

# 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, October 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.

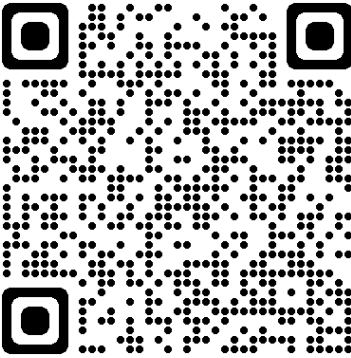
### ADVISORIES

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](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: 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: Sophia E. Pereira  
**CARRIED TO OCTOBER 28th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**
  
- b. 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 OCTOBER 28th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**
  
- c. 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: Xunru Huang  
**CARRIED TO OCTOBER 28th, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**
  
- d. 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**
  
- e. 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.**

- f. 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.**
- g. 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**
- h. 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**
- i. 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**
- j. 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**

- k. Case: 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.  
Review Planner: Matthew da Silva, AICP, PP  
**CARRIED TO THE OCTOBER 28<sup>TH</sup> , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- l. Case: P2024-0215  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/31946a68-bddf-442b-80a5-86a68781a360>  
For: Preliminary and Final Major Site Plan with 'c' variances  
Address: 230 First Street  
Applicant: Mansion Ambassadors LLC  
Attorney: Charles J. Harrington, Esq.  
Review Planner: Erik Beasley  
**CARRIED TO THE OCTOBER 28<sup>TH</sup> , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- m. 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 Avenue  
Applicant: Yoursite Manager Corp.  
Attorney: Thomas Leane, Esq.  
Review Planner: Joseph Pangilinan  
**CARRIED TO THE OCTOBER 28<sup>TH</sup> , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- n. Case: 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  
**CARRIED TO THE OCTOBER 28<sup>TH</sup> , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- o. 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  
**CARRIED TO THE OCTOBER 28<sup>TH</sup> , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**

- p. 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  
**CARRIED TO THE OCTOBER 28<sup>TH</sup> , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- q. 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.  
Review Planner: Matthew da Silva, AICP, PP  
**CARRIED TO THE OCTOBER 28<sup>TH</sup> , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- r. Case: P2024-0223  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3ac9c894-0610-409f-8ed4-855bbd64d319?tab=attachments>  
For: Minor Site Plan with 'c' Variances  
Address: 3 Orchard St  
Applicant: 3 Orchard Holding LLC  
Attorney: Stephen Joseph, Esq  
Review Planner: Cameron Black, AICP, PP  
**CARRIED TO THE NOVEMBER 25<sup>TH</sup> , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
- s. Case: P2025-0134  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/203bd283-2a73-48f1-9f6d-c31f422ab4ba?tab=attachments>  
For: Address: 391 Fairmount Ave  
Applicant: 391 Fairmount Ave LLC  
Attorney: Eugene O'Connell, Esq  
Review Planner: Cameron Black, AICP, PP  
**CARRIED TO THE NOVEMBER 25<sup>TH</sup> , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**

## 7. OLD BUSINESS

a. Case: P2025-0171

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/90a6ade1-18a6-4b46-a854-0a0c66312873?tab=attachments>

For: One year extension

Address: 50 Dey St

Ward: C

Applicant: Mana Contemporary Tribeca West Urban Renewal LLC

Attorney: James C. McCann, Esq.

Review Planner: Xunru Huang

Block: 7701 Lot: 5

Zone: Industrial, Marion Works Office Residential-Subdistrict B Overlay

Description: One-year extension request for Site Plan Approval under case number P19-195 for interior Fit-out of Tower 1 of Canco Lofts including fifty six (56) units and a permitted penthouse story.

b. Case: P2025-0188

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e71eb6fd-e88f-4bd1-a925-91047b7718f1?tab=attachments>

For: One year extension

Address: 394 Summit Ave

Ward: C

Applicant: 394 Summit Ave LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Xunru Huang

Block: 10802 Lot: 8

Zone: Journal Square 2060 Redevelopment Plan Zone 4A Community Mixed Use District

Description: One-year extension request for Site Plan Approval under case number P23-067 for a five (5) story mixed-use building containing seventeen (17) dwelling units and a ground floor commercial/retail space.

c. Case: P2024-0236

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

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

**CARRIED FROM SEPTEMBER 23<sup>RD</sup>, 2025 WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**

8. **NEW BUSINESS**

9. Case: P2025-0197

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/83e75704-c726-444a-af84-ed2e2fcc93ea?tab=attachments>

For: Land Development Ordinance and Zoning Map Amendment

Wards: A, B, C

Review Planner: Matthew da Silva, AICP, PP; Matt Ward, AICP, PP

Description: Creation of the Hackensack River Greenway Overlay, coordinating private development of land along the Hackensack River waterfront with the conveyance, development, maintenance and management of the Hackensack River Greenway as envisioned in the OurJC Master Plan. Formal action may be taken.

10. 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

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.

Variations: two (2) for each blade sign proposed and one (1) for each tenant not fronting a public street

**CARRIED FROM JUNE 10<sup>TH</sup>, REGULAR MEETINGS WITH PRESERVATION OF NOTICE.**

11. 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 Variations

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 plan filed under case P2023-0107.

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

12. 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.**

13. 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 12, 2025 REGULAR MEETINGS WITH PRESERVATION OF NOTICE**

14. 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 Ward: B

Applicant: West Side Avenue Development LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Ben Jordan

Block: 23802 Lots: 1.01

Zone: Residential Commercial District 2

Description: Amendment of prior approval to relocate utility rooms, relocate and reduce the community room, reduce parking county from 69 to 67 spaces, changes to the balconies, interior layout changes, facade changes, roof changes.

**CARRIED FROM SEPTEMBER 9TH, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**

15. 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.  
Variances: None  
**CARRIED FROM AUGUST 26, 2025 REGULAR MEETINGS WITH PRESERVATION OF NOTICE.**
16. 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  
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.**
17. 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  
**CARRIED FROM AUGUST 26, 2025 REGULAR MEETINGS WITH PRESERVATION OF NOTICE.**

18. 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  
**CARRIED FROM AUGUST 26, 2025 REGULAR MEETINGS WITH PRESERVATION OF NOTICE.**
19. 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  
Ward: A  
Applicant: Omar Amin  
Attorney: Thomas Leane, Esq.  
Review Planner: Ben Jordan  
Block: 29503    Lots: 14  
Zone: R-1 Neighborhood Housing  
Description: Subdivision of existing over-sized lot containing a residential structure into two (2) equal, conforming lots (New Block 29503, Lots 14.01 and 14.02).  
**CARRIED FROM SEPTEMBER 9TH, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**
20. 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  
Ward: C  
Block: 8101    Lots: 9-11  
Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Neighborhood Mixed Use  
Description: Applicant is proposing a 27-story mixed use building containing 584 dwelling units, 44,975 square feet of office, and 1,925 square feet of retail.  
**CARRIED FROM SEPTEMBER 9TH, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**

21. 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.

Ward: A

Block: 19901.01 Lots: 1

Zone: Morris Canal – Berry Lane Park Overlay South

Description: Construction of a 6-story residential building with 170 dwelling units, ground level garage containing 109 vehicle parking spaces (including 48 stacked spaces) and bike room containing 85 bicycle parking spaces, amenity roof deck and 25 on-street vehicle parking spaces; the project will provide 36 inclusionary units (21.2%), 18 of which will be located on-site.

Variances: maximum building coverage; minimum building setback along a new street; minimum building setback for residential stories along a railroad right-of-way

**CARRIED FROM SEPTEMBER 9TH, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE**

22. Case: P2025-0073

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/54adfdce-9c81-4af8-ac68-10904f29584f?tab=attachments>

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

Address: 569 Palisade Avenue

Ward: D

Applicant: 569 PALISADE LLC

Attorney: Charles Harrington, Esq

Review Planner: Xunru Huang

Block: 2304 Lots: 25

Zone: RC-2

Description: Applicant seeks to construct a new five-story residential development with eleven (11) dwelling units, ten (10) parking spaces and sixteen (16) bicycle parking spaces.

Variances: Minimum rear yard setback, Parking space dimension

23. Case: P2025-0080

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6c0b3ad2-a6af-49c7-bc25-988b5ab338a5?tab=attachments>

For: Preliminary and Final Major Site Plan Amendment

Address: 177 Grand St

Ward: F

Applicant: Sussex Street Associates LLC

Attorney: James C. McCann, Esq.

Review Planner: Joseph Pangilinan

Block: 14205 Lots: 10.01, 12 and 13

Zone: Tidewater Basin Redevelopment Plan, Grand and Marin District

Description: Applicant seeks to an amendment of a previously approved Major Site Plan to construct a new mixed-use development consisting of 413 residential dwelling units, a neighborhood retail component, a K-8 private school component, and garage parking

Variances: Number and width of curb cuts (1/18' permitted; 2/18' and 21' proposed)

24. Case: P2025-0200

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/02512c43-bb3f-402b-a531-c917904fc1c4?tab=attachments>

For: Municipal Ordinance Amendment

Ward: Citywide

Review Planner: Tanya Marione, AICP, PP and Matt Ward, AICP, PP

Description: Review and discussion of amendments to Chapter 187 Inclusionary Zoning Ordinance regarding Converted Hotel Units. Formal action may be taken.

25. Memorialization of Resolutions

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

27. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD