

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 28, 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.

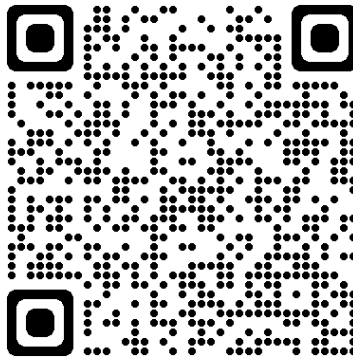
ADVISORIES

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: P2024-0223
<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 25TH , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE
- b) 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 25TH , 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: Ben Jordan
CARRIED TO THE NOVEMBER 25TH , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE
- d) 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: Matthew da Silva, AICP, PP
CARRIED TO THE NOVEMBER 25TH , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE

- e) 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 THE NOVEMBER 25TH , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE
- f) 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
CARRIED TO THE NOVEMBER 25TH , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE
- g) 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
Applicant: 569 PALISADE LLC
Attorney: Charles Harrington, Esq
Review Planner: Xunru Huang
CARRIED TO THE NOVEMBER 25TH , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE
- h) 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
Applicant: Sussex Street Associates LLC
Attorney: James C. McCann, Esq.
Review Planner: Joseph Pangilinan
CARRIED TO THE NOVEMBER 25TH , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE

i) Case: P2024-0088

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

For: Administrative Amendment

Address: 87 Bright Street

Applicant: 87 Bright St JC LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Tanya Marione, AICP, PP

CARRIED TO THE DECEMBER 9 , 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.

7. NEW BUSINESS

8. Review and discussion of as Certified Artist Jason Eberspeaker and Stephen Olweck. Formal action may be taken <https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-jason-eberspeakerand-stephen-olweck-formal-action-may/information/>
9. 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. Referred by Ordinance 25-108. Formal action may be taken.
10. Case: P2025-0193
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2f269cdf-94bc-4fc3-ae7f-99a3c5bb976b?tab=attachments>
For: Redevelopment Plan Amendment
Ward: F
Applicant: Bright Street Partners, LLC
Attorney: Oswin Hadley, Esq.
Review Planner: Matthew da Silva, AICP PP
Description: Proposed Amendment to Bright Street Redevelopment Plan amending allowed accessory uses in Zone 3 – Residential Infill. Formal action may be taken.
11. Case: P2024-0092
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/33b380c7-7cf6-4ae2-a5e2-4e243827312a?tab=attachments>
For: Redevelopment Plan Amendment
Ward: A
Applicant: WA Golf Company, LLC
Attorney: W. Nevins McCann, Esq.
Review Planners: Matthew da Silva, AICP PP; Matt Ward AICP PP
Description: recommendation to Jersey City City Council for the adoption of the proposed amendments to the Liberty Harbor Redevelopment Plan (Redevelopment Plan). The amendments seek to include an alternative site configuration and placement for permitted massing by reducing the total number of buildings and redistributing the floor area and units to relocated residential tower footprints.

12. OLD BUSINESS

- a) Case: P2025-0192
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2120801a-c88f-4e7e-9787-553ea7f1d411?tab=attachments>
For: Site Plan Extension
Address: 85 Storms Avenue
Ward: B
Applicant: Green Homes Developer, Inc.
Attorney: Thomas Leane, Esq.
Review Planner: Cameron Black, AICP, PP
Block 15203, Lots 4 and 5
Zone: NC-1
Description: Extension of land use approvals obtained under Case No. P21-093 (the “Approval”) for the period of two (2) years.
- b) Case: P2025-0195
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/52d1aa37-b277-4aed-ac57-89f45958486d?tab=attachments>
For: Site Plan Extension
Address: 833-835 Pavonia Avenue
Ward: C
Applicant: 835 Pavonia Ave, LLC
Attorney: Thomas Leane, Esq.
Review Planner: Matt Da Silva, AICP, PP
Block 10601, Lots 27.01
Zone: Journal Square 2060 RDP – Zone 4
Description: Two (2) year extension of approval obtained under Case Number P21-112. Approval for five (5) story building in JSQ 2060 Redevelopment Area containing 26 dwelling units. One deviation for depth of floors above first from right of way.
- c) Case: P2025-0179
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ccda9165-5bdd-4b74-bfed-6aeb995e2503?tab=attachments>
For: Final Subdivision Extension
Address: 286 Coles Street
Ward: D
Applicant: Coles Street Development Co., LLC
Attorney: Donald Pepe, Esq.
Review Planner: Xunru Huang
Block: 6003 Lot: 2.01
Zone: Jersey Avenue Park Redevelopment Plan – Mixed Use Zone
Description: Applicant was previously approved for a final major subdivision by way of Resolution P20-031. Applicants seek an extension to allow the subdivision plat to be recorded.

- 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.
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 THE SEPTEMBER 9TH, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.
- e) 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: Matthew da Silva, AICP, PP
CARRIED FROM SEPTEMBER 9th, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.
- f) 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
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 TO OCTOBER 28th, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.

13. **NEW BUSINESS CONTINUED**

14. 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 Ward: A

Applicant: BRP Cove Pointe LLC

Attorney: Thomas Leane

Review Planner: Matt Ward, AICP, PP

Block: 21901.01 Lot: 4.01, 5.01 and 6.01

Zone: Bayfront Redevelopment Plan

Description: Major Subdivision to create five (5) development blocks pursuant to the Bayfront Redevelopment Plan. The property was previously subdivision under P22-057 to create other development parcels.

CARRIED FROM SEPTEMBER 23, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

15. 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 Ward: A

Applicant: BRP Cove Pointe LLC

Attorney: Thomas Leane

Review Planner: Matt Ward, AICP, PP

Block: 21901.01 Lot: 6.01

Zone: Bayfront Redevelopment Plan

Description: Construction of a 13-story mixed use building consisting of 380 dwelling units (of which 76 units are restricted as affordable housing and 57 units will be workforce housing), 235 parking spaces, and roughly 6,860 square feet of ground floor retail.

Variances: minimum frontage setback on Phillbrook Avenue.

CARRIED FROM SEPTEMBER 23, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

16. Case: P2025-0203

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/8a474a96-9b2d-4003-8854-a8b585c06ca3?tab=attachments>

For: Preliminary and Final Major Site Plan Amendment

Address: 49-51 Morton Place Ward: F

Applicant: Morton Place Plaza LLC

Attorney: Charles J Harrington, III, Esq

Review Planner: Tanya Marione, AICP, PP; Matthew da Silva, PP, AICP

Block: 22306 Lots: 2-6

Zone: Green Villa Redevelopment Plan - Zone C

Description: Amendment to Construction of a 6-story residential building (with lower-level garage) containing 264 dwelling units (28 of which shall be affordable units), 127 vehicle parking spaces and 135 bicycle spaces on the lower level, 1st floor deck with pool, amenity spaces (including lounge, wellness center and gym), and roof deck with pickle ball.

17. 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 Avenue 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).

CARRIED FROM SEPTEMBER 23, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

18. 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

Block: 10901 Lot: 65.01 and 67.01

Zone: Journal Square 2060 Redevelopment Plan

Description: Construction of six (6) mixed use high-rise towers above a common base, consisting of 2,088 dwelling units, 658 parking spaces, roughly 1,100 square feet ground floor retail, and roughly 114,000 square feet of commercial space pursuant to the office space bonus. Development utilizing the whole block development clause of the redevelopment plan requiring public access in and around the site.

Variances: Minimum tower step back of 12 feet from base facade

CARRIED FROM SEPTEMBER 23, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

19. 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, Ben Jordan

Block: 18603 Lot: 17.01

Zone: NC-1

Description: New five story mixed use building with 21 dwelling units and commercial space.

Variances: Maximum rooftop appurtenance coverage

CARRIED FROM SEPTEMBER 23RD, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

20. 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.

21. 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.

Review Planner: Erik Beasley, Ben Jordan

Block: 11402 Lot: 26

Zone: Harsimus Cove Historic District

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

Variances: Maximum building height in feet; maximum building coverage

CARRIED FROM THE SEPTEMBER 23RD, 2025 MEETING WITH PRESERVATION OF NOTICE

22. 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: 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 vacant lot.

Variances: Bicycle Parking Location

CARRIED FROM AUGUST 26, 2025 MEETING WITH PRESERVATION OF NOTICE

23. 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)

Variances: Lot Depth

CARRIED FROM August 26, 2025 MEETING WITH PRESERVATION OF NOTICE

24. 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

25. 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

26. 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 Ward: A

Applicant: Team Walker, Inc.

Attorney: Herschel P. Rose, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 20102 Lot: 40.01

Zone: Morris Canal RDP – Mixed Use A

Description: Addition to a 3-Story Building for a 5-Story Structure Containing a Retail Store with 28 Units.

CARRIED FROM SEPTEMBER 23, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

27. 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 Ward: D

Applicant: Rohit and Jita Shah

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 2605 Lot: 40

Zone: R-1

Description: New construction of a 3-story 8-unit building using the affordable housing overlay (1 affordable).

CARRIED FROM SEPTEMBER 23, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

28. 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 26th 2025 MEETING WITH PRESERVATION OF NOTICE

29. Case: P2025-0130

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1e0711ce-b8c8-43d3-badd-83c745b517ca?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 626 Communipaw

Applicant: Mikov Acquisitions LLC

Attorney: Charles J. Harrington, Esq.

Review Planner: Ben Jordan

Block: 17905 Lot: 10, 13, 14, and 15

Zone: Jackson Hill Redevelopment Plan, R-1

Description: The property consists of a 11,323.98 square foot lot. The Applicant is seeking Preliminary and Final Major site plan approval construct a six (6)-story mixed-use building consisting of six (6) ground floor parking, ground floor retail space, and seventy (70) residential units on the floors above. Inclusive of the seventy (70) residential units shall be one (1) affordable residential unit.

30. Board Attorney Contract

31. Precision Reporting Contract

32. Discussion of annual Planning Board reorganization.

33. Review and discussion of the 2026 Planning Board Meeting Calendar

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-the-2026-planning-board-meeting-calendar/information/>

34. Memorialization of Resolutions

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

36. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD