

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, December 9, 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.

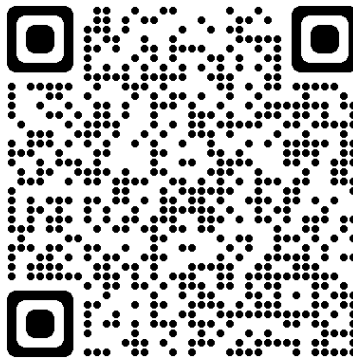
ADVISORIES

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: P2024-0215

<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.

- b. 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.

- c. 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.

- d. 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.

- e. 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.
- f. 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
- 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 JANUARY 13, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE
- h. 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
Applicant: GND Pacific Holdings, LLC
Attorney: Thomas P. Leane, Esq.
Review Planner: Joseph Pangilinan
CARRIED TO JANUARY 13, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- i. 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 JANUARY 13, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- j. Case: P2025-0199
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/26e729ca-f7d7-401c-87c8-91efa08f9986?tab=attachments>
For: 1-year Extension with 'c' variance
Address: 352 Luis Munoz Marin Blvd
Applicant: 352 Marin, LLC
Attorney: James C. McCann
Review Planner: Matt Ward, AICP, PP
CARRIED TO THE JANUARY 13, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE
- k. 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
Applicant: Venkat Konuganti
Attorney: Eugene P. O'Connell, Esq.
Review Planner: Sophia E. Pereira
CARRIED TO JANUARY 13, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- l. 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 JANUARY 13, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- m. 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 JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- n. 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
Applicant: 391 Fairmount Ave LLC
Attorney: Eugene O'Connell, Esq
Review Planner: Cameron Black, AICP, PP
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- o. 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
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- p. 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 JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- q. 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
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- r. 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
Applicant: 455 Jewel Group LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Sophia E. Pereira
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- s. 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
Applicant: 455 Jewel Group LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Sophia E. Pereira
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

7. NEW BUSINESS

- a. P2025-0182

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0eca785d-7ae6-4cd5-9274-190f015dc2c5?tab=attachments>

For: Section 31 Review

Address: 14 Enos Place

Ward: C

Applicant: Hudson County Community College

Attorney: Jennifer J. Bogdanski, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 10703 Lot: 2.01

Zone: Journal Square 2060 - Zone 3 - Commercial Center

Description: Section 31 review for Phase III of the Hudson County Community College's "Wayfinding" project concerning signage at 14 Enos Place.

8. OLD BUSINESS

- a. 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 SEPTEMBER 30TH, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.

- b. 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 OCTOBER 28TH, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.

c. 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

Petitioner: Pulte Homes of NJ, Limited Partnership

Attorney: James C. McCann, Esq.

Review Planner: Matthew da Silva, AICP, PP

**CARRIED FROM THE OCTOBER 28TH, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.
TESTIMONY TAKEN.**

9. NEW BUSINESS CONTINUED

10. 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

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 OCTOBER 28, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.

11. 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

12. 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

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

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13. 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.

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14. 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 OCTOBER 28, 2025 MEETING WITH PRESERVATION OF NOTICE

15. 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: Proposed Addition to Existing 3-Story Building Consisting of a 5-Story Attached Structure Containing a Retail Store with 28 Residential Units Above.

CARRIED FROM OCTOBER 28, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

16. 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 OCTOBER 28, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.

17. 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.

CARRIED FROM OCTOBER 28, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE.

18. Case: P2025-0113

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d5b0cfe0-9c5e-42c8-85dc-0789edbd1c28?tab=attachments>

For: Minor Site Plan

Address: 208 Thorne Street

Block: 2001 Lot: 2

Ward: D

Applicant: 208 Thorne St., LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Ben Jordan

Zone: R-1

Description: New three-story 7,231 SF three-family dwelling plus one accessory dwelling unit for a total of four units.

19. Case: P2025-0099

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/950e25b1-6148-4676-8b70-d37ab4f86c75?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 53 Beacon Avenue

Block: 5905 Lot: 14

Ward: C

Applicant: Neel and Avani Patel

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Ben Jordan

Zone: R-1

Description: The Applicant proposes to construct a 2-unit addition to the existing single-family residence to create a 3-family dwelling (with 3 total units)

20. Case: P2025-0167

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fd03156f-f3f9-40c6-b72d-a948b394bcb1?tab=attachments>

For: Site Plan Amendment

Address: NJSH Route 440 and 8 NJSH Route 185

Ward: A

Applicant: MCR RT 440 JC, LLC

Attorney: Donald M. Pepe, Esq.

Review Planner: Xunru Huang

Block: 30305 Lots: 2, 3, 4, 5.01

Zone: Port Industrial

Description: Applicant was previously approved for development of Terminal Facility for Rail, Truck, and Waterborne Transportation, including storage and containerization units. This amendment revises the lot layout, parking, and lot coverage.

21. Case: P2025-0062

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d3dc7805-eba1-4da1-b70a-5f78827c3015?tab=attachments>

For: Minor Site Plan

Address: 300 3rd Street

Ward: E

Applicant: 300 Third St NJ LLC

Attorney: Benjamin Wine, Esq.

Review Planners: Erik Beasley, and Matthew da Silva AICP PP

Block: 11102 Lot: 13

Zone: RC-3

Description: Applicant is proposing 4-unit, four-story residential building.

22. Case: P2024-0064

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d64e7f83-c2b4-4b2d-9b47-f9b67cf3042a?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 103, 105 & 107 Monticello Avenue

Ward: F

Applicant: Ibrahim Fayed

Attorney: Eugene P. O'Connell

Review Planner: Erik Beasley, Xunru Huang

Block: 17906 Lots: 25, 26, 27

Zone: Jackson Hill Redevelopment Plan - Neighborhood Mixed Use Zone

Description: Applicant proposes to construct a mixed use commercial/residential building with 36 residential units: 28-One-Bedroom, 4-Two-Bedroom, 4-Three-Bedroom, 3-commercial ground floor units, with 21 off-street parking spaces.

23. Case: P2025-0067

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a3811e12-f678-422b-8c15-723c31bf635c?tab=attachments>

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

Address: 8-16 Lott Street & 625-639 Newark Avenue

Ward: C

Applicant: Homestead Market, LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva, AICP PP

Description: Forty-seven (47) story mixed use tower consisting of 1141 dwelling units, hotel containing 15 rooms, 3,921 sq. ft. of ground floor retail and other site improvements. Development to utilize the affordable housing accommodation and office floor bonus of the Journal Square 2060 Redevelopment Plan to achieve the proposed height.

Variances: Tower on a base standards, required retail frontage

24. Case: P2025-0143

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/61898bd7-2cd2-44cf-9754-cfbcc846123c?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 480 Washington Blvd.

Ward: E

Applicant: NOC VII Land LLC

Attorney: Eric D. McCullough, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 7302 Lots: 52, 54, 56

Zone: Newport Redevelopment Plan – Residential South

Description: Applicant seeks preliminary and final major site plan approval for the purpose of converting the top nine stories of an existing building from office use to residential.

25. Case: P2025-0144

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/811db937-712b-4922-9998-df75b8723b53>

For: Preliminary and Final Major Site Plan

Address: 500 Washington Blvd

Ward: E

Applicant: Newport Associates Development Company

Attorney: Chris Murphy, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 7302 Lots: 52 and 53

Zone: Newport Redevelopment Plan - Waterfront Commercial

Description: Parking and circulation improvements to existing developed site. There are no changes to the bulk measurements of the property, the existing buildings or the signage, with the exception that impervious coverage will be reduced by .1% and open space will be increased by .1%. Parking will increase, ADA striping will be improved, and crosswalks are proposed. In addition, the entrance driveway will be improved for safety purposes with additional stop lines and signage as well as speed bumps to control traffic as it passes through areas traveled by pedestrians.

26. Memorialization of Resolutions

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

28. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD