

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 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: P2024-0088
<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
- b) Case: P2025-0008
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e91c40de-3f74-4012-b251-8941f100029e>
For: Minor Site Plan
Address: 68 Wayne St
Applicant: 68 WAYNE REALTY LLC
Attorney: Stephen Joseph
Review Planner: Sophia E. Pereira
CARRIED TO APRIL 14, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- c) Case: P2025-0009
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ada95daf-d07d-4b47-b5d0-7b91b4021bde>
For: Minor Site Plan
Address: 66 Wayne St
Applicant: 68 WAYNE REALTY LLC
Attorney: Stephen Joseph
Review Planner: Sophia E. Pereira
CARRIED TO APRIL 14, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE
- d) 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 April 14, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE.

- e) 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 April 28, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE.
- f) 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 April 28, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE.
- g) 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 April 28, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE.
- h) 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.
CARRIED TO May 12, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE.

- i) 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 TO May 12, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE.
- j) 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 May 12, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE.
- k) 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 May 12, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE.

7. OLD BUSINESS

- a) 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.
CARRIED FROM MARCH 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE.
- b) Case P2026-0016
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/54e29ef1-d83c-4cf3-b156-10997c39373d>
For: Site Plan Extension
Address: 2 6th St aka 16-60 6th St
Block: 7302 Lot: 55.01 & 55.02
Applicant: Newport Associates Development Company
Attorney: Eric D. McCullough, Esq.
Review Planner: Sophia E. Pereira
Ward: E
Zone: Newport Redevelopment Plan, Residential Southern Zone
Description: Applicant is requesting a second one-year extension for a minor subdivision and preliminary site plan approval granted under Case No. P20-058.
- c) Case P2026-0015
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/64acb41a-7116-448e-98f1-917c8f374cb3?tab=attachments>
For: Site Plan Extension
Address: 344 2nd St
Block: 11107 Lot: 6
Applicant: Gary Mazer
Attorney: Michael Higgins, Esq.
Review Planner: Ben Jordan
Ward: E
Zone: NC-1
Description: Applicant is requesting a one-year extension for a Preliminary and Final Major Site Plan approval granted under Case No. P23-020.

8. **NEW BUSINESS**

9. 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

Applicant: Liberty Harbor Holding, LLC

Attorney: Marjorie M. McInerney, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 14004 Lots: 1 Ward: F

Zone: Liberty Harbor North – Recreational and Community Facility

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

10. 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, AICP, PP

Block: 17906 Lots: 25, 26, 27 Ward: F

Zone: Jackson Hill Redevelopment Plan - Neighborhood Mixed Use Zone

Description: Applicant proposes to construct a mixed use commercial/residential building with 36 residential units: 28-One-Bedroom, 4-Two-Bedroom, 4-Three-Bedroom, 3-commercial ground floor units, with 21 parking.

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

11. Case: P2025-0167

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fd03156f-f3f9-40c6-b72d-a948b394bcb1?tab=attachments>

For: Preliminary and Final Major Site Plan with variances

Address: NJSH Route 440 and 8 NJSH Route 185

Applicant: MCR RT 440 JC, LLC

Attorney: Donald M. Pepe, Esq.

Review Planner: Xunru Huang, Matt Ward, AICP, PP

Block: 30305 Lot: 2, 3, 4, 5.01 Ward: A

Zone: Port Industrial

Description: Proposed terminal facility with 588 11' x 55' storage spaces, one sign, one vehicle parking space and a chain link fence surrounding the property.

Variances: chain link fence

12. 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 Ave

Block: 17905 Lot: 10, 13, 14, 15 Ward: F

Applicant: Mikov Acquisitions LLC

Attorney: Charles Harrington, Esq.

Review Planner: Ben Jordan

Zone: Jackson Hill Redevelopment Plan

Description: The applicant proposes to construct a six (6) story mixed use building with seventy (70) residential units, six (6) parking spaces, and ground floor commercial.

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

13. 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

Block: 7302 Lots: 52 and 53 Ward: E

Zone: Newport Redevelopment Plan - Waterfront Commercial

Description: Parking and circulation improvements to existing developed site.

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

14. 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

Block: 10601 Lot: 43 to 48 Ward: C

Zone: Journal Square 2060 Redevelopment Plan

Description: Proposed mixed-use high-rise with fifty-five stories, 840 dwelling units (including 84 affordable), approximately 48,687 square feet of commercial, building amenity spaces, landscape features, and loading bays situated along Magnolia Avenue. Proposed utilization of the Commercial Use Bonus and Loew's Art Walk and Loading Bonus.

Variances: height in stories, commercial use bonus building height, ground floor minimum floor-to-ceiling height, minimum storefront glazing requirement, loading minimum apron length, loading minimum deck approach, loading circulation requirements, rooftop mechanical equipment screening, Rooftop appurtenance maximum coverage, Rooftop appurtenance minimum setback, and JC forestry standards.

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

15. 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.

16. 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

Ward: D

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

17. 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.

18. 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

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 15802 Lot(s): 25.01

Ward: A

Zone: Morris Canal RDP - TOD West

Description: Applicant proposes to construct twenty (20) units of residential housing in three (3) buildings. Building B: 14 Units; Building C: 4 Units; Building D: 2 Units. Including 45 automobile parking spaces with EV charging stations.

Variances: Green Area Ratio

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

19. 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.

20. 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 Ward: A

Applicant: Titan Filosa, LLC

Attorney: Thomas Leane Jr., Esq.

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

21. 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

22. 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 Ward: A

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

23. 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: 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

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.

24. 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

Ward: D

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.

25. 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

Address: 792 Communipaw Ave

Block: 18301 Lot: 67 Ward: B

Applicant: 792 Communipaw Holdings LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Matthew da Silva, AICP PP

Ward: NC-1 Neighborhood Commercial

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

26. 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 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

27. Case: P2025-0087

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1f4e1f8e-d56a-4c38-8567-db86a42aa272>

For: Minor Subdivision with 'c' Variances

Address: 141 Oxford Avenue

Block: 19301 Lot: 4

Ward: B

Applicant: 141-143 Oxford Ave, LLC

Attorney: Zully Rosado

Review Planner: Sophia E. Pereira

Zone: R-1 Neighborhood Housing District

Description: Applicant proposes to subdivide Block 19301 Lot 4, with a total area of 4,939 square feet, into two lots: Lot 4.01, with a total of 2,464 square feet, and Lot 4.02, with a total of 2,500 square feet.

Variances: Minimum lot area of proposed Lot 4.01.

28. Case: P2025-0131

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0647d4ad-3c49-4076-98d5-72ff110b8612>

For: Minor Subdivision

Address: 61 Prospect St

Block: 5802 Lot: 6

Ward: D

Applicant: 61 Prospect, LLC

Attorney: James J. Burke

Review Planner: Sophia E. Pereira

Zone: R-1 Neighborhood Housing District

Description: Applicant proposed to subdivide Block 5802 Lot 6, with a total area of 5,000 square feet, into two lots: Lot 6.01, with a total area of 2,500 square feet, and Lot 6.02, with a total area of 2,500 square feet.

Variances: None.

29. 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

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.

30. 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

31. 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

32. Case: P2025-0190

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/4c6be5f3-802e-45d9-81a7-7844080e839d?tab=attachments>

For: Minor Site Plan with 'c' Variations

Address: 311 Third St

Block: 11106 Lot: 4

Ward: E

Applicant: 311 3rd SPE, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Ben Jordan

Zone: RC-3

Description: New four-story building containing four dwelling units.

Variations: Rear yard setback, maximum building coverage, and maximum lot coverage.

33. Case: P2025-0191

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0a347b4b-dee5-4295-be33-be6e01d0cfad?tab=attachments>

For: Minor Site Plan

Address: 44 Coles St

Block: 11108 Lot: 41

Ward: E

Applicant: 44 Coles SPE, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Ben Jordan

Zone: RC-3

Description: New four-story building containing four dwelling units

34. Case: P2025-0176

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/4d9dd82b-2022-4442-aa8a-e724181e601f?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 723 Grand St

Block: 17202 Lot: 1.01

Ward: F

Applicant: John 723 LLC

Attorney: Charles Harrington, Esq.

Review Planner: Ben Jordan

Zone: Morris Canal Redevelopment Plan – Mixed-Use District

Description: The applicant proposes to construct a five (5) story to six (6) story mixed use building consisting of ground floor commercial/retail space, seventy (70) residential units, inclusive of seven (7) affordable units, and eighteen (18) vehicle parking spaces.

35. Memorialization of Resolutions

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

37. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD