

# 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 23, 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.

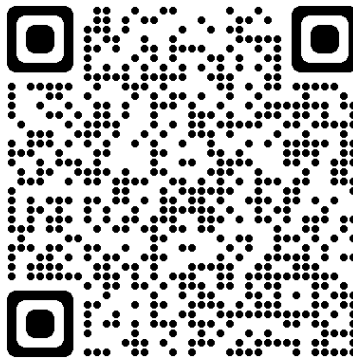
## ADVISORIES

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.  
Review Planner: Da Silva, Matthew, AICP, PP  
**CARRIED TO OCTOBER 7<sup>th</sup> MEETING WITH PRESERVATION OF NOTICE**
- b. 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.  
Review Planner: Cameron Black, AICP, PP  
**CARRIED TO THE OCTOBER 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- c. 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.  
Review Planner: Jordan, Ben  
**CARRIED TO THE OCTOBER 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- d. 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.  
Review Planner: Jordan, Ben  
**CARRIED TO THE October 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- e. 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  
Applicant: Mecca Realty Properties Inc  
Attorney: Stephen Joseph  
Review Planner: Ward, Matt, AICP, PP  
**CARRIED TO THE OCTOBER 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**

- f. 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  
Applicant: Mecca Realty Properties Inc  
Attorney: Stephen Joseph  
Review Planner: Ward, Matt, AICP, PP  
**CARRIED TO THE OCTOBER 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.**
- g. 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  
Applicant: Hancock S-Reit JCity LLC  
Attorney: Linda M. Herlihy, Esq.  
Review Planner: Cameron Black, AICP, PP  
**CARRIED TO THE OCTOBER 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.**
- h. 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  
Applicant: 240-242 Terrace, LLC  
Attorney: Benjamin T.F. Wine, Esq.  
Review Planner: Pangilinan, Joseph, AICP  
**CARRIED TO THE OCTOBER 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.**
- i. 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.  
Review Planner: Cameron Black, AICP, PP  
**CARRIED TO THE OCTOBER 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.**
- j. 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  
Applicant: Chosen Square, LLC  
Attorney: Charles J. Harrington, Esq.  
Review Planner: Da Silva, Matthew, AICP, PP  
**CARRIED TO THE OCTOBER 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.**

- k. 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  
Applicant: Jersey City Urby Tower 2 LLC  
Attorney: Charles J. Harrington, III  
Review Planner: Pangilinan, Joseph, AICP  
**CARRIED TO THE OCTOBER 7th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.**
- l. 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: Rebecca Maioriello, Esq. & Charles Harrington III, Esq.  
Review Planner: Da Silva, Matthew, AICP, PP  
**CARRIED TO THE OCTOBER 28th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.**
- m. 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.  
Review Planner: Pangilinan, Joseph, AICP  
**CARRIED TO THE OCTOBER 28th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- n. 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.  
Review Planner: Da Silva, Matthew, AICP, PP  
**CARRIED TO THE OCTOBER 28th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE  
TESTIMONY TAKEN.**
- o. 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.  
Review Planner: Pereira, Sophia  
**CARRIED TO THE OCTOBER 28th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**

- p. 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.  
Review Planner: Huang, Xunru  
**CARRIED TO THE OCTOBER 28th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.  
TESTIMONY TAKEN.**
- q. Case: P2024-0206  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/5a3208b1-58bb-4b82-b678-343948024a6a?tab=attachments>  
For: Preliminary and Final Major Site Plan  
Address: 373 Communipaw Avenue  
Applicant: Team Walker, Inc.  
Attorney: Herschel P. Rose, Esq.  
Review Planner: Cameron Black, AICP, PP  
**CARRIED TO THE October 28th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.**
- r. 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.  
Review Planner: Cameron Black, AICP, PP  
**CARRIED TO THE October 28th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.**
- s. 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 and conditional use  
Address: 565 Communipaw Avenue  
Applicant: Community Development LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Erik Beasley  
**CARRIED TO THE OCTOBER 28<sup>TH</sup> , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- t. Case: P2023-0013  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/5cd3df4d-d622-4be5-9d74-2c586d267c32?tab=attachments>  
For: Preliminary and Final Major Subdivision  
Address: 445 Route 440, Route 44, and Kellogg Street  
Applicant: BRP Cove Pointe LLC  
Attorney: Thomas Leane  
Review Planner: Matt Ward, AICP, PP  
**CARRIED TO OCOTOBER 28, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**

- u. Case: P2023-0014  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3ac9c894-0610-409f-8ed4-855bbd64d319?tab=attachments>  
For: Preliminary and Final Major Site Plan with 'c' Variances  
Address: Kellogg Street  
Applicant: BRP Cove Pointe LLC  
Attorney: Thomas Leane  
Review Planner: Matt Ward, AICP, PP  
**CARRIED TO OCOTOBER 28, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
  
- v. Case: P2025-0112  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c75027d1-ff14-4358-a271-f27129155783?tab=attachments>  
For: Minor Subdivision  
Address: 210-212 Bergen Ave  
Ward: F  
Applicant: Pronti Construction Inc.  
Attorney: Stephen Joseph, Esq.  
Review Planner: Ben Jordan  
**CARRIED TO OCOTOBER 28, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
  
- w. Case: P2024-0134  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6acbd99a-880e-4ce3-9012-4f82ccfd6136?tab=attachments>  
For: Preliminary Major Site Plan with 'c' variances  
Address: 180 Baldwin Avenue  
Applicant: 180 Baldwin Avenue LLC  
Attorney: Eugene T. Paolino  
Review Planner: Matt Ward, AICP, PP  
**CARRIED TO OCOTOBER 28, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**

## 7. OLD BUSINESS

a. 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

**CARRIED FROM THE JULY 15<sup>TH</sup>, and AUGUST 26<sup>TH</sup> 2025 MEETING WITH PRESERVATION OF NOTICE AND TESTIMONY TAKEN.**

## 8. NEW BUSINESS

9. Review and discussion of as Certified Artist Alex Motamedi, Patricia Drew, Juan Nieves and Srinath Vadapalli. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-alex-motamedi-patricia-drew-juan-nieves-and-srinath/information/>

10. Case: P2025-0165

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/70b14e66-86fe-422c-a03b-eafcd8fca064?tab=attachments>

For: Bird Friendly Design Standards

Description: Amendment to the City of Jersey City Land Development Ordinance to include bird friendly design standards to prevent bird injuries and fatalities. Formal action may be taken.

11. 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 Ward: F

Applicant: 24 Bright Street LLC

Attorney: Charles J. Harrington, Esq.

Review Planner: Erik Beasley

Block: 14106 Lot: 37

Zone: H, Historic District, Van Vorst Park Historic District

Description: The applicant proposes a rear addition to an existing four (4) story residential building. The existing unit count will remain as three (3).

**CARRIED FROM JUNE 10, 2025, MEETING WITH PRESERVATION OF NOTICE**

12. 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 Ward: C

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 10704 Lot: 38.01

Description: 29-story mixed-use building containing 814 square feet of ground floor retail space and 190 residential units on the floors above. 21 of the 190 residential units shall be affordable units.

Variances: insufficient lot width, insufficient lot depth, insufficient front yard setback on Sip Ave., insufficient front yard setback on Jones St., insufficient tower setback from the rear yard, insufficient ground floor storefront facade transparency, insufficient non-residential ground floor ceiling height, insufficient tower setback from the front yard, insufficient tower setback from the side yard, insufficient base of tower setback from the lot line of a lower density zone, and insufficient building base ground floor storefront facade material.

**CARRIED FROM AUGUST 12<sup>th</sup>, 2025 MEETING WITH PRESERVATION OF NOTICE**

13. 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 Ward: E

Applicant: 475 Newark Ave., LLC

Attorney: James 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

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

**CARRIED FROM AUGUST 26<sup>th</sup> MEETING WITH PRESERVATION OF NOTICE**

14. Case: P2024-0236

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/aaa1f0ff-483c-4a78-884e89a52861fb22?tab=attachments>

For: Preliminary Major Site Plan with Deviations

Address: 660 Grove St

Applicant: 660 Grove St. Property MGT LLC

Attorney: Thomas P. Leane, Esq.

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 affordable). Phase 2 consists of a 17-story tower with 458 dwelling units (69 units affordable). The Phase 2 building is proposed as preliminary only.

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

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

15. 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.

**CARRIED FROM AUGUST 26<sup>th</sup> 2025 MEETING WITH PRESERVATION OF NOTICE**

16. 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.

Ward: E

Review Planner: Erik Beasley

Block: 11402 Lot: 26

Zone: Historic District - Harsimus Cove Historic District

Description: Construction of a 4-story multi-family residential building with 4 dwelling units.

Variations: Maximum building height in feet and Maximum building coverage.

**CARRIED FROM August 26, 2025 MEETING WITH PRESERVATION OF NOTICE**

17. 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

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

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

18. P2024-0111

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/be08034c-a35c-42b4-8764-b3eab015a07a?tab=attachments>

For: Minor Subdivision with 'c' variances

Address: 86-92 Ocean Avenue Ward: A

Applicant: Sand to Stone LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 30101 Lot: 33.01

Zone: Ocean Avenue South - Neighborhood Mixed Use

Description: Description: Proposed subdivision of 100' x 70' lot (9,369.90SF) into two new lots Proposed Lot 34.01 - 50 x 70 (3,797.40SF) and Proposed Lot 36.01 - 50 x 94.09 (5,572.50SF)

Variations: Lot Depth

**CARRIED FROM August 26, 2025 MEETING WITH PRESERVATION OF NOTICE**

19. 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 Ward: A

Applicant: Sand to Stone LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 30101 Lot: 33.01

Zone: Ocean Avenue South - Neighborhood Mixed Use

Description: New 4-story 45 feet mixed use building with 14 dwelling units.

**CARRIED FROM August 26, 2025 MEETING WITH PRESERVATION OF NOTICE**

20. Case: P2024-0113

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/03e27e80-a305-4b0e-8f28-2d34e6dc02e8?tab=attachments>

For: Minor Site Plan

Address: 86 Ocean Avenue Ward: A

Applicant: Sand to Stone LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 30101 Lot: 33.01

Zone: Ocean Avenue South - Neighborhood Mixed Use

Description: New 4-story 45 feet mixed use building with 14 dwelling units.

**CARRIED FROM August 26, 2025 MEETING WITH PRESERVATION OF NOTICE**

21. 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.

**CARRIED FROM AUGUST 26<sup>th</sup> 2025 MEETING WITH PRESERVATION OF NOTICE**

22. Memorialization of Resolutions

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

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD