

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, January 7, 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.

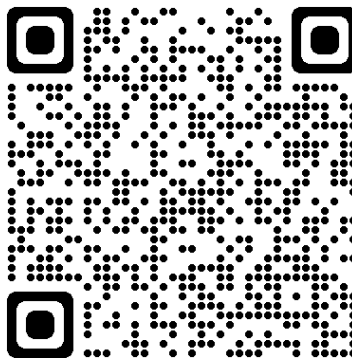
ADVISORIES

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: P2024-0135

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3f423895-d8b8-45f3-b7bb-929b672fd88f?tab=attachments>

For: Minor Site Plan

Address: 328 Halladay Street

Ward: A

Applicant: Ian Gutch and Shannon Smith

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Erik Beasley

Block: 19007 Lots: 30

Zone: Morris Canal Redevelopment Plan, Residential District

Description: The applicant proposes to construct a new three (3) story building that consist of two (2) residential units, with approximately 80 square feet of rooftop amenity space, green roof and landscaping features in the rear yard.

Variations: building coverage

REQUEST TO CARRY TO THE JANUARY 28TH, 2025 MEETING WITH PRESERVATION OF NOTICE

b. Case: P2023-0043

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e805d460-7328-4f21-88b7-d0fd8977559f?tab=attachments>

For: Preliminary and Final Major Site Plan w/ 'c' variations

Address: 373 Fourth Street

Ward: E

Applicant: DM Capital Group LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Erik Beasley

Block: 11002 Lots: 6 & 7

Zone: RC-3, Residential Commercial District 3

Description: Applicant proposes to adaptively reuse two existing historically significant structures in effort to construct a four (4) story building that consist of nine (9) residential units.

Variations: rear yard setback, maximum building height, maximum building coverage, maximum lot coverage, off-street parking, minimum landscape area, mechanical roof area

REQUEST TO CARRY TO THE JANUARY 28TH, 2025 MEETING WITH PRESERVATION OF NOTICE

c. Case: P2024-0120

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/31e3ec9d-948c-448b-be3f-33c73dadb2ce>

For: Minor Site Plan

Address: 23 Marion Place

Ward: C

Applicant: Medna Builders LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Sophia E. Pereira

Block: 10404 Lots: 4.01

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes to construct a three (3) story building with eleven (11) dwelling units and an Accessory Dwelling Unit in the rear of the property.

Variations: Location of bike parking.

REQUEST TO CARRY TO THE JANUARY 28TH, 2025 MEETING WITH PRESERVATION OF NOTICE

d. Case: P2024-0127

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/307099f0-3b77-488e-a58d-9ff8dbbbffbd>

For: Preliminary and Final Major Site Plan with Variances

Address: 1 Journal Square Plaza aka 2965 Kennedy Boulevard

Ward: C

Applicant: Journal Square Plaza Urban Renewal Associates, LP

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Tanya Marione, PP, AICP

Block: 9403 Lots: 14

Zone: Journal Square RDP – Zone 3 Commercial Center

Variances: Building height in feet and stories; ground floor ceiling height for non residential use; floor to ceiling height for retail use; parking level/mechanical floor adjacent to sidewalk/street frontage; driveway width; minimum sidewalk width; required number of loading spaces; and loading space length.

Description: Preliminary Major Site Plan approval to construct a mixed use development consisting of two (2) twenty-eight (28) story towers over a base containing 657 dwelling units, 11,757 sq. ft. of retail space, two floors of extended stay uses (49,944 sq. ft.), 81 parking spaces, bicycle parking, tenant amenities and other improvements.

REQUEST TO CARRY TO THE JANUARY 28TH, 2025 MEETING WITH PRESERVATION OF NOTICE

e. Case P2024-0214

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d2797fc5-152a-480b-a70b-003314dd09d8?tab=attachments>

For: One Year Extension

Address: 743 Grand Street

Ward: F

Applicant: Grand-Harmon LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Erik Beasley

Block: 17201 Lot: 1

Zone: NC-1, Neighborhood Commercial 1 District

Description: The applicant request for a one (1) year extension to a Preliminary and Final Major Site Plan with 'c' variances approval granted on July 12th, 2022, and memorialized October 22nd, 2022, under case no. P21-081.

Variances: none

REQUEST TO CARRY TO THE JANUARY 28TH, 2025 MEETING WITH PRESERVATION OF NOTICE

7. OLD BUSINESS

a. Case: P2024-0201

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/4f355dd2-6aae-47d5-a8d4-942e9f3b50a9?tab=attachments>

For: Withdrawal of Previous Approval

Address: 203 Baldwin Avenue

Ward: C

Applicant: 203 Baldwin Holdings, LLC

Review Planner: Matthew da Silva, AICP

Attorney: Eugene O'Connell, Esq.

Block: 10803 Lot: 32
Zone: Journal Square Redevelopment Plan – Zone 4A Community Multi-Family Low Rise
Description: Withdrawal of Approval P21-027

b. Case: P2024-0088

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6006273b-4003-4fd4-81a2-7ca3925bfa30?tab=attachments>

For: Amendment to Previous Approval P18-120

Address: 87 Bright Street

Ward: E

Applicant: Michael Case

Attorney: Nicholas Cherami, Esq

Review Planner: Tanya R. Marione, AICP, PP

Block: 13905 Lot: 12

Zone: H – Historic – Van Vorst Park Historic District

Description: Amendment to P18-120, a 4-unit rehabilitation project, to change location of skylights, interior layouts, location of standpipe and electrical service, modification of access to third floor balcony, and the installation of a rear fire escape system

CARRIED FROM OCTOBER 22nd MEETING WITH PRESERVATION OF NOTICE AND TESTIMONY TAKEN

c. Case: P2024-0241

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0856b118-4447-4874-8c70-8bb55e08fd55?tab=attachments>

For: Administrative Amendment

Address: 332 Whiton Street

Ward: A

Applicant: We Build This, LLC

Attorney: Michael Higgins Esq.

Review Planner: Cameron Black, PP, AICP

Block: 19005 Lots: 30

Zone: Morris Canal Redevelopment Plan

Description: Alteration to addition of existing three-story building approved under P22-195

8. NEW BUSINESS

9. Review and discussion of as Certified Artist Jin Kee Choi. Formal action may be taken

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-jin-kee-choi-formal-action-may-be-taken/information/>

10. Case: P2024-0230

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/79ef4693-87ab-4e38-825f-1fe8a09145c0>

For: Digital Plan Amendment

Description: Amendment to the City of Jersey City Land Development Ordinance to allow for the acceptance of digital plans and clarify procedure regarding review agents.

11. Case: P2024-0237

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0d807f80-d3ab-4de9-9498-ea0176e16f1b>

Review and discussion of corrections to Chapter 345 Zoning Review Fees

12. Case: P2024-0070

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9c694d94-8cf8-40c1-9c51-46891e9fa882?tab=attachments>

For: Preliminary + Final Major Site Plan Amendment

Applicant: 377 Ogden Ave JC, LLC

Review Planner: Cameron Black, AICP, PP

Address: 415 Palisade Avenue

Attorney: Thomas P. Leane, Esq.

Block: 3902 Lot: 35.01

Ward: D

Zone: RC-2

For: Amendment to previously approved three (3) story building with nine (9) residential units. Reconstruction of previously approved historic facades and increase in building height (+4') to accommodate larger floor to ceiling heights.

Variances: Previously approved rear yard variance which will be exacerbated due to increased height.

CARRIED FROM NOVEMBER 12TH MEETING WITH PRESERVATION OF NOTICE

13. Case: P2023-0055

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/00290a92-0c11-4350-a595-1af929dff358?tab=attachments>

For: Preliminary + Final Major Site Plan Amendment with 'c' variances

Applicant: Ramnarayana Properties, LLC

Review Planner: Matthew da Silva, AICP

Address: 326 Johnston Avenue

Attorney: Charles J. Harrington, III, Esq.

Block: 17505 Lot: 10 & 11

Ward: A

Zone: Morris Canal – TOD North

For: Construction of 6-story mixed-use building with 30 residential units on floors 2-6, roof with amenity space and roof deck and first floor containing retail of approximately 1,081sf, 3 parking spaces and bicycle racks.

Variances: Deviation from minimum 5th and 6th floor setback for corner lots. Deviation for maximum height in feet and stories.

CARRIED FROM NOVEMBER 12TH MEETING WITH PRESERVATION OF NOTICE

14. Case: P2023-0024

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3b105aa6-bf68-46c3-af7e-ae42b8b757a7?tab=attachments>

For: Minor Site Plan w/ 'c' variances

Address: 285 Forrest Street

Ward: F

Applicant: Sriven Holdings, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Erik Beasley

Block: 21305 Lot: 12

Zone: R-1, Neighborhood Housing District

Description: The applicant proposes to construct a new three (3) story building that consist of five (5) residential units, three (3) bike parking spaces, green roof and lawn surrounding the site.

Variances: rear yard setback and front yard setback

CARRIED FROM NOVEMBER 12TH MEETING WITH PRESERVATION OF NOTICE

15. Case: P2024-0119

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e6879a2c-b5c5-418e-8f9a-3d2f97bb63f4?tab=attachments>

For: Preliminary and Final Major Site Plan Amendment and Conditional Use

Address: 285 Newark Ave

Ward: E

Applicant: 285 Newark Ave LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Xunru Huang

Block: 11004 Lots: 6

Zone: NC-1

Description: Amend the previously approved 5-story plus mezzanine level mixed-use building with 20 residential units and ground floor retail/commercial space into 21 residential units and ground floor retail by reducing commercial space and creating a residential unit behind the commercial space. Amendments also include: increase in amenity space on the roof; removal of rear balconies; facade redesign.

CARRIED FROM NOVEMBER 12TH MEETING WITH PRESERVATION OF NOTICE

16. Case: P2024-0006

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/eba2b449-e587-441a-9f72-a70bbda433a8?tab=attachments>

For: Preliminary Major Site Plan Approval with Variances

Address: 38 Cottage Street

Ward: C

Applicant: Homestead Market LLC

Attorney: Charles Harrington II, Esq.

Review Planner: Matthew da Silva

Block: 7902 Lots: 22-24 & 46-50

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Community Mixed Use – Homestead Place Bonus

Description: Construction of a 27-story mixed use building with 648 residential units on floors 4-27, 40 hotel rooms on floors 2-3, retail use on the first floor, as well as residential and hotel lobbies, roof-top deck with enclosed amenity space, storage space for 332 residential and 20 hotel/retail bicycles on the first floor and 5 two-bicycle outdoor bike racks.

Variances: Minimum off-street loading berths, maximum height of roof deck enclosure

CARRIED FROM NOVEMBER 12TH MEETING WITH PRESERVATION OF NOTICE

17. Case: P2024-0156

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e4dfd1ca-577c-436f-b398-7bbef52c28a8?tab=attachments>

For: Conditional Use

Address: 545 Newark Ave

Ward: C

Applicant: Kine Buds JC, LLC

Attorney: Edward Mainardi, Esq.

Review Planner: Francisco Espinoza

Block: 9601 Lots: 09

Zone: NC-1

Description: Class 5 retail cannabis store to occupy the entire first floor of 545 Newark Ave., 1,393 (1,240 net) sq. ft. No site changes or structural building changes are proposed.

18. P2023-0112

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b0e57c9d-4219-4dd6-933c-cd9c43b90674?tab=attachments>

For: Minor Site Plan

Address: 259 Baldwin Avenue

Ward: C

Applicant: Saber Mansour

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Matthew da Silva, AICP

Block: 7306 Lot: 9606

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

Description: Applicant proposes to construct a three-and-a-half story building with eight (8) residential units consisting of 5 studios and 3 one-bedrooms.

Variances: Minimum Rear Yard Setback

CARRIED FROM OCTOBER 22nd MEETING WITH PRESERVATION OF NOTICE

19. Case: P2024-0179

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b61eda63-46c3-4172-b3bd-67eeab06b831?tab=attachments>

For: Minor Subdivision

Address: 32 Waverly St

Ward: D

Applicant: Waverly Homes LLC

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Xunru Huang

Block: 5802 Lots: 42

Zone: R-1

Description: Subdivision of 50' x 100' lot into two new lots measuring 25' x100' each.

20. Case: P2024-0124

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0b974686-cbc9-4452-a616-db4c975d1428?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 538 Palisade Ave

Ward: D

Applicant: 538 Palisade LLC

Attorney: Stephen Joseph

Review Planner: Xunru Huang

Block: 2401 Lots: 14-16

Zone: RC-2

Description: New five story mixed use building with 11 dwelling units, 11 parking spaces, and 805 SF of retail space.

21. Case: P2024-0163

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3446af85-5350-4c58-b625-4d8fb51d8450?tab=attachments>

For: Preliminary and Final Major Subdivision

Address: 229-231 DWIGHT ST

Ward: A

Applicant: 225 Dwight Street Holdings LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 24904 Lot: 9

Zone: R-1

Description: The Applicant proposes to subdivide the property into seven (7) new lots.

22. Memorialization of Resolutions

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

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD