

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, November 25, 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.

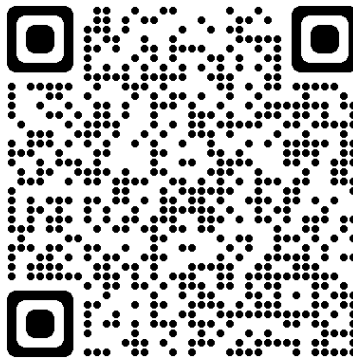
ADVISORIES

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: P2024-0219
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/933098d2-e386-4ec5-ac9b-6a988e139155?tab=attachments>
Address: 115 Giles Ave
For: Preliminary and Final Major Site Plan
Applicant: Broadway & Giles Developments LLC
Attorney: Charles J. Harrington, Esq.
Review Planner: Joseph Pangilinan
CARRIED TO THE DECEMBER 9, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.

- b. 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
CARRIED TO THE DECEMBER 9, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.

- c. 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
Applicant: Sand to Stone LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO THE DECEMBER 9, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.

- d. 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.
Review Planner: Cameron Black, AICP, PP
CARRIED TO THE DECEMBER 9, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.

- e. 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
Applicant: Sand to Stone LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO THE DECEMBER 9, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.

- f. 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 DECEMBER 9, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.
- g. 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
CARRIED TO THE DECEMBER 9, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.
- h. 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
CARRIED TO THE DECEMBER 9, 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.
- j. Case: P2024-0182
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9f17838d-a284-4f7d-b1e4-ae5e7e3f5e5f>
For: Preliminary and Final Major Site Plan and Interim Use
Address: 200 Chapel Avenue
Applicant: Pulte Homes of NJ, Limited Partnership
Attorney: James C. McCann, Esq.
Review Planner: Sophia E. Pereira
CARRIED TO THE DECEMBER 9, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.

- k. Case: P2024-0229
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/cda7b21a-b29f-44b6-b618-4ecb917f1af7?tab=attachments>
For: Review and discussion of Master Plan Amendment within Caven Point Redevelopment Plan
Address: 200 Chapel Avenue
Applicant: Pulte Homes of NJ, Limited Partnership
Attorney: James C. McCann, Esq.
Review Planner: Matthew da Silva, AICP, PP
CARRIED TO THE DECEMBER 9, 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: 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
CARRIED TO THE JANUARY 13, 2026, 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 Ave
Applicant: Yoursite Manager Corp.
Attorney: Thomas Leane, Esq.
Review Planner: Joseph Pangilinan
CARRIED TO THE JANUARY 13, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE.
- n. 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 JANUARY 13, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE.
- o. Case: P23-043
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1A20959C-DB03-41E5-8E7E-FB399CD692B8?tab=attachments>
For: Preliminary and Final Major Site Plan with 'c' variances
Address: 300 Communipaw Avenue
Applicant: 95 Van Dam Corp.
Attorney: Eugene P. O'Connell, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO THE JANUARY 13, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE.

- p. Case: P2024-0008
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/46b2cc55-d620-4b7b-b883-0cf0f1b7e978>
For: Preliminary and Final Major Site Plan with 'c' variances
Address: 33 Division Street
Applicant: 33-39 Division Street, LLC
Attorney: Thomas P. Leane, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO THE JANUARY 13, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE.
- q. Case: P2025-0217
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6ae703b8-2f3b-43f4-9119-2c3a779a8a34?tab=attachments>
For: Site Plan Amendment
Address: 17-19 Van Reipen Avenue
Applicant: Homestead Plaza LLC
Attorney: Charles Harrington III, Esq.
Review Planner: Matthew da Silva, AICP PP
CARRIED TO THE JANUARY 13, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE

7. OLD BUSINESS

- a. 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.

TESTIMONY TAKEN.

- b. Case: P2025-0178

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/982c9bb6-7455-44f2-a572-215a73d2153d>

For: One (1) Year Site Plan Extension

Address: 650 Grand St

Block: 15403 Lot(s): 12.01

Ward: F

Applicant: BJ Power LLC

Attorney: Eugene P. O'Connell, Esq

Review Planner: Sophia E. Pereira

Zone: Mixed Use – B of the Morris Canal Redevelopment Plan

Description: Applicant proposes a one (1) year site plan extension of approvals granted for a four (4) story mixed use building with ground floor commercial and forty-eight (48) dwelling units under Case No. P19-194. A one (1) year extension was previously granted under Case No. P2024-0176.

Variances: No new variances proposed. Previously approved variances were granted for maximum number of signs, minimum side yard setback, and rooftop structure setback.

8. **NEW BUSINESS**

9. Case: P2025-0187

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1a291d2f-7342-401e-a5e0-6baa91f2aa52?tab=attachments>

For: Administrative Amendment

Address: 163-165 Newark Avenue Ward: E

Block 12704 Lot 15

Applicant: 165 Newark Avenue Fee LLC

Attorney: James McCann, Esq.

Review Planner: Ben Jordan

Zone: Newark Avenue Downtown – Zone A and C

Description: Administrative Amendment Preliminary and Final Major Site Plan Approval for: changes to façade materials; relocation of utilities; interior layout changes; a reduction in the residential unit count from 51 to 50 residential units; an increase of the ground floor retail space from 11,967 square feet to 13,673 square feet; an increase of the mezzanine area from 1,000 square feet to 1,200 square feet; ceiling height changes; reduction of bulkhead size, and removal of street trees to accommodate construction of the Project.

10. Case: P2025-0232

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/db3f3d72-6fe0-493f-b1be-1be4b5fb4f02?tab=attachments>

For: Site Plan Amendment

Address: 20 Christopher Columbus Drive Ward: E

Block: 11603 Lot: 29

Applicant: Harborside Plaza 4 Associates LLC

Attorney: Robert Verdibello, Esq.

Review Planner: Ben Jordan

Zone: Exchange Place North Redevelopment Plan, Harborside West District

Description: Modifications to approved mixed-use high-rise building

Variances: Street trees, tree spacing

11. 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. 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 27 story building containing 432 residential units, 4,536.8 sq. ft. of retail/commercial space, 3,295 sq. ft. of office space, and 8,814 sq. ft. of office space, amenities, and related improvements (approval on 10/22/2024). The Applicant is now seeking Amended Final Major Site Plan Approval to increase the residential units to 437; to replace the office space, retail space and residential units on the second and third floor plans with hotel space for 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 OCTOBER 28, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE

12. Case: P2025-0247
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2b421803-d66c-4c73-acb5-a55cdd3a9fa1?tab=attachments>
For: Redevelopment Plan Amendment
Ward: E
Applicant: Silverman Building, LLC
Attorney: David Popkin, Esq.
Review Planner: Matthew da Silva, AICP PP
Description: Addition of 155 Morgan to the Rehabilitation District of the Powerhouse Arts District Redevelopment Plan. Formal Action may be taken.
13. Case: P2025-0250
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/370fa2d4-b20b-480b-829a-c5f3914b4548?tab=attachments>
For: Redevelopment Plan Amendment
Ward: C and D
Review Planner: Tanya Marione, AICP PP
Description: Municipal Council requested Planning Board to study amending Chapter 345 M - Medical District. Ordinance 25-124
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
Block: 23802 Lot: 1.01
Ward: B
Applicant: West Side Avenue Development LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Ben Jordan
Zone: RC-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 OCTOBER 28, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE

15. Case: P2024-0080

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

For: Site Plan Amendment with 'c' Variance

Address: 177 Grand Street Ward: F

Block: 14205 Lot: 10.01, 12 and 13

Applicant: Sussex Street Associates LLC

Attorney: James C. McCann, Esq.

Review Planner: Joseph Pangilinan

Zone: Tidewater Basin Redevelopment Plan, Grand and Marin District

Description: Applicant requests a Site Plan Amendment with 'c' Variance to amend an existing approval for the construction of a new mixed-use development consisting of 397 residential dwelling units, a neighborhood retail component, a K-8 private school component, and garage parking. Changes include a unit-count increase to 413 units (62 of which are affordable), reduction of retail component space, increase in school area, unit mix changes, updated dry flood proofing, decrease in parkings paces from 77 to 71 spaces, an increase in bicycle parking from 219 to 225 bicycle parking spaces, design revisions and architectural and material modifications.

Variances: Number of curb cuts and curb cut width (in addition to three previously approved variances)

CARRIED FROM OCTOBER 7, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE

16. Case: P2024-0223

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c28ad878-35ae-4555-9df5-819d8ba8a361?tab=attachments>

For: Minor Site Plan with 'c' Variances

Address: 3 Orchard St Ward: B

Block: 15201 Lot: 48

Zone: R-1

Applicant: 3 Orchard Holding LLC

Attorney: Stephen Joseph, Esq

Review Planner: Cameron Black, AICP, PP

Description: The purpose of this project is to renovate the existing 3-story, 4-unit residential dwelling and construct a 3-story addition to the rear of the existing building.

Variances: 'c' variance for minimum front yard landscaping

CARRIED FROM OCTOBER 7, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE

17. Case: P2025-0134

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/203bd283-2a73-48f1-9f6d-c31f422ab4ba?tab=attachments>

For: Minor Site Plan

Address: 391 Fairmount Avenue Ward: B

Applicant: 391 Fairmount Ave LLC

Attorney: Eugene O'Connell, Esq

Review Planner: Cameron Black, AICP, PP

Block: 16301 Lot: 34

Zone: R-1

Description: Application for a Minor Site Plan for partial demolition of existing 3 story structure and proposed 3 story building addition with 4 units and no variances.

CARRIED FROM OCTOBER 7, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE

18. Case: P2024-0213

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/5a3346f1-96d7-4958-b78d-9bb6f3d59c83?tab=attachments>

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

Address: 33 Pacific Avenue Ward: F

Applicant: GND Pacific Holdings, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Joseph Pangilinan

Block: 21508 Lot: 3

Zone: Canal Crossing Redevelopment Plan

Description: Applicant requests a Preliminary and Final Major Site Plan Approval with 'c' Variances for a proposed 8-story building containing 99 dwelling units (15 of which will be affordable), ground floor commercial w. lofts, 29 ground floor parking spaces and other site improvements. Project to utilize the Affordable Housing Overlay.

Variances: Number of two-way egresses and curb cut width

CARRIED FROM OCTOBER 7, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE

19. 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: 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

CARRIED FROM OCTOBER 7, 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: Matthew da Silva, AICP, PP

Block: 8101 Lot: 10-11

Ward: C

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Neighborhood Housing – Central Avenue Extension Bonus

Description: Proposed 27 story mixed use building

Variances: none

CARRIED FROM OCTOBER 7, 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.

Review Planner: Cameron Black, AICP, PP

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.

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

CARRIED FROM OCTOBER 7, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE

22. Case: P2025-0070

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/8bcd2d2-ac0f-4469-95e4-de1759755da6?tab=attachments>

For: Minor Site Plan

Address: 28-30 Winfield Ave

Block: 29502 Lot(s): 39

Ward: A

Applicant: Venkat Konuganti

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Sophia E. Pereira

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes complete demolition and new construction of a three (3) story building with five (5) dwelling units, three (3) bicycle parking spaces, and four (4) off-street parking spaces.

Variations: None

23. Case: P2023-0100

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e596f0b5-92e9-468c-8226-dbdff59df2e8?tab=attachments>

For: Preliminary and Final Major Subdivision

Address: 99 Arlington Avenue Ward: F

Applicant: Usher Levy

Attorney: Stephen Joseph, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 23602 Lot: 4

Zone: R-1

Description: Subdivision of 4,989 square foot lot in accordance with townhouse lot subdivision provisions to create five new lots.

Variations: lot area where 5,000 sf is required, lot area where 1,000 sf is required

24. 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

CARRIED FROM OCTOBER 7, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE

25. Case: P2025-0068

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/7e311bdb-ea27-4ced-bf5c-636025a755e1?tab=attachments>

For: Preliminary and Final Major Site Plan with variances

Address: 597 Marin Boulevard aka 166 4th Street

Ward: E Applicant: Namdar Group LLC

Attorney: Thomas Leane, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 7104 Lot: 3

Zone: Jersey Avenue Light Rail Redevelopment Plan

Description: Seventeen (17) story mixed use building containing 344 dwelling units (15% affordable for a total of 57 units), 371 hotel rooms, approximately 4,270 square feet of retail space and other site improvements.

Variances: height in stories, height in feet, minimum number of street trees, maximum street tree distance, front yard setback (overhangs), bicycle circulation and lane width requirements for Marin Blvd.

26. Case: P2025-0101

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/192fb0be-4dd1-47f0-8b3b-c96ac39231bb?tab=attachments>

For: Minor Subdivision

Address: 455 3rd St

Block: 10901 Lot(s): 117, 113, 134

Ward: E

Applicant: 455 Jewel Group LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Sophia E. Pereira

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes to subdivide three existing lots totaling 35,631 square feet into the following three new tax lots: lot 117.01 - 13,528 square feet, lot 117.02 - 3,044 square feet, and lot 117.03 - 19,059 square feet.

27. Case: P2025-0102

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/cd30e3f1-890c-4e70-9245-2e954cfade2c?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 455 3rd Street

Block: 10901 Lot(s): 117, 113, 134 (Proposed Lot(s) 117.01, 117.02, 117.03)

Ward: E

Applicant: 455 Jewel Group LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Sophia E. Pereira

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes new construction on three lots associated with the proposed subdivision of Case No. P2025-0101. Lot 117.01 utilizes the Affordable Housing Overlay for a three (3) story building with twenty-six (26) dwelling units, twenty (20) bicycle parking spaces, and no off-street parking spaces. Lot 117.02 is proposed to be a three (3) story building with three (3) dwelling units, three (3) bicycle parking spaces, and no off-street parking spaces. Lot 117.03 is proposed to consist of five (5) 3- (three-) story townhouses with a total of ten (10) dwelling units, ten (10) bicycle parking spaces, and eleven (11) off-street parking spaces.

Variances: Maximum front yard setback (proposed lots 117.03), maximum rooftop structure height (proposed lot 117.01), maximum lighting intensity at property lines (proposed lots 117.01 & 117.03), minimum lighting intensity at sidewalks (proposed lot 117.03).

28. Memorialization of Resolutions

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

30. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD