

**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, January 13, 2026 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.

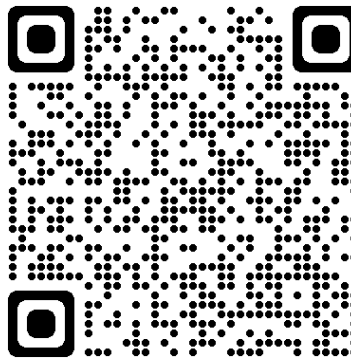
ADVISORIES

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: P2025-0086
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ecb2a781-84a9-4c75-88bc-0991fce5ba57?tab=attachments>
For: Site Plan Amendment
Address: 176 West Side Ave
Applicant: West Side Avenue Development LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Ben Jordan
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- b) Case: P2025-0134
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/203bd283-2a73-48f1-9f6d-c31f422ab4ba?tab=attachments>
For: Minor Site Plan
Address: 391 Fairmount Avenue
Applicant: 391 Fairmount Ave LLC
Attorney: Eugene O'Connell, Esq
Review Planner: Cameron Black, AICP, PP
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- c) Case: P20-168
<https://data.jerseycitynj.gov/explore/dataset/p20-168-for-preliminary-and-final-major-site-plan-address-417-427-hoboken-avenue/information/>
For: Preliminary and Final Major Site Plan
Address: 417-427 Hoboken Avenue
Applicant: Delancey Development, LLC
Attorney: Patrick Conlon, Esq.
Review Planner: Matthew da Silva, AICP, PP
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- d) Case: P2025-0039
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d74241c9-4022-4b15-a5b1-c4d98a29a77e?tab=attachments>
For: Preliminary and Final Major Site Plan with 'c' variances
Address: 87 Van Horne Street
Applicant: Wallabout Realty Holding LLC
Attorney: Charles J. Harrington, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- e) Case: P2025-0068
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/7e311bdb-ea27-4ced-bf5c-636025a755e1?tab=attachments>
For: Preliminary and Final Major Site Plan with variances
Address: 597 Marin Boulevard aka 166 4th Street
Ward: E Applicant: Namdar Group LLC
Attorney: Thomas Leane, Esq.
Review Planner: Matt Ward, AICP, PP
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- f) Case: P2025-0101
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/192fb0be-4dd1-47f0-8b3b-c96ac39231bb?tab=attachments>
For: Minor Subdivision
Address: 455 3rd St
Applicant: 455 Jewel Group LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Sophia E. Pereira
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- g) Case: P2025-0102
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/cd30e3f1-890c-4e70-9245-2e954cfade2c?tab=attachments>
For: Preliminary and Final Major Site Plan
Address: 455 3rd Street
Applicant: 455 Jewel Group LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Sophia E. Pereira
CARRIED TO JANUARY 27, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- h) Case: P2025-0182
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0eca785d-7ae6-4cd5-9274-190f015dc2c5?tab=attachments>
For: Section 31 Review
Address: 14 Enos Place
Applicant: Hudson County Community College
Attorney: Jennifer J. Bogdanski, Esq.
Review Planner: Matthew da Silva, AICP, PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- i) 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
Applicant: Michael Case
Attorney: Nicholas Cherami, Esq
Review Planner: Tanya R. Marione, AICP, PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- j) Case: P2024-0182
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9f17838d-a284-4f7d-b1e4-ae5e7e3f5e5f?tab=attachments>
For: Preliminary and Final Major Site Plan and Interim Use
Applicant: Pulte Homes of NJ, Limited Partnership
Address: 200 Chapel Avenue
Attorney: James C. McCann, Esq.
Review Planner: Sophia E. Pereira
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- k) Case: P2024-0229
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/cda7b21a-b29f-44b6-b618-4ecb917f1af7?tab=attachments>
For: Review and discussion of Master Plan Amendment within Caven Point Redevelopment Plan
Petitioner: Pulte Homes of NJ, Limited Partnership
Attorney: James C. McCann, Esq.
Review Planner: Matthew da Silva, AICP, PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- l) Case: P2024-0219
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/933098d2-e386-4ec5-ac9b-6a988e139155?tab=attachments>
Address: 115 Giles Ave
For: Preliminary and Final Major Site Plan Ward: C
Applicant: Broadway & Giles Developments LLC
Attorney: Charles J. Harrington, Esq.
Review Planner: Joseph Pangilinan
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- m) Case: P2024-0099
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/7f83b41f-e243-46ed-ac43-a7c5504a51e0?tab=attachments>
For: Preliminary and Final Major Site Plan with 'c' variance and conditional use
Address: 565 Communipaw Avenue
Applicant: Community Development LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Erik Beasley, Ben Jordan
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- n) Case: P2024-0111
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/be08034c-a35c-42b4-8764-b3eab015a07a?tab=attachments>
For: Minor Subdivision with 'c' variances
Address: 86-92 Ocean Avenue
Applicant: Sand to Stone LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- o) Case: P2024-0112
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/25b9e7ea-b7d4-4bb2-bd4f-ea6bdbb838e7?tab=attachments>
For: Minor Site Plan
Address: 90 Ocean Avenue
Applicant: Sand to Stone LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- p) Case: P2024-0113
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/03e27e80-a305-4b0e-8f28-2d34e6dc02e8?tab=attachments>
For: Minor Site Plan
Address: 86 Ocean Avenue
Applicant: Sand to Stone LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- q) Case: P2024-0206
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/5a3208b1-58bb-4b82-b678-343948024a6a?tab=attachments>
For: Preliminary and Final Major Site Plan
Address: 373 Communipaw Avenue Ward: A
Applicant: Team Walker, Inc.
Attorney: Herschel P. Rose, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- r) Case: P2025-0091
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0a014432-524e-49e0-b40c-ae81a5bb995d?tab=attachments>
For: Minor Site Plan
Address: 69 Lake Street
Applicant: 69 Lake Realty LLC
Attorney: Benjamin Wine, Esq.
Review Planner: Matthew da Silva, AICP, PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- s) Case: P2025-0130
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1e0711ce-b8c8-43d3-badd-83c745b517ca?tab=attachments>
For: Preliminary and Final Major Site Plan
Address: 626 Communipaw
Applicant: Mikov Acquisitions LLC
Attorney: Charles J. Harrington, Esq.
Review Planner: Ben Jordan
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- t) Case: P2025-0113
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d5b0cfe0-9c5e-42c8-85dc-0789edbd1c28?tab=attachments>
For: Minor Site Plan
Address: 208 Thorne Street
Applicant: 208 Thorne St., LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Ben Jordan
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- u) Case: P2025-0099
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/950e25b1-6148-4676-8b70-d37ab4f86c75?tab=attachments>
For: Preliminary and Final Major Site Plan
Address: 53 Beacon Avenue
Applicant: Neel and Avani Patel
Attorney: Benjamin T.F. Wine, Esq.
Review Planner: Ben Jordan
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- v) Case: P2025-0062
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d3dc7805-eba1-4da1-b70a-5f78827c3015?tab=attachments>
For: Minor Site Plan
Address: 300 3rd Street
Applicant: 300 Third St NJ LLC
Attorney: Benjamin Wine, Esq.
Review Planners: Erik Beasley, and Matthew da Silva AICP PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- w) Case: P2025-0167
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fd03156f-f3f9-40c6-b72d-a948b394bcb1?tab=attachments>
For: Site Plan Amendment
Address: NJSH Route 440 and 8 NJSH Route 185
Applicant: MCR RT 440 JC, LLC
Attorney: Donald M. Pepe, Esq.
Review Planner: Xunru Huang
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- x) Case: P2024-0064
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d64e7f83-c2b4-4b2d-9b47-f9b67cf3042a?tab=attachments>
For: Preliminary and Final Major Site Plan
Address: 103, 105 & 107 Monticello Avenue
Applicant: Ibrahim Fayed
Attorney: Eugene P. O'Connell
Review Planner: Erik Beasley, Xunru Huang
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

- y) Case: P2025-0067
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a3811e12-f678-422b-8c15-723c31bf635c?tab=attachments>
For: Preliminary and Final Major Site Plan with 'c' variances
Address: 8-16 Lott Street & 625-639 Newark Avenue
Applicant: Homestead Market, LLC
Attorney: Charles Harrington III, Esq.
Review Planner: Matthew da Silva, AICP PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- z) Case: P2025-0143
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/61898bd7-2cd2-44cf-9754-cfbcc846123c?tab=attachments>
For: Preliminary and Final Major Site Plan
Address: 480 Washington Blvd.
Applicant: NOC VII Land LLC
Attorney: Eric D. McCullough, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- aa) Case: P2025-0144
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/811db937-712b-4922-9998-df75b8723b53>
For: Preliminary and Final Major Site Plan
Address: 500 Washington Blvd
Applicant: Newport Associates Development Company
Attorney: Chris Murphy, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- bb) Case: P23-043
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1A20959C-DB03-41E5-8E7E-FB399CD692B8?tab=attachments>
For: Preliminary and Final Major Site Plan
Address: 300 Communipaw Avenue
Applicant: 95 Van Dam Corp.
Attorney: Eugene O'Connell, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

cc) Case: P2025-0199

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/26e729ca-f7d7-401c-87c8-91efa08f9986?tab=attachments>

For: 1-year Extension with 'c' variance

Address: 352 Luis Munoz Marin Blvd

Applicant: 352 Marin, LLC

Attorney: James C. McCann

Review Planner: Matt Ward, AICP, PP

CARRIED TO THE FEBRUARY 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE

dd) Case: P2024-0226

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/bca5fff3-6588-436b-9783-d86985b3cfd2?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 3085 John F. Kennedy Boulevard

Applicant: Chosen Square, LLC

Attorney: Charles J. Harrington, Esq.

CARRIED TO THE MARCH 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE

7. OLD BUSINESS

- a) Case: P2025-0219

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/05600ba0-e388-47de-bf83-b44e7bdd404b?tab=attachments>

For: 1-year extension

Address: 200 Kellogg St

Applicant: Bayfront Partners 32 Urban Renewal, L.P.

Bayfront Partners 32 Urban Renewal B, L.P., and

Bayfront Partners 32 Renewal Commercial, L.P.

Attorney: Thomas P. Leane

Review Planner: Matt Ward, AICP PP

Block: 21901.01 Lot: 6.01

Zone: Bayfront Redevelopment Plan

Description: Second extension of Case P22-057 or approval to construct a six (6) story mixed-use building consisting of two hundred ten (210) dwelling units (74 of which are to be affordable units), fifty-two (52) parking spaces, one hundred forty-three (143) bicycle parking spaces and commercial space with regard to the newly subdivided property.

8. NEW BUSINESS

9. Review and discussion of as Certified Artist Jaz Graf and Shantell Martin. Formal action may be taken

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-jaz-graf-and-shantell-martin-formal-action-may-be-taken/information/>

10. Case: P2024-0215

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/31946a68-bddf-442b-80a5-86a68781a360>

For: Minor Site Plan with 'c' variances

Address: 230 First Street

Applicant: Mansion Ambassadors LLC

Attorney: Charles J. Harrington, Esq.

Review Planner: Erik Beasley, Ben Jordan

Block: 11402 Lot: 26

Zone: Harsimus Cove Historic District

Description: Construction of a 4-story multi-family residential building with 4 dwelling units.

Variances: Maximum building height in feet; maximum building coverage

CARRIED FROM OCTOBER 28, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

11. Case: P2025-0038

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3028845f-1bd7-4345-b54a-2e0c02efd53e?tab=attachments>

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

Address: 427 Bergen Ave

Ward: B

Applicant: Yoursite Manager Corp.

Attorney: Thomas Leane, Esq.

Review Planner: Joseph Pangilinan

Block: 19401 Lot: 19.05

Zone: R-3, Multi-unit Mid-rise District

Description: Applicant is seeking to obtain a preliminary and final major site plan approval with one 'c' variance within the Multi-unit Mid-rise District (R-3) zone to construct a four (4)-story building with 23 units and an accessory structure containing 14 bicycle parking spaces on a currently vacant lot.

Variances: Bicycle Parking Location

CARRIED FROM OCTOBER 28, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

12. Case: P2025-0025

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/8956dadd-ac04-4af3-a29f-0c916715d41e?tab=attachments>

For: Minor Site Plan

Address: 114 Lincoln Street Ward: D

Applicant: Rohit and Jita Shah

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 2605 Lot: 40

Ward: D

Zone: R-1

Description: 3-story 8-unit building using the affordable housing overlay (1 affordable).

CARRIED FROM OCTOBER 28, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

13. Case: P2024-0008

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/46b2cc55-d620-4b7b-b883-0cf0f1b7e978?tab=attachments>

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

Address: 33 Division Street

Applicant: 33-39 Division Street, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 9801 Lot(s): 7, 11

Ward: E

Zone: Enos Jones Park RDP - Midrise Transition Zone

Description: Applicant requests site plan approval to clear 29-39 Division Street and construct a new eight (8) story residential building containing 115 dwelling units and 86 parking spaces.

Variances: Height in feet; setbacks above the 6th story; curb cut width. Design waiver for exterior.

CARRIED FROM NOVEMBER 12, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

14. Case: P2025-0073

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/54adfdce-9c81-4af8-ac68-10904f29584f?tab=attachments>

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

Address: 569 Palisade Avenue

Ward: D

Applicant: 569 PALISADE LLC

Attorney: Charles Harrington, Esq

Review Planner: Xunru Huang

Block: 2304 Lots: 25

Zone: RC-2

Description: Applicant seeks to construct a new five-story residential development with eleven (11) dwelling units, ten (10) parking spaces and sixteen (16) bicycle parking spaces.

Variances: Minimum rear yard setback, Parking space dimension

CARRIED FROM OCTOBER 28, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

15. Case: P2024-0213

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/5a3346f1-96d7-4958-b78d-9bb6f3d59c83?tab=attachments>

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

Address: 33 Pacific Avenue

Applicant: GND Pacific Holdings, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Joseph Pangilinan

Block: 21508 Lot(s): 3

Ward: F

Zone: Canal Crossing Redevelopment Plan

Description: Applicant seeks a Preliminary and Final Major Site Plan approval to construct a proposed 8 story building containing 99 dwelling units (15 of which will be affordable), ground floor commercial w. lofts, 29

ground floor parking spaces and other site improvements. Project to utilize the Affordable Housing Overlay

Variances: Number of Driveways and Curb Cut Widths

CARRIED FROM OCTOBER 28, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

16. Case: P2025-0070

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/8bcfdc2d2-ac0f-4469-95e4-de1759755da6?tab=attachments>

For: Minor Site Plan

Address: 28-30 Winfield Ave

Block: 29502 Lot(s): 39

Ward: A

Applicant: Venkat Konuganti

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Sophia E. Pereira

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes complete demolition and new construction of a three (3) story building with five (5) dwelling units, three (3) bicycle parking spaces, and four (4) off-street parking spaces.

CARRIED FROM OCTOBER 28, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE

17. Case: P2025-0141

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/357d3f1b-b7a4-49b9-b0b9-84c703247777?tab=attachments>

For: Minor Site Plan with 'c' Variances

Address: 421 New York Ave

Block: 1705 Lot(s): 8

Ward: D

Applicant: 421 New York Ave JC LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Sophia E. Pereira

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes an addition and renovation of an existing three (3) story building into a four (4) story building with four (4) dwelling units.

Variances: Maximum number of stories, maximum front yard lot coverage.

18. Case: P2024-0109

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a1277a5e-0c36-4c4c-8faa-dbf6c71a04ea>

For: Conditional Use

Address: 3169 JFK Blvd

Block: 5404 Lot(s): 23

Ward: D Applicant: Landmark Properties NJ LLC

Attorney: Thomas P. Leane

Review Planner: Sophia E. Pereira

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes construct a new three (3) story building with two (2) dwelling units and ground floor commercial. The applicant meets all the conditions of the conditional use.

Variances: Minimum rear yard setback, minimum roof deck setback.

19. Case: P2025-0216

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d0d0e192-4954-4a27-a023-8e9730d32aba?tab=attachments>

For: Minor Subdivision

Address: 203 Danforth Avenue

Block: 28102 Lot(s): 17

Ward: A

Applicant: 203 Danforth LLC

Attorney: James Burke, Esq.

Review Planner: Xunru Huang & Cameron Black, AICP, PP

Zone: R-1

Description: Lot shall be divided into two conforming lots.

20. Case: P2025-0160

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2f2ae120-98f5-4c98-8e99-575c7e7e8b0b?tab=attachments>

For: Preliminary and Final Major Site Plan with Variances

Address: 89 Ocean Avenue Ward: A

Block: 29301 Lot(s): 20, 22-25

Applicant: Ocean Avenue Developers NJ LLC

Attorney: Thomas Leane, Esq.

Review Planner: Xunru Huang & Cameron Black, AICP, PP

Zone: Neighborhood Mixed Use Zone of the Ocean Avenue South Redevelopment Plan

Description: 5-story building with 40 residential dwelling units (including one affordable unit on site), 2,044 sq. ft. of ground floor commercial space and 8 parking spaces.

Variance: Side yard setback

21. Case: P2025-0150

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f7b3efa5-cf30-4783-b062-9ddabf68f3e2?tab=attachments>

For: Minor Site Plan

Address: 202 Plainfield Ave

Block: 14602 Lot(s): 30

Ward: B

Applicant: Paramjeet & Jaideep & Achint Singh

Attorney: Benjamin Wine, Esq.

Review Planner: Ben Jordan

Zone: R-1 Neighborhood Housing

Description: New four family residential building, along with related site improvements.

22. Case: P2025-0124

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/19fa358a-6bfd-4083-a66a-50ee13bcfbca?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 701 Route 440

Block: 16001 Lot(s): 4

Ward: B

Applicant: UE Hudson Mall LLC

Attorney: Gerard Pizzillo, Esq.

Review Planner: Ben Jordan

Zone: WPD Waterfront Planned Development

Description: Exterior revisions to the existing retail store front to accommodate a new retail tenant.

Updates to storefront, relocation of trash compactor, addition of trash enclosure, and addition of ADA landings/ramps. Interior revisions are proposed and are under building permit review.

Variances: Green Area Ratio (GAR) standards

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

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD