

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 special meeting of the Jersey City Planning Board, scheduled for Tuesday, March 31, 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

7. OLD BUSINESS

- a) Case: P2026-0012

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/28f0c2d0-342e-4374-a5dc-2e2a1cc57ce9?tab=attachments>

For: One (1) year extension

Address: 241 M.L. King Drive

Applicant: 241 MLK Drive LLC

Attorney: Eugene O'Connell, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 23404 Lots: 30 Ward: F

Zone: Jackson Hill RDP – Neighborhood Mixed Use

Description: One-year extension to October 5, 2026 of prior approval for development of a 5-story mixed use building containing eighteen (18) dwelling units and 645 sq ft of ground floor retail. P21-013 P2024-0187

- b) Case: P2026-0033

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b2be8f58-2e1a-43e6-8cfb-4752fc6f3592?tab=attachments>

For: One (1) year extension for Final Major Site Plan

Address: 659 Grove Street

Applicant: Grove Street Partners LLC

Attorney: James McCann, Esq. / Melissa D. Lopez

Review Planner: Cameron Black, AICP, PP

Block: 6101 Lots: 2 Ward: D

Zone: Jersey Avenue Light Rail Redevelopment Plan | High Rise District

Description: Request for one (1) year extension of the Final Major Site Plan Approval granted by the Board and memorialized by Resolution dated Dec 7, 2021 (Case P21-066).

- c) Case: P2026-0038

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c72cf1e6-51f6-495a-940f-e56d87ed304e?tab=attachments>

For: One (1) year extension for Minor Subdivision Approval

Address: 447 Fairmount Ave, 784-748 West Side Ave

Applicant: West Side DG LLC & Mojo West Side LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Ben Jordan

Block: Lots: 16301 Ward: 9, 65

Zone: R-1

Description: 1 year Extension of case P23-024, minor subdivision, to allow for additional time to record subdivision deed.

d) Case:P2026-0036

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b367c854-8e15-4181-a49c-d13ee5a4f021?tab=attachments>

For: Extension of Minor Subdivision Approval

Address: 99 Arlington Ave

Applicant: Usher Levy

Attorney: Stephen Joseph

Review Planner: Matt Ward, AICP, PP

Block: 23602 Lot: 4

Ward: F

Zone: R-1 Neighborhood Housing District

Description: Request for extension of a Minor Subdivision Approval. Case P2023-0100.

8. NEW BUSINESS

9. Review and discussion of as Certified Artist Ryan Wright, Joshua Kolberg, Shoaib Wazir and Joshua Knoblick .
Formal action may be taken

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-ryan-wright-joshua-kolberg-shoaib-wazir-and-joshua/information/>

10. Case: P2025-0198

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/71ebe4f1-d730-47c7-9fb7-a27fc83a165b?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 808 Pavonia Ave

Applicant: Community Development LLC

Attorney: James McCann, Esq.

Review Planner: Matt DaSilva, AICP, PP

Block: 9404, 10601 Lot: 34.04, 1.02,41 Ward: C

Zone: Journal Square 2060 Redevelopment Plan

Description: Applicant is proposing the construction of a loading dock facility that will serve the adjacent Loew's Theatre. Upon completion, the loading dock property will be conveyed to the Jersey City Redevelopment Agency in fulfillment of a Redevelopment Agreement.

11. 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.

12. 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.

Variations: Minimum rear yard setback, Parking space dimension

13. 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)

Variations: Lot Depth

14. 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.

15. 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.

16. 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 structure and construct a 3-story 5-unit multifamily dwelling with 3 off-street parking spaces.

Variance: maximum building height.

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17. 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.

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18. 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

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19. Case: P2024-0223

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

For: Minor Site Plan with 'c' Variations

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.

Variations: 'c' variance for minimum front yard landscaping

20. 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.

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21. 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

Block: 18603 Lot: 17.01

Zone: NC-1

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

Variations: Maximum rooftop appurtenance coverage

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22. Memorialization of Resolutions

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

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD