

## 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 22, 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.

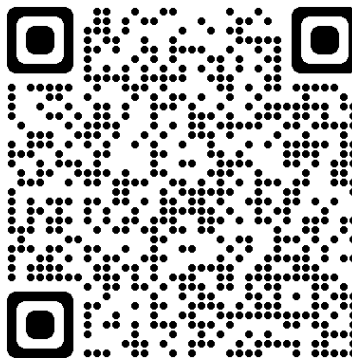
### ADVISORIES

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**

## 7. OLD BUSINESS

a. Case: P2025-0036

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/25e9c216-edd6-4cc8-85f1-fd8ed576e65e?tab=attachments>

For: 1-Year Extension of Approval P20-071

Ward: F

Applicant: York Street West, LLC

Attorney: Rebecca L. Maioriello, Esq.

Review Planner: Cameron Black, PP, AICP

Address: 58-60 Center Street, York Street, York Street, and 214 Bright Street

Block 13805, Lots 4, 5, 6, 7 and 8

Description: 1-Year Extension of a new five (5) story mixed-use building containing ground floor retail space, one hundred (100) residential units and twenty-five (25) parking spaces on the Property

b. Case: P2025-0046

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/11f16b8a-c199-4d64-b615-d0be8532d9e3?tab=attachments>

For: Site Plan Extension

Address: 165 Newark Ave

Ward: E

Attorney: James C. McCann, Esq.

Review Planner: Joseph Pangilinan, AICP

Block: 12704 Lot: 15

Zone: Newark Avenue Downtown Redevelopment Plan

Description: One-year extension request for Preliminary and Final Major Site Plan Approval (P19-050) for a seven-story mixed-use project to contain fifty-one (51) dwelling units and approximately 11,697 square feet of commercial space to be completed in two (2) phases.

Variances: "c" variance for bulk to additional story, reduced building setbacks, reduced minimum floor to ceiling height on ground and upper floors, reduced rooftop amenity space percentage, use of restricted materials

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 Tonnelle 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.

**CARRIED FROM MARCH, 25TH WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**

- d. 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 MARCH 11<sup>TH</sup>, 2025 WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**

- e. 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 MARCH 11<sup>TH</sup>, 2025 WITH PRESERVATION OF NOTICE TESTIMONY TAKEN**

## 8. NEW BUSINESS

9. Review and discussion of as Certified Artist Mel D Cole, Emma Louise, Nobuki Takamen and Norman Kirby. Formal action may be taken

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-mel-d-cole-emma-louise-and-norman-kirby-formal-action/information/>

10. 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.

**CARRIED FROM APRIL 8, 2025 MEETING**

11. 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: New construction of mixed-use structure of varying heights of 13, 19 and 3 stories containing 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: Sidewalk Width

**CARRIED FROM MARCH, 25TH WITH PRESERVATION OF NOTICE.**

12. 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

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 14 parking spaces in the R-1 zone utilizing the AHO.

Variances: Front Yard Setback and Maximum Lot Coverage

**CARRIED FROM MARCH, 25TH WITH PRESERVATION OF NOTICE.**

13. Case: P2024-0158

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/df130726-bb12-4b04-a184-02bfd4788733?tab=attachments>

For: Minor Site Plan

Address: 305 Third St

Ward: E

Applicant: 305 Third Street SPE LLC

Attorney: James J. Burke, Esq.

Review Planner: Xunru Huang

Block: 11106 Lot: 7

Zone: RC-3

Description: The applicant is proposing demolition of the existing structure and construction of a four (4) story building with 4 dwelling units and 1 parking space at the rear.

14. Case: P2023-0093

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fdbcf4c8-9319-48c6-ae86-50ff06fba690?tab=attachments>

For: Minor Subdivision

Address: 42 - 46 Nostrand Ave

Ward: A

Applicant: 4246 Van Nostrand Ave LLC

Attorney: Stephen Joseph

Review Planner: Sophia E. Pereira

Block: 25901 Lot: 44

Zone: R-1 Neighborhood Housing District

Description: subdivision of the lot into two new lots. Proposed lot 44.01 is 25 feet by 107.83 feet and a total of 2,698 square feet. The proposed lot 44.02 is 50 feet by 107.83 feet and a total of 5,406 square feet.

Variances: None

15. Case: P2025-0006

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/67636ad3-9ca2-4992-b6e7-b6f608a7ea0d?tab=attachments>

For: Minor Site Plan

Address: 15 Marion Place

Ward: C

Applicant: DISH Wireless L.L.C.

Attorney: Kevin R. Jones, Esq.

Review Planner: Xunru Huang

Block: 10404 Lot: 8

Zone: R-1

Description: DISH Wireless L.L.C. is proposing to install 3 rooftop wireless antenna facility on the existing building.

16. Case: P2025-0034

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/89480c5b-667a-438c-81e1-e91c34e74b55?tab=attachments>

For: Minor Site Plan

Address: 319 Grant Ave

Ward: B

Applicant: T-Mobile Northeast LLC

Attorney: Jennifer M. Knarich, Esq.

Review Planner: Xunru Huang

Block: 21802 Lot: 9.01

Zone: West Side Avenue Redevelopment Plan

Description: Installation of twelve (12) panel antennas and ancillary equipment on the rooftop of an existing midrise residential building.

17. Case: P2024-0200

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/58e9905c-5fcb-4242-8960-bf8421b84569?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 146 Summit Avenue

Ward: C

Applicant: Skyway Realty, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Matthew da Silva, AICP

Block: 15302

Zone: Summit & Fairmount Redevelopment Plan – Zone 2

Description: Applicant seeks to construct a new residential building containing 64 residential units, 13 cellar parking spaces with amenities and associated site improvements on a vacant parcel with frontage on Summit Avenue, Fairmount Avenue and Clifton Place. The project is 7 stories on Summit Avenue and 6 stories on Clifton Place

Variances: Permitted height in feet and stories, permitted exterior sign size, driveway width, curb cut width, height of windowsills facing street

18. Case: P2025-0016

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fe7c5d41-2459-4b0a-b03b-820bd92e4620?tab=attachments>

For: Plan Amendment, Preliminary and Final Major Subdivision, Preliminary and Final Major Site Plan with 'c' Variances

Address: 190 Chapel Avenue

Applicant: Port Liberte Apartments, LLC

Attorney: James C. McCann, Esq.

Review Planner: Cameron Black, AICP PP

Block: 27503    Lots: 13, 14, 16, 17

Zone: Caven Point Redevelopment Plan

Description: Per Jersey City Zoning Determination Letter dated December 17, 2024, Applicant proposes to eliminate solar panels from the roof of the 5 story, 401 unit apartment building which was approved by Jersey City Planning under Case P21-127.

19. P2 Case: P2024-0117

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/7448e20a-60cb-4291-af49-3170605dd87d?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 24 Bright St

Ward: F

Applicant: 24 Bright Street LLC

Attorney: Charles J. Harrington, Esq.

Review Planner: Erik Beasley

Block: 14106

Zone: 37

Description: 1-story addition (rear & vertical) to an existing 4-story structure that will increase the residential unit count from 3 to 4 units, and the building includes a non-habitable basement due to the flood zone.

Variances: rear yard setback, building height in feet, building height in stories, building coverage

20. Case: P2024-0184

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f1b999e1-9c8a-4f63-a6bf-c484bd6f98a2?tab=attachments>

For: Conditional Use

Address: 11 Bostwick Avenue

Ward: F

Applicant: Castano Quigley Cherami LLC

Attorney: Michael Higgins, Esq.

Review Planner: Erik Beasley

Block: 23501 Lot: 37

Zone: R-1

Description: Conversion and adaptive reuse of garage into third dwelling unit.

Variances: None

21. Memorialization of Resolutions

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD