

## JERSEY CITY PLANNING BOARD PUBLIC MEETING

In accordance with N.J.S.A 10:4-12, the "Open Public Meetings Act," be advised the following items will be heard at a regular meeting of the Jersey City Planning Board, scheduled for Tuesday, January 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.

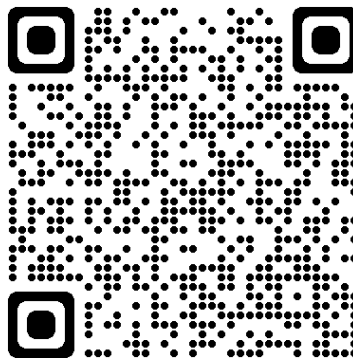
### ADVISORIES

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](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: P2024-0088  
<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  
**ADJOURNED TO FEBRUARY 4<sup>TH</sup>, 2025 with Preservation of Notice TESTIMONY TAKEN**
- b. Case: P2024-0149  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/bb853e9b-8529-420b-88b8-4bdc66d3d057?tab=attachments>  
For: Preliminary and Final Major Site and Conditional Use  
Address: 523 Tonnele Ave  
Ward: D  
Applicant: Grass House Company  
Attorney: Joseph Paparo  
Review Planner: Francisco Espinoza, Matt Ward, PP, AICP  
Block: 3203      Lots: 7, 8, 9  
Zone: Highway Commercial  
Description: Proposed site plan and conditional use consisting of a new parking lot, landscaped areas, new lighting, demolition of a second principal structure, and renovation of an existing building for a Clase 5 Cannabis Retailer and associated second floor office.  
**ADJOURNED TO FEBRUARY 11<sup>TH</sup>, 2025 with Preservation of Notice**
- c. Case: P2024-0124  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0b974686-cbc9-4452-a616-db4c975d1428?tab=attachments>  
For: Preliminary and Final Major Site Plan  
Address: 538 Palisade Ave  
Ward: D  
Applicant: 538 Palisade LLC  
Attorney: Stephen Joseph  
Review Planner: Xunru Huang  
Block: 2401      Lots: 14-16  
Zone: RC-2  
Description: New five story mixed use building with 11 dwelling units, 11 parking spaces, and 805 SF of retail space.  
**ADJOURNED TO FEBRUARY 11<sup>TH</sup>, 2025 with Preservation of Notice**

- d. Case: P2024-0189  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/eec5a511-0c0a-4c1b-96dc-328ad0777e9a?tab=attachments>  
For: Conditional Use  
Address: 4 Jordan Ave  
Ward: B  
Applicant: Marest NJ LLC  
Attorney: Joseph Paparo  
Review Planner: Francisco Espinoza, Matt Ward, PP, AICP  
Block: 15102  
Lot: 27  
Zone: NC-1  
Description: Interior renovation of commercial space for a Class 5 Cannabis Retail License.  
**ADJOURNED TO FEBRUARY 11<sup>TH</sup>, 2025 with Preservation of Notice**

## 7. OLD BUSINESS

- a. Case: P2024-0201  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/4f355dd2-6aae-47d5-a8d4-942e9f3b50a9?tab=attachments>  
For: Withdrawal of Previous Approval  
Address: 203 Baldwin Avenue  
Ward: C  
Applicant: 203 Baldwin Holdings, LLC  
Review Planner: Matthew da Silva, AICP  
Attorney: Eugene O'Connell, Esq.  
Block: 10803 Lot: 32  
Zone: Journal Square Redevelopment Plan – Zone 4A Community Multi-Family Low Rise  
Description: Withdrawal of Approval P21-027
- b. Case: P2024-0241  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0856b118-4447-4874-8c70-8bb55e08fd55?tab=attachments>  
For: Administrative Amendment  
Address: 332 Whiton Street  
Ward: A  
Applicant: We Build This, LLC  
Attorney: Michael Higgins Esq.  
Review Planner: Cameron Black, PP, AICP  
Block: 19005 Lots: 30  
Zone: Morris Canal Redevelopment Plan  
Description: Alteration to addition of existing three-story building approved under P22-195
- c. Case P2024-0214  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d2797fc5-152a-480b-a70b-003314dd09d8?tab=attachments>  
For: One Year Extension  
Address: 743 Grand Street Ward: F

Applicant: Grand-Harmon LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Erik Beasley

Block: 17201 Lot: 1

Zone: NC-1, Neighborhood Commercial 1 District

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

Variances: none

## **8. NEW BUSINESS**

9. Review and discussion of as Certified Artist Jin Kee Choi and Leigh Cunningham. Formal action may be taken <https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-jin-kee-choi-formal-action-may-be-taken/information/>
10. Case: P2024-0230  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/79ef4693-87ab-4e38-825f-1fe8a09145c0>  
For: Digital Plan Amendment  
Description: Amendment to the City of Jersey City Land Development Ordinance to allow for the acceptance of digital plans and clarify procedure regarding review agents. Formal action may be taken.
11. Case: P2024-0237  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0d807f80-d3ab-4de9-9498-ea0176e16f1b>  
Review and discussion of corrections to Chapter 345 Zoning Review Fees. Formal action may be taken.
12. Case: P2024-0119  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e6879a2c-b5c5-418e-8f9a-3d2f97bb63f4?tab=attachments>  
For: Preliminary and Final Major Site Plan Amendment and Conditional Use  
Address: 285 Newark Ave  
Ward: E  
Applicant: 285 Newark Ave LLC  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Xunru Huang  
Block: 11004    Lots: 6  
Zone: NC-1  
Description: Amend the previously approved 5-story plus mezzanine level mixed-use building with 20 residential units and ground floor retail/commercial space into 21 residential units and ground floor retail by reducing commercial space and creating a residential unit behind the commercial space. Amendments also include: increase in amenity space on the roof; removal of rear balconies; facade redesign.
13. P2023-0112  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b0e57c9d-4219-4dd6-933c-cd9c43b90674?tab=attachments>  
For: Minor Site Plan  
Address: 259 Baldwin Avenue  
Ward: C  
Applicant: Saber Mansour  
Attorney: Eugene P. O'Connell, Esq.

Review Planner: Matthew da Silva, AICP

Block: 7306 Lot: 9606

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

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

Variances: Minimum Rear Yard Setback

14. Case: P2023-0043

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

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

Address: 373 Fourth Street

Ward: E

Applicant: DM Capital Group LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Erik Beasley

Block: 11002 Lots: 6 & 7

Zone: RC-3, Residential Commercial District 3

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

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

15. Case: P2023-0024

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

For: Minor Site Plan w/ 'c' variances

Address: 285 Forrest Street

Ward: F

Applicant: Sriven Holdings, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Erik Beasley

Block: 21305 Lot: 12

Zone: R-1, Neighborhood Housing District

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

Variances: rear yard setback and front yard setback

16. Case: P2023-0055

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

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

Applicant: Ramnarayana Properties, LLC

Review Planner: Matthew da Silva, AICP

Address: 326 Johnston Avenue

Attorney: Charles J. Harrington, III, Esq.

Block: 17505 Lot: 10 & 11

Ward: A

Zone: Morris Canal – TOD North

For: Construction of 6-story mixed-use building with 30 residential units on floors 2-6, roof with amenity space and roof deck and first floor containing retail of approximately 1,081sf, 3 parking spaces and bicycle racks.  
Variances: Deviation from minimum 5th and 6th floor setback for corner lots. Deviation for maximum height in feet and stories.

17. Case: P2024-0070

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9c694d94-8cf8-40c1-9c51-46891e9fa882?tab=attachments> For: Preliminary + Final Major Site Plan Amendment

Applicant: 377 Ogden Ave JC, LLC

Review Planner: Cameron Black, AICP, PP

Address: 415 Palisade Avenue

Attorney: Thomas P. Leane, Esq.

Block: 3902 Lot: 35.01

Ward: D

Zone: RC-2

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

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

18. Case: P2024-0006

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

For: Preliminary Major Site Plan Approval with Variances

Address: 38 Cottage Street

Ward: C

Applicant: Homestead Market LLC

Attorney: Charles Harrington II, Esq.

Review Planner: Matthew da Silva, AICP

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

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

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

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

19. Case: P2024-0110

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b6c0562f-8253-40e5-8d8c-837881635cc2?tab=attachments>

For: Administrative Amendment

Address: 610 Communipaw Ave

Ward: F

Attorney: Stephen Joseph

Review Planner: Francisco Espinoza, Matt Ward, PP, AICP

Block: 17905 Lot: 23

Zone: Jackson Hill Redevelopment Plan

Description: Proposed administrative amendment to reduce total unit count to eight residential units and one commercial unit; correct errors and discrepancies in prior plans; and, change exterior colors and materials.

20. Case: P23-024

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/34F1AFC6-45A9-4C8D-B529-2C8242DA0FF4?tab=attachments>

For: Preliminary and Final Major Site Plan with Variances and Minor Subdivision

Address: 772-788 West Side Avenue

Ward: B

Attorney: Stephen Joseph

Review Planner: Tanya Marione, PP, AICP

Block: 16301 Lot: 65

Zone: NC-1

Description: Proposed mixed-use development in the Neighborhood Commercial Zone resulting in a building with gross floor area of 136,090.3 sq. ft. with 4 ground-floor commercial units and 135 residential units.

21. Case: P2024-0127

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

For: Preliminary and Final Major Site Plan with Variances

Address: 1 Journal Square Plaza aka 2965 Kennedy Boulevard

Ward: C

Applicant: Journal Square Plaza Urban Renewal Associates, LP

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Tanya Marione, PP, AICP

Block: 9403 Lots: 14

Zone: Journal Square RDP – Zone 3 Commercial Center

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

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

22. Case: P2024-0210

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/19251933-eee9-4856-a440-60efd0f27b0e?tab=attachments>

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

Address: 2966 Kennedy Boulevard and 69 Cottage Street

Ward: C

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Matt DaSilva , AICP

Block: 7903 Lot: 1.01 & 4

Zone: Journal Square 2060 – Zone 3 Commercial Center

Description: Applicant proposes fifty-five (55) story (including one permitted mezzanine level) mixed used 542 residential units, 154 hotel rooms, two (2) ground floor retail spaces, office use (pursuant to office use bonus), banquet hall, two restaurants, and 202 parking spaces, four (4) additional floors including (2) utilized for parking, two (2) additional hotel floor pursuant to Corner Lot Bonus D and twenty (20) additional floors pursuant to the accommodations within the Journal Square 2060 Redevelopment Plan Affordable Housing Mandatory Requirements.

Variances: Building height in stories; tower front setback; side setback abutting a lower density zone; setback from adjacent property's rear property line.

23. Memorialization of Resolutions

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

25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD