

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, March 10, 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: 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

b) 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

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c) 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, Matt Ward

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d) 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

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- e) 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
- f) 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 THE MARCH 24, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE
- g) Case: P2025-0129
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b0b9fe90-26c7-4205-9376-48957ab51d78?tab=attachments>
For: Preliminary and Final Major Site Plan with variances
Address: 2859-2873 Kennedy Blvd
Applicant: Kennedy Blvd Acquisitions LLC
Attorney: Donald M. Pepe
Review Planner: Matt Ward, AICP, PP
CARRIED TO MARCH 24, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE.
- h) 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

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. Case: P2025-0252

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ebf3f8f5-966a-4cf3-9075-0684de9d5bce>

For: Site Plan Extension

Address: 369 Whiton St

Ward: A

Applicant: 369-371 Whiton St., LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Sophia E. Pereira

Block: 19001 Lot: 8

Zone: Lafayette Park Redevelopment Plan, Lafayette Park Redevelopment Plan Zone

Description: Applicant proposes a second one (1) year extension of a Preliminary and Final Major Site Plan approval with 'c' Variances granted under Case No. P21-030 for a six (6) story building with twenty (20) dwelling units and four (4) off-street parking spaces.

11. NEW BUSINESS

12. Review and discussion of as Certified Artist Filip Pogady, Hugh Hales-Tooke and Teresa Bonner. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-filip-pogady-hugh-hales-tooke-and-teresa-bonner-formal/information/>

13. 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 Ward: A

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.

14. 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 3-story 7,231 SF three-family dwelling plus one accessory dwelling unit for a total of four units.

15. 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.

16. 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.

17. 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.

18. Case: P2025-0008

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e91c40de-3f74-4012-b251-8941f100029e>

For: Minor Site Plan

Address: 68 Wayne St

Ward: E

Applicant: 68 WAYNE REALTY LLC

Attorney: Stephen Joseph

Review Planner: Sophia E. Pereira

Block: 12901 Lots: 29

Zone: Van Vorst Park Historic District

Description: Applicant proposes to construct a new four (4) story building with four (4) dwelling units.

Variances: None.

19. Case: P2025-0009

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ada95daf-d07d-4b47-b5d0-7b91b4021bde>

For: Minor Site Plan

Address: 66 Wayne St

Ward: E

Applicant: 68 WAYNE REALTY LLC

Attorney: Stephen Joseph

Review Planner: Sophia E. Pereira

Block: 12901 Lots: 28

Zone: Van Vorst Park Historic District

Description: Applicant proposes to construct a new four (4) story building with four (4) dwelling units.

Variances: None.

20. 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 Ave

Ward: C

Applicant: Neel and Avani Patel

Attorney: Benjamin Wine, Esq.

Review Planner: Ben Jordan

Block: 5905 Lots: 14

Zone: R-1

Description: The Applicant proposes to construct a 2-unit addition to the existing single-family residence to create a 3-family dwelling (with 3 total units).

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21. OLD BUSINESS CONTINUED

22. 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

Block: 27503 Lot: 15 Ward: A

Zone: Caven Point Redevelopment Plan

Description: Construction of a new 168-unit townhome development. Request for interim use sales trailer for a period of 3 years.

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23. 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

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24. **NEW BUSINESS CONTINUED**

25. 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

Block: 2304 Lots: 25 Ward: D

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

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26. 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

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 proposed exterior design.

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27. 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
Block: 6304 Lot(s): 4.02 Ward: C

Zone: Journal Square 2060 Redevelopment Plan, Zone 4: Neighborhood Mixed Uses

Description: The Applicant is seeking preliminary and final major site plan approval to construct a twelve (12)-story hotel with thirty-six (36) on-site parking spaces. The hotel shall consist of a ground/basement floor parking garage with thirty-six (36) spaces, a lobby/lounge, a gym, a laundry room, a courtyard, and two hundred and ten (210) guest rooms on the upper floors.

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28. 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

Block: 10901 Lot: 117, 133 & 134 Ward: E

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 sq.ft.

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29. 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 W/ 'C' variances

Address: 455 3rd Street

Applicant: 455 Jewel Group LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Sophia E. Pereira, AICP

Block: 10901 Lot: 117, 133 & 134 Ward: E

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.

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

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30. Case: P2024-0099

<https://jerseycitynj-energypub.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

Block: 18603 Lot: 17.01 Ward: F

Zone: NC-1

Description: New five story mixed use building with 21 dwelling units and commercial space.

Variances: Maximum rooftop appurtenance coverage

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31. Memorialization of Resolutions

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

33. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD