

# 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, April 14, 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](mailto: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](http://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: P2024-0182  
<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.**
- b) 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.**
- 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 April 28, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE.**
- d) 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.  
Review Planner: Matthew da Silva, AICP, PP  
**CARRIED TO May 12, 2026, REGULAR MEETING WITH PRESERVATION OF NOTICE.**
- e) 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.**

- f) 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  
**Carried to May 26, 2026 with preservation of notice**
- g) 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  
Applicant: Namdar Group LLC  
Attorney: Thomas Leane, Esq.  
Review Planner: Matt Ward, AICP, PP  
**Carried to May 26, 2026 with preservation of notice**
- h) Case: P23-043  
For: Preliminary and Final Major Site Plan with 'c' variance  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1A20959C-DB03-41E5-8E7E-FB399CD692B8?tab=attachments>  
Address: 300 Communipaw Avenue  
Applicant: 95 Van Dam Corp.  
Attorney: Eugene P. O'Connell, Esq.  
Review Planner: Cameron Black, AICP, PP  
**Adjourned to May 26, 2026 with preservation of notice**
- i) 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  
**Carried to May 26, 2026 with preservation of notice**

- j) 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  
**Carried to May 26, 2026 with preservation of notice**
- k) 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  
Applicant: Prashant Shah  
Attorney: Jarrold Kaminsky, Esq.  
Review Planner: Sophia E. Pereira, AICP  
**Carried to May 26, 2026 with preservation of notice**
- l) 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  
Applicant: Ocean Avenue Developers NJ LLC  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Xunru Huang & Cameron Black, AICP, PP  
**Carried to May 26, 2026 with preservation of notice**
- m) 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 May 26, 2026 with preservation of notice**

- n) 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  
**Carried to April 28, 2026 preservation of notice**
- o) 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  
Applicant: 141-143 Oxford Ave, LLC  
Attorney: Zully Rosado  
Review Planner: Sophia E. Pereira  
**Carried to May 12, 2026 with preservation of notice.**
- p) Case: P2025-0131  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0647d4ad-3c49-4076-98d5-72ff110b8612>  
For: Minor Subdivision  
Address: 61 Prospect St  
Applicant: 61 Prospect, LLC  
Attorney: James J. Burke  
Review Planner: Sophia E. Pereira  
**Carried to April 28, 2026 with preservation of notice.**
- q) 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  
Applicant: 7 Orchard JC LLC  
Attorney: Veronica Chmiel  
Review Planner: Ben Jordan  
**Carried to May 12, 2026 with preservation of notice**

- r) Case: P2025-0190  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/4c6be5f3-802e-45d9-81a7-7844080e839d?tab=attachments>  
For: Minor Site Plan with 'c' Variances  
Address: 311 Third St  
Applicant: 311 3<sup>rd</sup> SPE, LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Ben Jordan  
**Carried to May 12, 2026 with preservation of notice**
- s) 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  
Applicant: 44 Coles SPE, LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Ben Jordan  
**Carried to May 12, 2026 with preservation of notice**
- t) 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  
Applicant: John 723 LLC  
Attorney: Charles Harrington, Esq.  
Review Planner: Ben Jordan  
**Carried to May 12, 2026 with preservation of notice**
- u) 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  
Applicant: Prashant Shah  
Attorney: Jarrold Kaminsky, Esq.  
Review Planner: Sophia E. Pereira, AICP  
**Carried to May 26th, 2026 with preservation of notice**

## 7. OLD BUSINESS

### 8. Case: P2026-0021

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/8ea093d4-13c7-4a01-afd6-d0d7667681c5?tab=attachments>

For: One-year extension

Address: 17-25 Perrine Avenue

Applicant: PERRINE AVENUE, LLC

Attorney: Leane, Thomas

Review Planner: Matthew da Silva, AICP PP

Block: 10803 Lots: 2, 3 AND 4

Ward: C

Zone: Journal Square 2060 – Zone 4a

Description: The applicant is seeking a one-year extension of Final Major Site Plan approval obtained under Case No. P2024-0044, for the development of a six (6) story multi-family residential building consisting of sixty-seven (67) dwelling units.

### 9. 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 AND MARCH 24, 2026 WITH PRESERVATION OF NOTICE. MATTER OPENED. NO TESTIMONY TAKEN.**

## 10. NEW BUSINESS

### 11. Case: P2026-0037

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3b8dab04-ff82-4479-8bd8-c533f4bc5e25?tab=attachments>

For: Minor Site Plan – Wireless Communication Antenna

Address: 2854 John F. Kennedy Blvd.

Applicant: New Cingular Wireless PCS, LLC (“AT&T”)

Attorney: Quinn, Christopher, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 10602 Lot: 8

Ward: C

Zone: Journal Square 2060- Zone 3 - Commercial Center

Description: Rooftop Wireless Telecommunications Facility

### 12. Case: P2025-0172

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a813892c-0366-482a-8932-f444d0c05b0f?tab=attachments>

For: Minor Site Plan

Address: 219 Freeman Ave

Applicant: Amjad Ali

Attorney: Stephen Joseph, Esq.

Review Planner: Ben Jordan

Block: 14601 Lot: 7.01

Ward: B

Zone: R-1

Description: New construction of a 3 story, 34' residential building with 4 dwelling units and 1 accessory dwelling unit.

### 13. Case: P2025-0225

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f165850b-7068-426d-a5c0-c5d630ff6e6c?tab=attachments>

For: Minor Subdivision with ‘c’ variance

Address: 55-59 Cator Avenue

Applicant: Storage Works JC, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Matthew da Silva, AICP PP

Block: 28801 Lot: 4

Ward: A

Zone: R-1

Description: Subdivision of Lot 4 into proposed lots 4.01-4.05 and 4.06

Variance: Proposed lot 4.06 is 2,250 sq. Ft – 2,500 sq. Ft is required

14. Case: P2025-0163

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/18ffb5c4-f3b0-4fc6-b553-8663e32ace99?tab=attachments>

For: Administrative Amendment

Address: 155 Newark Avenue

Applicant: 155 Newark Ave LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 11405 Lot: 6

Ward: E

Zone: Newark Avenue Downtown – Zone A & C

Description: Amendment to existing approvals to remove proposed fitness center and ADA washroom to be replaced with a one-bedroom, one bathroom apartment increasing the overall project unit count to 28 dwelling units.

15. 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.

**CARRIED FROM MARCH 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE**

16. 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.

**CARRIED FROM MARCH 10, 2026 REGULAR MEETING WITH PRESERVATION OF NOTICE**

**17. OLD BUSINESS CONTINUED**

18. 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

Ward: E

Applicant: Michael Case

Attorney: Nicholas Cherami, Esq

Review Planner: Tanya R. Marione, AICP, PP

Block: 13905 Lot: 12

Zone: H – Historic – Van Vorst Park Historic District

Description: Amendment to P18-120, a 4-unit rehabilitation project, to change location of skylights, interior layouts, location of standpipe and electrical service, modification of access to third floor balcony, and the installation of a rear fire escape system

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

**19. NEW BUSINESS CONTINUED**

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 Avenue

Applicant: Neel and Avani Patel

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Ben Jordan

Block: 5905 Lot: 14

Ward: C

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)

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

21. Case: P2026-0001

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c743b73b-57e4-4eff-bd83-22eed5c1dd6b?tab=attachments>

For: Review and discussion of amendments to the Jackson Hill Redevelopment Plan regarding the expansion of the Transit Proximity Bonus. Study of an amendment authorized by council resolution 25-679. Formal action may be taken.

Petitioner: Terry Developments LLC

Review Planner: Matt Ward, AICP, PP

Ward: F and A

22. Case: P2025-0138

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/82b28981-421a-4421-96ef-c3e6f4d9e22a?tab=attachments>

For: Preliminary and Final Major Site Plan with 'C' Variance

Address: 292 Van Horne

Applicant: 294 Van Horne, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Ben Jordan, Xunru Huang

Block: 17402 Lot: 15 Ward: A

Zone: Lafayette Park Redevelopment Plan

Description: Construction of a new 4 story,6 unit building with 3 parking spaces in the rear yard.

Variances: Landscaping where 50% is required and 12% is proposed

23. Case: P2025-0169

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/fbbe7742-5cd8-466c-8115-2cf85083c4fe?tab=attachments>

For: Preliminary Major Site Plan

Address: 506 Summit Avenue

Applicant: 500 Summit Avenue Owner LLC

Attorney: Gerard Pizzillo, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 10803/9604/9605 Lot: 27.01/11, 12, 13/ 2.01, 3, 4

Ward: C

Zone: Journal Square 2060 - Zone 4a

Description: The Applicant is seeking Preliminary Site Plan Approval construct a 42 story (440 feet) residential structure containing 696 residential dwelling units, 47 parking spaces, creation of Summit House public plaza area, creation of paved pedestrian walkway, sidewalk, streetscape and other site Improvements.

24. Case: P2025-0133

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ee49cd8f-61c6-4b87-a677-aafa563ff9db?tab=attachments>

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

Address: 547-559 Summit Avenue, 594 Pavonia Avenue, 9-11 Van Reipen Avenue

Applicant: 549 Summit Avenue Realty Acquisition LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva, AICP PP

Block: 7905      Lots: 5, 6, 7, 8.01, 9, 10, and 11      Ward: C

Zone: Journal Square 2060 Redevelopment Plan – Zone 3

Description: Two (2) phased development: Phase 1 – A new forty-seven (47) story mixed use development containing 863 residential dwelling units (87 of which are affordable residential units), 26 hotel rooms, ground floor retail, amenities and other improvements; Phase 2 - New forty-seven story (47) mixed use development containing 654 residential dwelling units (66 of which are affordable residential units), 15 hotel rooms, ground floor retail, amenities and other improvements (jointly, the "Project"). The Project is eligible for the proposed building height through two (2) additional floors pursuant to the Commercial Use Bonus and up to twenty (20) additional floors pursuant to the affordable housing accommodations within the Journal Square 2060 Redevelopment Plan Affordable Housing Mandatory Requirements.

Variances: Tower front setback along Van Reipen, Summit, and Pavonia Avenues, tower side yard setback, tower base side line setback adjacent to lower density zone, depth of retail/commercial space, loading (partial)

25. Memorialization of Resolutions

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

27. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD