

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 27, 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.

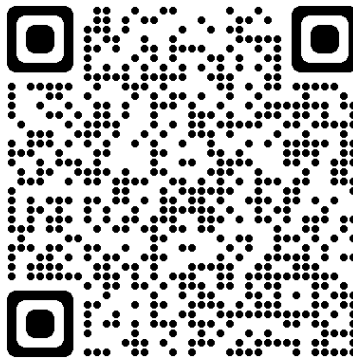
ADVISORIES

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: P2025-0199

<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 FEBRUARY 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

b) 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

c) iCase: 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

d) 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, AICP

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

- e) 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
- f) 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
- g) 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
- h) 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

- i) 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
- j) 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
- k) 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
- l) 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

- m) 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
- n) 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
- o) 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
- p) 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

- q) 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 Ward: A
Applicant: Sand to Stone LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO THE FEBRUARY 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE
- r) 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 Ward: A
Applicant: Sand to Stone LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO THE FEBRUARY 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE
- s) 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 Ward: A
Applicant: Sand to Stone LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO THE FEBRUARY 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE
- t) 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 with 'c' variances
Address: 300 Communipaw Avenue
Applicant: 95 Van Dam Corp.
Attorney: Eugene P. O'Connell, Esq.
Review Planner: Cameron Black, AICP, PP
CARRIED TO THE FEBRUARY 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE

- u) 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 THE FEBRUARY 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE
- v) 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 THE FEBRUARY 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE
- w) 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
Ward: C
Applicant: 69 Lake Realty LLC
Attorney: Benjamin Wine, Esq.
CARRIED TO THE FEBRUARY 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE
- x) 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
Applicant: Paramjeet & Jaideep & Achint Singh
Attorney: Benjamin Wine, Esq.
Review Planner: Ben Jordan
CARRIED WITH PRESERVATION OF NOTICE TO FEBRUARY 24, 2026

- y) Case: P2024-0008
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/46b2cc55-d620-4b7b-b883-0cf0f1b7e978>
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
CARRIED TO THE MARCH 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE
- z) 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
Applicant: 569 PALISADE LLC
Attorney: Charles Harrington, Esq
Review Planner: Xunru Huang
CARRIED TO THE MARCH 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE
- aa) 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.
Review Planner: Matthew da Silva, AICP, PP
CARRIED TO MARCH 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

7. OLD BUSINESS

- a. Case: P2025-0249

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f3793aed-f0ec-4979-8eea-d35116ce5728?tab=attachments>

For: 1-Year Extension

Address: 198 Academy Street

Block: 12301 Lot: 2

Ward: C

Applicant: Vaishno Ma Summit UR LLC

Attorney: Jennifer Bogdanski, Esq.

Review Planner: Cameron Black, AICP, PP

Zone: Journal Square 2060 - Zone 4 - Neighborhood Mixed Use

Description: Extension of the Preliminary and Final Major Site Plan approval and deviations approval for an eighteen (18) story mixed-use building with 223 residential units, approximately 860 sf of first floor retail, for a period of one (1) year

8. NEW BUSINESS

9. 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

Block: 23802 Lot: 1.01

Ward: B

Applicant: West Side Avenue Development LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Ben Jordan

Zone: RC-2

Description: Amendment of prior approval to: relocate utility rooms, relocate and reduce the community room, reduce parking county from 69 to 67 spaces, changes to the balconies, interior layout changes, facade changes, roof changes.

CARRIED FROM November 25, 2025 MEETING WITH PRESERVATION OF NOTICE

10. 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

Block: 8101 Lot: 10-11

Ward: C

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Neighborhood Housing – Central Avenue Extension Bonus

Description: Proposed 27 story mixed use building containing 583 units, 44,975 square feet of office space, and 1,925 square feet of retail.

Variances: none

CARRIED FROM November 25, 2025 MEETING WITH PRESERVATION OF NOTICE

11. 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

Ward: B

Applicant: 391 Fairmount Ave LLC

Attorney: Eugene O'Connell, Esq

Review Planner: Cameron Black, AICP, PP

Block: 16301 Lot: 34

Zone: R-1

Description: Application for a Minor Site Plan for partial demolition of existing 3 story structure and proposed 3 story building addition with 4 units and no variances.

CARRIED FROM November 25, 2025 MEETING WITH PRESERVATION OF NOTICE

12. 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

Ward: A

Block: 19901.01 Lots: 1

Zone: Morris Canal – Berry Lane Park Overlay South

Description: Construction of a 6-story residential building with 170 dwelling units, ground level garage containing 109 vehicle parking spaces (including 48 stacked spaces) and bike room containing 85 bicycle parking spaces, amenity roof deck and 25 on-street vehicle parking spaces; the project will provide 36 inclusionary units (21.2%), 18 of which will be located on-site.

Variances: maximum building coverage; minimum building setback along a new street; minimum building setback for residential stories along a railroad right-of-way

CARRIED FROM November 25, 2025 MEETING WITH PRESERVATION OF NOTICE

13. Case: P2023-0100

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e596f0b5-92e9-468c-8226-dbdff59df2e8?tab=attachments>

For: Preliminary and Final Major Subdivision

Address: 99 Arlington Avenue

Ward: F

Applicant: Usher Levy

Attorney: Stephen Joseph, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 23602 Lot: 4

Zone: R-1

Description: Subdivision of 4,989 square foot lot in accordance with townhouse lot subdivision provisions to create five new lots.

Variances: lot area where 5,000 sf is required, lot area where 1,000 sf is required

CARRIED FROM NOVEMBER 25, 2025 MEETING WITH PRESERVATION OF NOTICE

14. 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

Block: 7104 Lot: 3

Zone: Jersey Avenue Light Rail Redevelopment Plan

Description: Seventeen (17) story mixed use building containing 344 dwelling units (15% affordable for a total of 57 units), 371 hotel rooms, approximately 4,270 square feet of retail space and other site improvements.

Variances: height in stories, height in feet, minimum number of street trees, maximum street tree distance, front yard setback (overhangs), bicycle circulation and lane width requirements for Marin Blvd.

CARRIED FROM NOVEMBER 25, 2025 MEETING WITH PRESERVATION OF NOTICE

15. 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

Block: 10901 Lot(s): 117, 113, 134

Ward: E

Applicant: 455 Jewel Group LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Sophia E. Pereira, AICP

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes to subdivide three existing lots totaling 35,631 square feet into the following three new tax lots: lot 117.01 - 13,528 square feet, lot 117.02 - 3,044 square feet, and lot 117.03 - 19,059 square feet.

CARRIED FROM NOVEMBER 25, 2025 MEETING WITH PRESERVATION OF NOTICE

16. 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

Block: 10901 Lot(s): 117, 113, 134 (Proposed Lot(s) 117.01, 117.02, 117.03)

Ward: E

Applicant: 455 Jewel Group LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Sophia E. Pereira, AICP

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes new construction on three lots associated with the proposed subdivision of Case No. P2025-0101. Lot 117.01 utilizes the Affordable Housing Overlay for a three (3) story building with twenty-six (26) dwelling units, twenty (20) bicycle parking spaces, and no off-street parking spaces. Lot 117.02 is proposed to be a three (3) story building with three (3) dwelling units, three (3) bicycle parking spaces, and no off-street parking spaces. Lot 117.03 is proposed to consist of five (5) 3- (three-) story townhouses with a total of ten (10) dwelling units, ten (10) bicycle parking spaces, and eleven (11) off-street parking spaces.

Variances: Maximum front yard setback (proposed lots 117.03), maximum rooftop structure height (proposed lot 117.01), maximum lighting intensity at property lines (proposed lots 117.01 & 117.03), minimum lighting intensity at sidewalks (proposed lot 117.03).

CARRIED FROM NOVEMBER 25, 2025 MEETING WITH PRESERVATION OF NOTICE

17. Case: P2024-0223

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c28ad878-35ae-4555-9df5-819d8ba8a361?tab=attachments>

For: Minor Site Plan with 'c' Variances

Address: 3 Orchard St Ward: B

Block: 15201 Lot: 48

Zone: R-1

Applicant: 3 Orchard Holding LLC

Attorney: Stephen Joseph, Esq

Review Planner: Cameron Black, AICP, PP

Description: The purpose of this project is to renovate the existing 3-story, 4-unit residential dwelling and construct a 3-story addition to the rear of the existing building.

Variances: 'c' variance for minimum front yard landscaping Adjourned to January 27, 2026 – will re-notice

CARRIED FROM November 25, 2025 MEETING

18. Case: P2024-0171

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/982a70a4-4d72-433f-b75f-ab94b3c51c72>

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

Address: 880-900 Garfield Ave

Ward: F

Applicant: Garfield Phase 1A Urban Renewal LLC, Garfield Phase 1B Urban Renewal LLC

Attorney: Jennifer J. Bogdanski

Review Planner: Matt Ward, AICP, PP

Block: 21501.01 Lot: 1

Block: 21501.02 Lot: 1 and 2

Zone: Canal Crossing Redevelopment Plan

Description: proposal to construct three phases of a six-phase development in the Canal Crossing Redevelopment Plan near the Garfield Avenue Light Rail Station. Phase one is for the construction of a 10-story mixed use building consisting of 293 dwelling units (59 units are affordable housing), approximately 11,426 square feet of ground floor retail, 212 parking spaces, and 168 bicycle parking spaces. Phase two is for the construction of a 6-story mixed use building consisting of 215 dwelling units (43 units are affordable housing), approximately 6,818 square feet of ground floor retail, 68 parking spaces, and 113 bicycle parking spaces. Phase three consists of improvements to planned public right-of-way including an activated portion of the Morris Canal Greenway and creation of a public park (approximately 33,155 square feet).

Variances: minimum floor height of ground floor residential, required loading access, minimum setback on the 6th floor, minimum setback front rooftop appurtenances, maximum one-way curb cut width, and minimum percent of glazing required along ground floor commercial facades.

19. Case: P2024-0106

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0d82c76f-3cd0-45b9-acf0-3512354d8231?tab=attachments>

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

Address: 120 Theodore Conrad Drive (aka 120 Edward Hart Drive)

Applicant: Titan Filosa, LLC

Attorney: Thomas Leane Jr., Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 21507 Lot: 3

Zone: Liberty Harbor Redevelopment Plan

Description: Applicant proposes to construct a new 15,037 sq. ft. accessory warehouse serving existing trucking facility with twelve (12) additional exterior parking spaces.

Variances: parking located between building and street

20. Case: P2024-0240

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/aed36d67-3423-4a18-b4b2-376adcd19c13>

For: Minor Site Plan with 's' Variances

Address: 916A & 918 West Side Avenue

Ward: C

Applicant: Prashant Shah

Attorney: Jarrold Kaminsky, Esq.

Review Planner: Sophia E. Pereira, AICP

Block: 12001 Lots: 34 & 35

Zone: R-1 Neighborhood Housing District

Description: Application proposes to demolish existing structures on the lots and build a three (3) story building with nine (9) dwelling units and five (5) bicycle parking spots.

Variances: Location of bicycle parking.

21. Memorialization of Resolutions

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD