

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, April 8, 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.

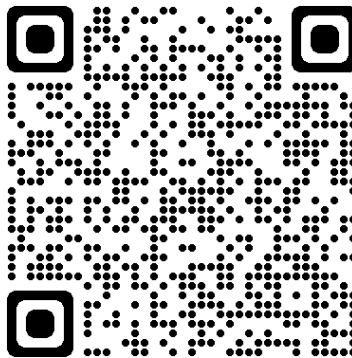
ADVISORIES

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: 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.

8. NEW BUSINESS

9. Review and discussion of as Certified Artist Susie Luo and Michelle Vitale. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-susie-luo-and-michelle-vitale-formal-action-may-be/information/>

10. Case: P2025-0059

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9631d4c2-6341-4cfc-81fd-db4aa49a475e>

For: Review Agent Procedure Amendment

Description: Amendment to the City of Jersey City Land Development Ordinance to clarify review agent procedures. Formal action may be taken.

11. Case: P2024-0178

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6e4a9277-6a68-4d24-976d-d8afcb7c98e2?tab=attachments>

For: Review and discussion of Fayette-Broadway Redevelopment Plan Amendment.

Description: Zoning Requirements for Zone 3. Formal action may be taken.

12. 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.
CARRIED FROM MARCH 25, 2025 WITH PRESERVATION OF NOTICE.

13. 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 with variances

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

CARRIED FROM MARCH 11TH MEETING WITH PRESERVATION OF NOTICE.

14. 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 C. McCann, Esq.

Review Planner: Matthew da Silva | Liz Oppen, AICP

Block: 6002 Lot: 8

Zone: Jersey Avenue Light Rail Redevelopment Plan – High Rise District

Description: Amendment to 10 story mixed-use building with 139 residential market rate apartment units, 14,563 sq. Ft of commercial space, a parking garage with 102 parking spaces, and interior and exterior amenity space. Project contains provisions for future pedestrian and cyclist access to proposed future light rail station behind property.

CARRIED FROM MARCH 11TH MEETING WITH PRESERVATION OF NOTICE.

15. 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
CARRIED FROM MARCH 11TH MEETING WITH PRESERVATION OF NOTICE.

15. Case: P2024-0207 89 NEPTUNE AVE

<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

CARRIED FROM MARCH 11TH MEETING WITH PRESERVATION OF NOTICE.

16. Case: P2024-0227

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f50622a2-1ad2-471d-a85d-118e379513bc>

For: Minor Site Plan with 'c' variance

Address: 209 Halladay Street

Ward: A

Applicant: Halladay Street Holdings LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 20102 Lot: 67-68

Zone: Morris Canal RDP – R zone

Description: New three story (33 feet), 4 unit dwelling.

Variance: Front Yard Setback where 6 feet are required and 10 feet are proposed.

17. Case: P2024-0199

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e38e6a6c-d683-4044-9554-de84f87b4e3d?tab=attachments>

For: Minor Site Plan with 'c' variance

Address: 10 Exchange Place

Ward: E

Applicant: Hancock S-Reit JCity LLC

Attorney: Linda M. Herlihy, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 11604 Lot: 1

Zone: Exchange Place Redevelopment Area – Special Use District

Description: An overall sign program for the building to address the needs of current and future tenants that

includes (i) building wall signs, both flush mounted façade signs and a “blade”-type sign, for each retail/restaurant tenant on the ground floor, (ii) a single monument sign identifying the building as well as certain office tenants of the Building and (iii) a masthead sign on two sides of the building.

Variances: two (2) for each blade sign proposed and one (1) for each tenant not fronting a public street

18. Case: P2024-0147

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b9bf912a-64f9-45af-a59a-8b477033189f?tab=attachments>

For: Preliminary and Final Major Site Plan Amendment with Variances

Address: 301 West Side Ave

Ward: B

Attorney: James McCann, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 22103 Lots: 5, 13 & 14

Zone: West Side Redevelopment Plan

Description: Amendment consisting of interior layout changes, facade changes, building footprint, and an increase of two units to a total unit count of 202 residential units (of which 20 units are deed restricted affordable housing). Site is under construction pursuant to case P22-069.

Variances: Minimum front yard setback, Minimum side yard setback, Minimum footcandle at sidewalk, and maximum lot coverage.

19. Case: P2024-0139

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/95ba84db-5544-4c04-9d30-3c2c3505325e>

For: Minor Site Plan

Address: 285 Liberty Ave

Ward: D

Applicant: 285 Liberty Ave. JCNJ, LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Sophia E. Pereira

Block: 3304 Lot: 46

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes to construct a three (3) story building with four (4) dwelling units on a vacant lot.

Variances: None

20. Case: P2024-0185

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fc0a34d1-eb72-4296-ac71-60b8bb1b49e2?tab=attachments>

For: Preliminary and Final Major Site Plan with Variances

Address: 933 Communipaw Avenue

Ward: B

Applicant: J&S Equity Associates

Attorney: George Garcia, Esq.

Review Planner: Xunru Huang

Block: 18102 Lot: 20-21

Zone: C/A

Description: Applicant seeks to construct a new one-story building addition, attached to the existing building, for the car dealership operating on the property, to provide an interior service area.

Variances: Minimum parking spaces, Maximum number of signs

21. Case: P2024-0208

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/218e788b-2596-4513-9c47-d1e03f1d97e3?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 158 Van Wagenen Ave

Ward: C

Applicant: GND JSQ HOLDINGS LLC

Attorney: Charles J. Harrington, Esq.

Review Planner: Xunru Huang

Block: 9301 Lot: 4&17

Zone: Fayette-Broadway Redevelopment Plan

Description: The Applicant is seeking to construct a 15-story multifamily residential building consisting of 321 residential units, 123 parking spaces, amenity space, and a 3,160 SF public plaza. Inclusive of the 321 residential units shall be 32 affordable residential units.

22. Case: P2024-0165

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/4c4521f7-5f2c-4063-a332-ffd7b214ac31>

For: Minor Site Plan

Address: 221 – 223 Nunda Ave

Ward: B

Applicant: 221 Nunda LLC

Attorney: Stephen Joseph

Review Planner: Sophia E. Pereira

Block: 14701 Lot: 5

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes to demolish existing structures and construct a three (3) story building with four (4) dwelling units.

Variances: None.

23. Memorialization of Resolutions

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

25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD