# 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, March 11, 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: P2025-0045
https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fccc26ee-af19-4f7c-bea8-e184bfd5a6fa?tab=attachments
For: One (1) year Extension of Final Major Site Plan Approval
Address: 659 Grove Street
Ward: D
Applicant: Grove Street Partners LLC
Attorney: James McCann, Esq.
Review Planner: Matthew da Silva, AICP
Block: 6002 Lot: 8
Zone: Jersey Avenue Light Rail Redevelopment Plan
Description: Applicant seeks second one (1) year extension of Final Major Site Plan Approval granted by the Jersey City Planning Board and memorialized by Resolution dated December 7, 2021

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

c. 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 JANUARY 28, 2025 WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**

**8. NEW BUSINESS**

9. Review and discussion of Averie Cole, Nathan Huvard, Mike Dreeland, and Nianxin Li as Certified Artists. Formal action may be taken.
   https://data.jerseycitynj.gov/explore/dataset/for-review-and-discussion-of-as-certified-artist-averie-cole-nathan-huvard-mike-dreeland-and-nianxin/information/

10. Case: P2025-0041
    https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2885a453-1e92-4012-ad2a-29e2b7c62faa?tab=attachments
    For: Review and discussion of an update to the zoning map regarding rezoning lots on Palisade Avenue from R-3 to RC-2. Formal action may be taken.
    Review Planner: Matt Ward, AICP, PP

11. Case: P2025-0042
    https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/837530e3-bd8b-4266-a7a1-dea107a74f7e?tab=attachments
    For: Review and discussion of an amendment to the Land Development Ordinance regarding the General Development Checklist. Formal action may be taken.
    Review Planner: Matt Ward, AICP, PP

12. Case: P2024-0116
    https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0aeb8c1f-7515-4d8b-8235-d246d24b8857?tab=attachments
    For: 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.
    Variances: Parking Maximum
    **CARRIED FROM MARCH 25TH WITH PRESERVATION OF NOTICE**

13. 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 Lot: 25-29
    Zone: Journal Sqaure 2060 – Zone 5 Neighborhood Commercial – Homestead Place Bonus + Bonus A
    Description: Design modifications to an approved mixed-use building

Variances: Minimum height of first floor, maximum residential floor to ceiling height

14. Case: P2024-0173
    https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9133bcf2-1cc0-4b7f-aec2-11e2a6ae6b87?tab=attachments
    For: Preliminary and Final Major Site Plan with Variances
    Address: 359 Johnston Avenue
    Ward: A
    Applicant: 359-361 Johnston, LLC
    Attorney: Stephen Joseph
    Review Planner: Xunru Huang
    Block: 17403 Lot: 1&2
    Zone: Lafayette Park Redevelopment Plan
    Description: New six story (67') mixed use building with 35 dwelling units and 7 parking spaces in the Lafayette Park Redevelopment Zone.
    Variances: Maximum building coverage, Minimum landscaping

15. Case: P2024-0225
    https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/31a74d06-dda2-4df1-811f-15017d6129cb?tab=attachments
    For: Conditional Use
    Address: 3662 John F. Kennedy Blvd
    Ward: D
    Applicant: Seraph and Sons LLC
    Attorney: Kelly Brennan
    Review Planner: Joseph Pangilinan, AICP
    Block: 505 Lot: 12
    Zone: RC-2
    Description: Class 5 retailer microbusiness cannabis use on 1st floor of existing building, which interior will be renovated and exterior cosmetically upgraded; and approval of business signs.
    Variances: None

16. Case: P2024-0207
    https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6014dc63-8223-4ad2-877d-891eb7247634?tab=attachments
    For: Minor Site Plan
    Address: 89 Neptune Ave
    Ward: A
    Applicant: 89 Neptune LLC
    Attorney: Michael Higgins
    Review Planner: Joseph Pangilinan, AICP
    Block: 30101 Lot: 3
    Zone: Ocean Avenue South Redevelopment Plan, Neighborhood Mixed Use Zone
    Description: New construction of a 4-story mixed-use building with 8 dwelling units and ground floor commercial space on the currently vacant lot.
    Variances: None

17. Case: P2023-0017
    https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c6e36d1e-2b54-4035-b79f-

845d3ba4b70e?tab=attachments
For: Preliminary and Final Major Site Plan
Address: 650 Grove Street
Ward: D
Applicant: 650 Grove LLC
Attorney: James McCann, Esq.
Review Planner: Matthew da Silva, AICP
Block: 6101 Lot: 2
Zone: Jersey Avenue Light Rail Redevelopment Plan
Description: 5 story building with 108 residential market rate apartment units, a parking garage on the first floor with 61 parking spaces, 10 EV/EVMR spaces, interior and exterior amenity space and an 8,400 square foot performative green roof in the Jersey Avenue Light Rail Redevelopment Plan. Bonus utilized: RP-Section IV.E.1(e) and (f); RP - Section VII.A.
Variances: Accessory Structure in Front Yard

18. Case: P2023-0018
https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1275c9ae-7e0f-4c7e-b1a7-98e5d5d7a651?tab=attachments
For: Site Plan Amendment
Address: 659 Grove Street
Ward: D
Applicant: Grove Street Partners LLC
Attorney: James McCann, Esq.
Review Planner: Matthew da Silva, AICP
Block: 6002 Lot: 8
Zone: Jersey Avenue Light Rail Redevelopment Plan
Description: 10-story mixed-use building with 139 residential market rate apartment units, 10,039 sq. ft. of commercial space, a parking garage with 106 parking spaces including 16 EV/EVMR spaces, and interior and exterior amenity space in the Jersey Avenue Light Rail Redevelopment Plan, last amended on May 13, 2015. Bonus utilized: RP-Section X.H. 2(b); RP-Section VII.A.
Variances: None

19. Memorialization of Resolutions
20. Executive Session, as needed, to discuss litigation, personnel or other matters
21. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD