

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, February 24, 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.

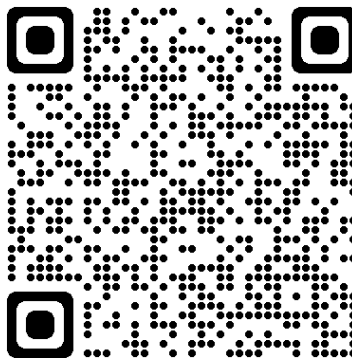
ADVISORIES

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@icnj.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: 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

- b. 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

- c. 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

- d. 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, AICP
CARRIED WITH PRESERVATION OF NOTICE TO MARCH 10, 2026

- e. 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, AICP

CARRIED WITH PRESERVATION OF NOTICE TO MARCH 10, 2026

- f. 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 APRIL 14, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- g. 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 MARCH 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- h. 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 MARCH 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- i. 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
- j. 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 MARCH 24, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

k. 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 MARCH 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 MARCH 24, 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 MARCH 10, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

n. 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 MARCH 24, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE

o. 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 MARCH 24, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE

7. OLD BUSINESS

8. 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 FEBRUARY 10TH, 2026, MEETING WITH PRESERVATION OF NOTICE

9. Case: 2025-0248

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/54275b87-9df2-4bfa-b63c-6cfb431253fa?tab=attachments>

For: 1-year extension

Address: 364 Sixth Street

Ward: E

Applicant: 362-364 Sixth Street LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 9803 Lot: 8

Zone: Enos Jones Redevelopment Plan

Description: Second extension of Case P21-035 or approval to construct a 7-story residential building with 17 dwelling units and 7 parking spaces.

10. **NEW BUSINESS**

11. 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: Thomas Leane, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 20102 Lot: 40.01

Zone: Morris Canal RDP – Mixed Use A

Description: Proposed Addition to Existing 3-Story Building Consisting of a 5-Story Attached Structure Containing a Retail Store with 28 Residential Units Above.

CARRIED FROM FEBRUARY 10TH, 2026, MEETING WITH PRESERVATION OF NOTICE

12. 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

Block: 2001 Lot: 2

Ward: D

Applicant: 208 Thorne St., LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Ben Jordan

Zone: R-1

Description: New three-story 7,231 SF three-family dwelling plus one accessory dwelling unit for a total of four units.

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13. 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: 30

Ward: B

Applicant: Paramjeet & Jaideep & Achint Singh

Attorney: Benjamin Wine, Esq.

Review Planner: Ben Jordan

Zone: R-1

Description: Proposed construction of a new four- (4) family residential building, along with related site improvements.

CARRIED FROM JANUARY 27, 2026 MEETING WITH PRESERVATION OF NOTICE

14. 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

Block: 30101 Lot: 33.01

Zone: Ocean Avenue South - Neighborhood Mixed Use

Description: Description: Proposed subdivision of 100' x 70' lot (9,369.90SF) into two new lots Proposed Lot 34.01 - 50 x 70 (3,797.40SF) and Proposed Lot 36.01 - 50 x 94.09 (5,572.50SF)

Variances: Lot Depth

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15. 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

Block: 30101 Lot: 33.01

Zone: Ocean Avenue South - Neighborhood Mixed Use

Description: New 4-story 45 feet mixed use building with 14 dwelling units.

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16. 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

Block: 30101 Lot: 33.01

Zone: Ocean Avenue South - Neighborhood Mixed Use

Description: New 4-story 45 feet mixed use building with 14 dwelling units.

CARRIED FROM FEBRUARY 10TH, 2026, MEETING WITH PRESERVATION OF NOTICE

17. 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

Ward: E

Applicant: 300 Third St NJ LLC

Attorney: Benjamin Wine, Esq.

Review Planners: Erik Beasley, and Matthew da Silva AICP PP

Block: 11102 Lot: 13

Zone: RC-3

Description: Applicant is proposing 4-unit, four-story residential building.

CARRIED FROM THE FEBRUARY 10TH, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE.

18. 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

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19. 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.

Review Planner: Matthew da Silva, AICP, PP

Block: 4701 Lot: 46

Zone: R-1 Neighborhood Housing District

Description: The Applicant proposes to raze the property and to construct a new five- (5) unit residential building plus Accessory Dwelling Unit (ADU) in the rear.

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20. Case: P2025-0227

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f5bf0815-0b61-4c9c-830f-855ba21ad2b4?tab=attachments>

For: Site Plan Amendment

Address: 39 Regent Street

Ward: F

Applicant: Liberty Harbor Holding, LLC

Attorney: Marjorie M. McInerney, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 14004 Lots: 1

Zone: Liberty Harbor North – Recreational and Community Facility

Description: Amendments to the previously approved Public Park improvement plan.

CARRIED FROM FEBRUARY 10TH, 2026, MEETING WITH PRESERVATION OF NOTICE

21. 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.

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22. 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

Ward: C

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

Project Description: Application is proposing a 28-story mixed use building with 1,925 square feet of retail, 44,975 square feet of office, 45 parking spaces, and 584 dwelling units.

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23. 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)

Block: 21507 Lot: 3

Applicant: Titan Filosa, LLC

Attorney: Thomas Leane Jr., Esq.

Ward: A

Review Planner: Matthew da Silva, AICP, PP

Zoning: Liberty Harbor Redevelopment Plan

Project Description: Accessory warehouse structure is proposed to accompany pre-existing warehouse.

Variances: Parking design standards, street design standards

CARRIED FROM JANUARY 27, 2026 MEETING WITH PRESERVATION OF NOTICE

24. Case: P2024-0240

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

For: Minor Site Plan with 'c' Variances

Address: 916 & 918 West Side Avenue

Block: 12001 Lot: 34, 35

Ward: C

Applicant: Prashant Shah

Attorney: Jarrold Kaminsky, Esq.

Review Planner: Sophia E. Pereira, AICP

Zoning: R-1

Description: Remove two existing 2-Family buildings on adjoining, separate lots. Combine the two separate lots and construct a new 3-story, 9-unit multifamily building.

Variances: Bicycle parking location

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25. 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

Block: 29301 Lot: 22-25

Applicant: Ocean Avenue Developers NJ LLC

Attorney: Thomas P. Leane, Esq.

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

Zone: Mixed Use - Ocean Avenue South Redevelopment Plan

New five (5) story mixed use building containing forty (40) residential units, ground floor commercial (1,354 sq. ft.) and 8 parking spaces. One (1) affordable unit to be provided on site.

CARRIED FROM JANUARY 27, 2026, WITH PRESERVATION OF NOTICE

26. 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

Block: 8001 Lot: 16-23

Applicant: Homestead Market, LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva, AICP PP

Ward: C

Zone: Journal Square 2060 Redevelopment Plan – Zone 3

Project Description: Applicant is proposing a Forty-seven (47) story mixed use tower consisting of 1,049 dwelling units including 105 affordable units, hotel containing 15 rooms, 5,093 sq. ft. of ground floor retail and other site improvements. Development to utilize the affordable housing accommodation and office floor bonus of the Journal Square 2060 Redevelopment Plan to achieve the proposed height. Applicant is preserving an historic facade along Newark Avenue.

Variances: Project does not comply with Tower on a base requirements (tower front, side and rear setbacks, max diagonal dimension for residential/hotel); minimum retail depth; minimum loading spaces; minimum front yard for Central Avenue and minimum sidewalk requirements for Central Avenue. Applicant to make payment in lieu for failure to supply minimum required number of street trees.

27. Case: P2025-0020

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/48329958-9919-4009-a959-442145dfcbcc?tab=attachments>

For: Review and discussion of amendments to the Grand Jersey Redevelopment Plan to implement the Gilchrist Street Recreation Area Requirements and other related updates. Study of the amendment was authorized by council resolution 25-132. Formal action may be taken.

Petitioner: G&S Grand Street LLC

Ward: F

Review Planner: Matt Ward AICP PP

28. Case: P2025-0106

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/28bd08e9-a24f-4359-84ea-291210e3ade9?tab=attachments>

For: Preliminary and Final Major Site plan amendments

Address: 342 Johnston Avenue

Applicant: 342 Johnston Equities, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 17506 Lot: 11

Zone: Lafayette Redevelopment Plan

Description: Amendments to previously approved eight (8) story building containing 55 dwelling units, 14 parking spaces. The Applicant is now seeking administrative approval to amend that layout of the parking garage to provide for thirteen (13) parking spaces; to divide the approved ground floor retail space into three (3) retail spaces; conduct other ground floor layout changes for the benefit of the tenants; increase the common roof deck area; and conduct changes to the building's facade.

29. Case: P2025-0233

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/02ea7d10-b428-4ee1-9e28-60179fb67354?tab=attachments>

For: Site Plan Amendment

Address: 3 New York Ave

Applicant: Devan PropCo, LLC

Attorney: Robert A. Verdibello, Esq

Review Planner: Cameron Black, PP, AICP

Block: 6001 Lot: 36

Zone: R-3 and PPOD

Description: Amendment to approval of 6 and 8 story building with 340 units and 206 parking spaces including an increase of parking count from 206 to 223 parking spaces

30. Case: P2025-0166

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/64ed239a-724a-48c2-80ec-e516ed9d52d8?tab=attachments>

For: Minor Site Plan with 'c' variance

Address: 186 Terrace Avenue

Applicant: 186 Terrace Development LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 2003 Lot: 29

Zone: R-1

Description: The Applicant proposes to demolish the existing improvements and construct a 3-story 5-unit multifamily dwelling with 4 off-street parking spaces.

Variance: maximum building height.

31. Case: P2024-0212

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a1269290-474f-467b-b9b6-b30030dabe2a?tab=attachments>

For: Preliminary and Final Major Site Plan Approval

Address: 792 Communipaw Ave

Block: Lot:

Applicant: 792 Communipaw Holdings LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Matthew da Silva, AICP PP

Ward: NC-1 Neighborhood Commercial

Project Description: Five-story mixed-used structure containing 38 dwelling units and 2,192 square feet of commercial space:

32. Case: P2025-0032

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ea57143-4fc6-48e1-b2d8-d37b52283c89?tab=attachments>

For: Preliminary and Final Major Site Plan Approval with 'c' Variances

Address: 662 Communipaw Ave

Applicant: 517 Bergen LLC

Attorney: Michael Higgins, Esq.

Review Planner: Joseph Pangilinan, AICP

Block: 18406 Lot: 19

Ward: B

Zone: NC-1, Neighborhood Commercial

Description: Preliminary and Final Major Site plan for new five-story mixed-use building with five commercial units on the ground floor and thirty residential units on the upper floors.

Variances: Building Height, Rear Setback

33. Case: P2025-0226

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b2acb690-ecf3-4136-81f3-6f249740df29?tab=attachments>

For: Preliminary and Final Major Site Plan Approval

Address: 183 Bayview Ave

Block: 24001 Lot: 2

Ward: F

Applicant: 183 Bayview SPE JCP001 LLC

Attorney: Charles Harrington, Esq.

Review Planner: Ben Jordan

Zone: Jackson Hill Redevelopment Plan

Description: Conversion of vacant religious dormitory into a fourteen (14) unit multi-family building.

34. Case: P2025-0258

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a533ccaa-8516-4702-b7ed-3529e5f81e32?tab=attachments>

For: Minor Subdivision with "c" Variance

Address: 183-193 Bayview Ave

Block: 24001 Lot: 1, 2

Ward: F

Applicant: 183 Bayview SPE JCP001 LLC

Attorney: Charles Harrington, Esq.

Review Planner: Ben Jordan

Zone: Jackson Hill Redevelopment Plan

Description: Boundary line adjustment where existing building on Lot 2 encroaches onto Lot 1.

Variations: Reduction in lot size

35. Case: P2025-0196

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/66e544a3-ca96-4f81-90d9-93cf12d668b5?tab=attachments>

For: Minor Site Plan with 'c' Variance

Address: 7 Orchard St

Block: 15201 Lot: 47

Ward: B

Applicant: 7 Orchard JC LLC

Attorney: Veronica Chmiel

Review Planner: Ben Jordan

Zone: R-1

Description: New 3-story residential project with 3 dwelling units.

Variations: Parking aisle requirements

36. Memorialization of Resolutions

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

38. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD