIED TO THE OCTOBER 28th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- t. Case: P2025-0025  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/8956dadd-ac04-4af3-a29f-0c916715d41e?tab=attachments>  
For: Minor Site Plan  
Address: 114 Lincoln Street  
Applicant: Rohit and Jita Shah  
Attorney: Thomas P. Leane Esq.  
**CARRIED TO THE OCTOBER 28th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**

## 7. OLD BUSINESS

- a. Case: P2025-0159

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ba1a4837-9e38-48c4-887b-0f6b339b6013?tab=attachments>

For: One year extension of existing approvals P22-092

Applicant: 279 Communipaw Realty, LLC

Address: 279 Communipaw Avenue

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 20303 Lot: 21

Zone: Morris Canal Redevelopment Plan – Residential Zone

Description: minor site plan approval under Case No P22-092 for a 197 square foot expansion of the existing three-unit dwelling, resulting in a 2,397.9 square foot, four-unit building

## 8. NEW BUSINESS

9. 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

**CARRIED FROM AUGUST 26, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE.**

10. Case: P2025-0152

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/affd3dca-9ee0-428f-adb8-d9a4486ade7a?tab=attachments>

For: Review and discussion of amendments to the Zoning Map regarding rezoning areas in and around Route 139 and incorporation of IZO compliance provisions. Part of phase 3 Master Plan Implementation. Initiated by Planning Staff. Formal action may be taken.

Ward: C

Review Planner: Matt Ward, AICP, PP

## 11. OLD BUSINESS CONTINUED

12. 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 FROM AUGUST 26, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**

13. 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 E. 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 AUGUST 26, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**

#### 14. NEW BUSINESS CONTINUED

15. 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 Ward: E

Applicant: 388 Seventh Street, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Xunru Huang

Block: 9802 Lots: 34

Zone: Enos Jones Redevelopment Plan - Midrise Transition Zone

Description: New 8 story residential building with ground floor parking for 5 parking spaces; 31 dwelling units proposed. The Project will utilize Bonus C within the Redevelopment Plan to obtain the proposed height/density.

Variances: Stepback above the 6th floor; lot coverage; height in stories; minimum rear yard; street tree spacing; bulkhead setback; maximum bulkhead height.

**CARRIED FROM AUGUST 26, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE.**

16. 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

Property: 590 Grand Street Ward: F

Applicant: Mecca Realty Properties Inc

Attorney: Stephen Joseph

Review Planner: Matt Ward AICP PP

Block: 15401 Lots: 12 to 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. Related to a multi-phase site plane filed under case P2023-0107.

**CARRIED FROM JULY 29, 2025 AND AUGUST 26, 2025 REGULAR MEETINGS WITH PRESERVATION OF NOTICE.**

17. 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

Property: 590 Grand Street

Ward: F

Applicant: Mecca Realty Properties Inc

Attorney: Stephen Joseph

Review Planner: Matt Ward AICP PP

Block: 15401 Lots: 12 to 25

Zone: Morris Canal Redevelopment Plan, Mixed Use F

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 one. Applicant is utilizing the Mixed Use F zone and has filed for a preliminary major subdivision filed under case P2025-0048 as a first step toward meeting a required community benefit.

Variances: Stilted buildings, minimum loading space depth dimension, required parking location/landscape buffer

**CARRIED FROM JULY 29, 2025 AND AUGUST 26, 2025 REGULAR MEETINGS WITH PRESERVATION OF NOTICE.**

18. 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

Applicant: BRG Development LLC

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

**CARRIED FROM AUGUST 26, 2025 REGULAR MEETINGS WITH PRESERVATION OF NOTICE.**

19. 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

**CARRIED FROM AUGUST 26, 2025 REGULAR MEETINGS WITH PRESERVATION OF NOTICE.**

20. 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

Ward: C

Applicant: Appletree Suites, LLC

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

Review Planner: Matthew da Silva, AICP, PP

Block: 7902 Lot: 67.01

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

Description: Conversion of a multifamily residential building to a 42-room hotel.

**CARRIED FROM AUGUST 26, 2025 REGULAR MEETINGS WITH PRESERVATION OF NOTICE.**

21. Case: P2025-0083

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ae138708-fa3a-4df2-afa7-09673ea23669?tab=attachments>

For: Minor Site Plan

Address: 240 Terrace Ave

Ward: D

Applicant: 240-242 Terrace, LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Joseph Pangilinan, AICP

Block: 1202 Lots: 15

Zone: Exchange Place North Redevelopment Plan, Harborside West District

Description: The Applicant proposes to demolish the existing structures and construct a new three- (3) story, five- (5) family residential building plus one (1) ADU and related site improvements.

**CARRIED FROM AUGUST 26, 2025 REGULAR MEETINGS WITH PRESERVATION OF NOTICE.**

22. 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 Ward: B

Applicant: Estate Capital Group, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 15002 Lots: 8.01

Zone: Neighborhood Commercial 1

Description: Adaptive reuse of three (3) existing structures ranging from four (4) stories to two (2) stories.

Building to be consolidated as single building containing thirty-six (36) dwelling units with ground floor commercial. Building height to be raised to five (5) stories.

Variances: Height variance in feet

**CARRIED FROM AUGUST 26, 2025 REGULAR MEETINGS WITH PRESERVATION OF NOTICE.**

23. Case: P2024-0226

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/bca5fff3-6588-436b-9783-d86985b3cfd2?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 3085 John F. Kennedy Boulevard Ward: C

Applicant: Chosen Square, LLC

Attorney: Charles J. Harrington, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 6304 Lot: 4.02

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

Description: Formerly P22-163. 240 unit hotel with 1<sup>st</sup> floor parking

24. Case: P2025-0096

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/7fcc5772-91ad-42e3-a999-ddd728f9546e?tab=attachments>

For: Site Plan Amendment and Extension

Property: 195 Hudson St Ward: E

Applicant: Jersey City Urby Tower 2 LLC

Attorney: Charles J. Harrington, III

Review Planner: Joseph Pangilinan, AICP

Block: 11603 Lots: 28, 30, 31.04 and 31.05

Zone: Exchange Place North Redevelopment Plan, Harborside West District

Description: Applicant requests to an extend and amend a Major Plan Approval. The amendment includes a phasing plan, an increase the residential units from 1510 to 1537(up to 164 units may be designated as a hotel use), unit mix, building and site amendments.

Variances: None

25. Memorialization of Resolutions

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

27. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD