

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, February 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.

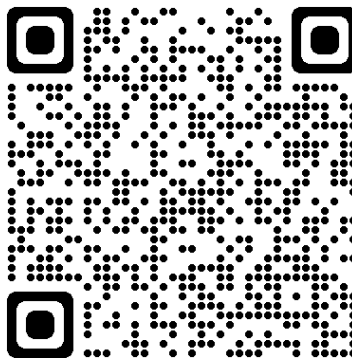
ADVISORIES

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**

7. OLD BUSINESS

a. Case: P2024-0222

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/06df61bd-9619-47f9-babe-1545ca8ae4a4>

For: Site Plan Extension

Address: 252 Central Ave

Ward: D

Applicant: AK 471, LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Joseph Pangilinan

Block: 4404 Lots: 3

Zone: NC-1

Description: One-year extension request for Site Plan Approval (P22-116) to raze the property and construct a new five- (5) story mixed-use building consisting of eight (8) dwelling units over ground-floor commercial space. Variances: "c" variance for bulk to allow rooftop appurtenance coverage greater than permitted.

b. Case: P2024-0243

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/06df61bd-9619-47f9-babe-1545ca8ae4a4>

For: 1-Year Extension

Address: 804-810 West Side Avenue

Ward: B

Applicant: 804 West Side Av LLC

Attorney: Rebecca L. Maioriello, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 14803 Lots: 1, 74, 75, and 76

Zone: NC- Neighborhood Commercial Zoning District

Description: One-year extension request for an approval under case number P20-102 for a new five (5) story mixed-use building containing thirty-two (32) dwelling units, 4,568 square feet of ground floor commercial/retail space, and below grade parking consisting of sixteen (16) parking spaces.

c. 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
CARRIED FROM JANUARY 28TH, 2025 WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.

8. NEW BUSINESS

9. Case: P2025-0037

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9238b8aa-c75d-4d33-afde-71d6af301653>

For: Review and discussion to permit a Billboard Use in the Chapel Avenue Industrial Park Redevelopment Plan.
Formal action may be taken.
Review Planner: Tanya Marione, PP, AICP
Council Resolution: 25-082

10. Case: P2024-0156

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e4dfd1ca-577c-436f-b398-7bbef52c28a8?tab=attachments>

For: Conditional Use

Address: 545 Newark Ave

Ward: C

Applicant: Kine Buds JC, LLC

Attorney: Edward Mainardi, Esq.

Review Planner: Francisco Espinoza

Block: 9601 Lots: 09

Zone: NC-1

Description: Class 5 retail cannabis store to occupy the entire first floor of 545 Newark Ave., 1,393 (1,240 net) sq. ft. No site changes or structural building changes are proposed.

11. 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 Class 5 Cannabis Retailer and associated second floor office.

12. 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.

13. 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.

14. Case: P2024-0120

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/31e3ec9d-948c-448b-be3f-33c73dad2ce>

For: Minor Site Plan

Address: 23 Marion Place

Ward: C

Applicant: Medna Builders LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Sophia E. Pereira

Block: 10404 Lots: 4.01

Zone: R-1 Neighborhood Housing District

Description: Applicant is utilizing the Affordable Housing Overlay and proposes to construct a three (3) story building with eleven (11) dwelling units and an Accessory Dwelling Unit in the rear of the property.

Variances: Location of bike parking.

Variances: building coverage

15. Case: P2024-0163

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3446af85-5350-4c58-b625-4d8fb51d8450?tab=attachments>

For: Preliminary and Final Major Subdivision

Address: 229-231 Dwight St

Ward: A

Applicant: 225 Dwight Street Holdings LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 24904 Lots: 24904

Zone: R-1

Description: The Applicant proposes to subdivide the property into seven (7) new lots.

16. Case: P2024-0135

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3f423895-d8b8-45f3-b7bb-929b672fd88f?tab=attachments>

For: Minor Site Plan

Address: 328 Halladay Street

Ward: A

Applicant: Ian Gutch and Shannon Smith

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Erik Beasley

Block: 19007 Lots: 30

Zone: Morris Canal Redevelopment Plan, Residential District

Description: The applicant proposes to construct a new three (3) story building that consist of two (2) residential units, with approximately 80 square feet of rooftop amenity space, green roof and landscaping features in the rear yard.

Variances: building coverage

17. 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: Matthew da Silva , AICP

Block: 7903 Lot: 1.01 & 4

Zone: Journal Square 2060 – Zone 3 Commercial Center

Description: Applicant proposes a fifty-six (56) story mixed use 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.

18. 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.

19. Case: P2024-0116

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0aeb8c1f-7515-4d8b-8235-d246d24b8857?tab=attachments>

For: Preliminary and Final Major Site Plan Amendment

Address: 2-38 Journal Square listed as 10 Journal Sq

Ward: C

Applicant: One Journal Square Partners Urban Renewal LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Matthew da Silva, AICP

Block: 9501 Lots: 23

Zone: Journal Square 2060 – Zone 1 - Core

Description: The Applicant is seeking an Amendment to the Preliminary and Final Major Site Plan Approval with Deviations granted under case number P21-143 on 1/5/21. The proposed changes are set forth in the Narrative and Plans accompanying this filing.

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, Esq.

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.

CARRIED FROM JANUARY 28TH MEETING WITH PRESERVATION OF NOTICE.

21. Case: P2024-0190

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/4e287138-1fa3-4c03-814a-8a09660855d3?tab=attachments>

For: Site Plan Amendment

Address: 701 Newark Avenue

Ward: C

Applicant: 701 Newark Ave LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva, AICP

Block: 7902 Lots: 25-29

Zone: Journal Square 2060 Redevelopment Plan – Zone 5 Commercial Main Street – Homestead Place Bonus

Description: Amended site plan for design changes to an approved mixed-use building

22. Memorialization of Resolutions

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

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD