

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 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.

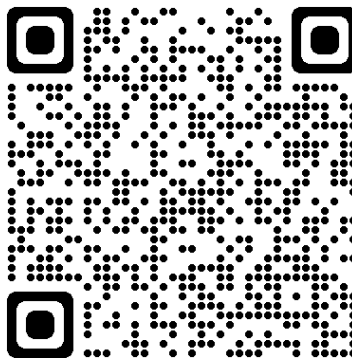
ADVISORIES

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: P2023-0106

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0cd61a5f-95a1-418e-bedc-5982c9155acc?tab=attachments>

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

Address: 119 Merritt Street

Ward: A

Attorney: Thomas Leane Jr., Esq.

Review Planner: Matthew da Silva, AICP

Block: 30202 Lot: 1

Zone: Port Industrial District

Description: On June 14, 2022, Applicant received Preliminary and Final Site Plan approval with variances (minimum required setback from the lot perimeter; required landscaping buffer from a residential use; proposed freestanding sign) under Case P21-053 in order to develop a service station attached to an existing structure with a permitted automatic roll over car wash and other site improvements. Applicant now wishes to expand the use of the Property to include a parking lot, additional auto-bay services and to remove the automatic car wash (the "Project").

Variances: Residential buffer, sign location

TESTIMONY TAKEN. CARRIED TO APRIL 8th WITH PRESERVATION OF NOTICE.

7. OLD BUSINESS

- a. Case: P2025-0030

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/608bc155-aa65-49f6-8312-5a87e9028220?tab=attachments>

For: Extension for Preliminary and Final Major Site Plan with Variances

Address: 120 Storms Ave

Ward: B

Applicant: 12 Nevin LLC

Attorney: Michael Higgins

Review Planner: Joseph Pangilinan, AICP

Block: 15004 Lots: 35

Zone: McGinley Square East Redevelopment Plan, Zone 1

Description: One year extension request for the approval of Preliminary and Final Major Site Plan with 'c' Variances under Case No P21-134 for an eight-story, 101-unit structure with 39 parking spaces.

- b. Case: P2025-0026

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ca872700-925e-40e7-8f1e-0d2fac84c00f?tab=attachments>

For: Extension for Preliminary and Final Major Site Plan with Variances

Address: 2 Sixth St

Ward: E

Applicant: Newport Associates Development Company

Attorney: McCullough, Eric

Review Planner: Joseph Pangilinan, AICP

Block: 7302 Lots: 55.01 and 55.02

Zone: Newport Redevelopment Plan, Residential Southern Zone

Description: One year extension request for the Minor Subdivision and Preliminary Major Site Plan approval for 1,723-unit residential project.

- c. 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.

TESTIMONY TAKEN. CARRIED FROM FEBRUARY 25TH WITH PRESERVATION OF NOTICE.

- d. 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 fifty-five (56) 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

Variances: height, setback from lower density zone, tower on a base standards, design standards (presence of port a cochere)

TESTIMONY TAKEN. CARRIED FROM FEBRUARY 25th WITH PRESERVATION OF NOTICE.

8. NEW BUSINESS

9. Review and discussion of as Certified Artist Matthew Novak, Ye Cheng, and Samuel Jablon. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-matthew-novak-ye-cheng-and-samuel-jablon-formal-action/information/>

10. 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

11. 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.

12. 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.

CARRIED FROM JANUARY 28TH MEETING WITH PRESERVATION OF NOTICE.

13. Case: P2024-0180

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/721501bb-8c4d-4f79-a52e-82c521a66a63?tab=attachments>

For: Preliminary and Final Major Subdivision

Address: Harborside Place

Ward: E

Attorney: Charles Harrington, Esq.

Review Planner: Erik Beasley

Block: 11603 Lot: 19.01

Zone: Exchange Place North Redevelopment Plan, Harborside District

Description: Applicant proposes to subdivide existing lot 19.01 into two separate lots (lot 18.04 & 19.02).

Proposed lot 18.04 will be 2,521 square feet and proposed lot 19.02 will be approximately 54,018 square feet.

14. Case: P2025-0013

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ba6bd069-8a43-4089-bece-4c6f0b1c9203?tab=attachments>

For: Minor Subdivision

Address: 22 Bergen Ave

Ward: A

Attorney: Charles Harrington, Esq.
Review Planner: Joseph Pangilinan, AICP
Block: 24902 Lot: 2.01
Zone: R-3

Description: The Applicant is seeking minor subdivision approval to subdivide the existing Lot 2.01 into two (2) separate tax lots, which shall be designated as proposed Lot 2.02 and proposed Lot 2.03. Proposed Lot 2.02 shall measure 2,836 and proposed Lot 2.03 shall measure 2,787 square feet.
Variances: None

15. Case: P2024-0035

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/15ae4074-cc33-4737-8568-c83481562b9d?tab=attachments>

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

Address: 135 Garfield Avenue

Applicant: 135 Garfield Avenue LLC

Ward: A

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 30003 Lot: 28

Zone: R-1

Description: New construction of multifamily building with 16 dwelling units and 12 parking spaces in the R-1 zone utilizing the AHO.

Variances: Front Yard Setback, Curb Cut Width, and Maximum Lot Coverage

16. Case: P2024-0126

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/4dece4a8-73e3-41cf-a6f8-c94fc449dd81?tab=attachments>

For: Final Major Site Plan

Address: 853 Jersey Avenue

Ward: D

Attorney: Maria Vallejo, Esq.

Review Planner: Matthew da Silva, AICP

Block: 6005 Lot: 10

Zone: Jersey Avenue Park Redevelopment Plan

Description: The proposed project is located on Block 6005, Lot 10, consisting of 1.4 acres or 60,985 sf. This is a proposed mixed-use development, consisting of one (1) building of varying heights of 13, 19 and 3 stories, located on Coles Street, Jersey Avenue and 18th Street, respectively. The Applicant is proposing to construct three-hundred twenty-two (322) residential units with a mix of studios, one bedroom and two-bedroom units, together with amenity and commercial retail space, one-hundred sixty-six(166) parking spaces, and one hundred sixty one (161) bicycle parking spaces.

Variances: Applicant seeks "C" variance relief from Section X(C)(9)(d) of the Jersey Avenue Park Redevelopment Plan and proposes a setback on the Eighteenth Street side of the building with a sidewalk width of approximately eleven (11) feet and a setback on the Coles Street side of the building with a sidewalk width of approximately twelve (12) feet.

17. Memorialization of Resolutions

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

19. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

