

## 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, August 12, 2025 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.

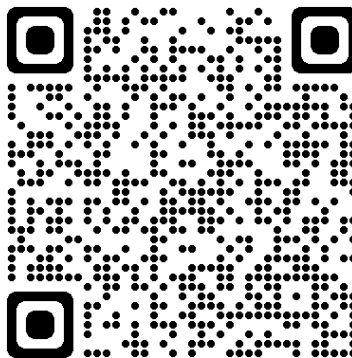
### ADVISORIES

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](mailto: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](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. P2024-0199  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e38e6a6c-d683-4044-9554-de84f87b4e3d?tab=attachments>  
For: Minor Site Plan with 'c' variance  
Address: 10 Exchange Place  
Applicant: Hancock S-Reit JCity LLC  
Attorney: Linda M. Herlihy, Esq.  
**CARRIED TO THE AUGUST 26<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**
- b. Case: P2024-0242  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9fe564a3-d365-45ed-b5fc-f6d4b5beec1b?tab=attachments>  
For: Preliminary and Final Major Site Plan with 'c' variances  
Applicant: 610 CommLux, LLC  
Address: 194 & 196 Culver Avenue  
Attorney: Benjamin T.F. Wine, Esq.  
**CARRIED TO THE AUGUST 26<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**
- c. P2024-0102  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/5c2d9a19-a9c8-495a-9fab-69389462d0a1?tab=attachments>  
For: Preliminary and Final Major Site Plan with 'c' variance  
Applicant: 111 Realty LLC  
Address: 111 Colden Street  
Attorney: James J. Burke  
**CARRIED TO THE AUGUST 26<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**
- d. Case: P2025-0048  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c69d22af-53da-4d10-8ea2-fc6d3cd0da82?tab=attachments>  
For: Preliminary and Final Major Site Plan with Variances  
Property: 590 Grand Street  
Applicant: Mecca Realty Properties Inc  
Attorney: Stephen Joseph  
**CARRIED TO THE AUGUST 26<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**
- e. Case: P2023-0107  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0d491d34-d8f4-4ec2-a809-b99f72663e0f?tab=attachments>  
For: Preliminary Major Site Plan and Preliminary and Final Major Site Plan with Variances  
Property: 590 Grand Street  
Applicant: Mecca Realty Properties Inc  
Attorney: Stephen Joseph  
**CARRIED TO THE AUGUST 26<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**

- f. Case: P2024-0099  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/7f83b41f-e243-46ed-ac43-a7c5504a51e0?tab=attachments>

Applicant: Communipaw Development LLC

For: Preliminary and Final Major Site Plan

Address: 565 Communipaw Avenue

**CARRIED TO THE AUGUST 26<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**

- g. Case: P2025-0043  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b59069c0-a0bc-49e3-acbe-9a98aff91721?tab=attachments>

For: Preliminary and Final Major Site Plan

Address 712-714 Bergen Avenue

Applicant: Estate Capital Group, LLC

Attorney: Thomas P. Leane, Esq.

**CARRIED TO THE SEPTEMBER 9<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**

- h. Case: P2024-0082  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/803ecc6c-c92b-4cb6-a619-8637ca97ec30?tab=attachments>

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

Address: 388 Seventh Street

Applicant: 388 Seventh Street, LLC

Attorney: Thomas P. Leane, Esq.

**CARRIED TO THE SEPTEMBER 9TH , 2025 MEETING WITH PRESERVATION OF NOTICE**

## 7. OLD BUSINESS

- a. Case: P2025-0136  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3f05f8ea-c267-4bea-8ff8-c802cc5c9aca?tab=attachments>

For: Site Plan Extension

Address: 178 Monticello Avenue

Ward: F

Applicant: Christian Villanueva

Attorney: Stephen Joseph

Review Planner: Ben Jordan

Block: 16802 Lots: 67

Zone: Jackson Hill Redevelopment Plan – Neighborhood Mixed Use

Description: Extension of existing approvals to September 19, 2026. 1-year extension being requested. Original approvals obtained September 19, 2023, under P23-090 and amended under P2025-0103.

- b. P2025-0142  
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/22697eb1-c675-4b57-a4b3-3e708c30bfea?tab=attachments>

For: Site Plan Extension

Address: 212-230 Culver Avenue

Ward: B

Applicant: LK Culver LLC

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 21701 Lots: 18 & 19.01

Zone: Route 440 Culver - Mid-Rise District-MRB

Description: The applicant seeks a one (1) year extension associated with case no. P21-097

c. Case: P2025-0117

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/09e8634f-03f2-4728-bd21-d18d53140d04?tab=attachments>

For: Site Plan Extension

Address: 270 Newark Avenue

Ward: E

Applicant: 270 Newark Avenue LLC

Attorney: Thomas P. Leane

Review Planner: Erik Beasley

Block: 11010 Lots: 4

Zone: NC-1, Neighborhood Commercial 1 District

Description: The applicant seeks to extend the site plan approval associated with case no. P21-097 for one (1) year.

d. Case: P2025-0031

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/456b4b43-8dc1-4830-ac93-f043748a4368?tab=attachments>

For: Site Plan Amendment

Address: 270 Newark Avenue

Ward: E

Applicant: 270 Newark Avenue LLC

Attorney: Thomas P. Leane

Review Planner: Erik Beasley

Block: 11010 Lots: 4

Zone: NC-1, Neighborhood Commercial 1 District

Description: The applicant obtained Minor Site Plan approval for a new five (5) story mixed-use residential building with ground floor commercial space that was granted under case no. P21-097. The applicant also obtained approval to operate a Class 5 Cannabis Retail use on the property which was granted under case no. P23-040. The applicant seeks to amend P21-097 by proposing the Class 5 Cannabis Retail use in the ground floor commercial space of the proposed five (5) story structure.

**CARRIED FROM THE JUNE 24<sup>th</sup> , 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE**

8. **NEW BUSINESS**

9. Case: P2024-0246

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/19362110-4b9c-454b-963b-dc65aec6f660?tab=attachments>

For: Interim Use Approval

Applicant: 549 Summit Avenue Realty Acquisition LLC

Address: 549 Summit Avenue

Ward: C

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 7904 Lot: 9, 10, 11

Description: Develop the lot as an interim surface parking lot for a three (3) year period.

10. Case: P2023-0047

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/79e7b4f7-26c1-4ffe-bce8-911af5415ff3?tab=attachments>

For: Preliminary and Final Major Site Plan approval

Address: 49-51 Morton Place

Ward: F

Applicant: Morton Place Plaza LLC

Attorney: Charles J Harrington, III, Esq

Review Planner: Tanya Marione, AICP, PP; Matthew da Silva, PP, AICP

Block: 22306 Lots: 2-6

Zone: Green Villa Redevelopment Plan - Zone C

Description: Construction of a 6-story residential building (with lower-level garage) containing 264 dwelling units (28 of which shall be affordable units), 127 vehicle parking spaces and 135 bicycle spaces on the lower level, 1<sup>st</sup> floor deck with pool, amenity spaces (including lounge, wellness center and gym), and roof deck with pickle ball.

**CARRIED FROM THE JULY 29<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**

11. Review and discussion of as Certified Artist Jason Yoo, Kaela Chambers and Heather Womack. Formal action may be taken. <https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-as-certified-artist-jason-yoo-kaela-chambers-and-heather-womack-formal/information/>

12. Case: P2025-0155

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ea59f9c0-05aa-45fb-b5a8-6e219b6847ba?tab=attachments>

For: Land Development Ordinance Amendment

Review Planner: Matthew da Silva, AICP PP

Description: Text Amendment o § 345-46. expanding the allowed uses in the NC-1 district to align with the allowed uses in the NC-2 District. Formal action may be taken.

13. Case: P2024-0218

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/014cc048-cfa6-4332-9824-ea85b04eaf70?tab=attachments>

For: Minor Site Plan

Address: 294 Grand Street Ward: F

Applicant: Taylora Gary and Kristal O'Bryant

Attorney: Charles J. Harrington, Esq

Review Planner: Erik Beasley

Block: 14105 Lot: 2

Zone: Bright Street Redevelopment Plan, Zone 1 – Triangle Development District

Description: Demolition for the construction of a new four-story residential building with four residential units.

**CARRIED FROM THE JUNE 24<sup>TH</sup> REGULAR MEETING WITH PRESERVATION OF NOTICE**

14. Case: P2025-0028

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3a233a2f-d5f3-4f80-baa3-e512c4d83b89?tab=attachments>

For: Minor Subdivision

Address: 10 Brinkerhoff St Ward: F

Attorney: Michael Higgins, Esq.

Review Planner: Xunru Huang

Block: 16902 Lots: 31&33

Zone: R-1

Description: Boundary line adjustment where existing building on lot 33 encroaches onto lot 31

**CARRIED FROM THE JULY 15<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**

15. Case: P2024-0231

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c635ba7d-5341-44e1-82da-fb5373c06484?tab=attachments>

For: Minor Subdivision

Address: 978 SUMMIT AVE

Ward: D

Attorney: Ben Wine

Review Planner: Erik Beasley

Block: 2802 Lot: 1

Zone: RC-1, Residential Commercial - 1

Description: Minor subdivision consisting of creating two conforming lots. Related to site plan filed under case P2024-0233

**CARRIED FROM THE JULY 15<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**

16. Case: P2024-0233

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2b716f85-311a-4bfc-b8c0-abe087724147?tab=attachments>

For: Minor Site Plan with Variances

Address: 978 SUMMIT AVE

Ward: D

Attorney: Ben Wine

Review Planner: Erik Beasley

Block: 2802 Lot: 1

Zone: RC-1, Residential Commercial - 1

Description: Related to a minor subdivision filed under case P2024-0231, the applicant is proposing a two-phase, two-building proposal consisting of a 4-story corner building with 4 dwelling units and two parking spaces, and a 3-story building with 3 dwelling units.

Variances: rear yard setback on upper floors

**CARRIED FROM THE JULY 15<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**

17. Case: P2024-0172

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b02acafd-d3ba-4385-bf0d-d071da9bf2db?tab=attachments>

For: Preliminary and Final Major Subdivision

Address: 125 Theodore Conrad Drive

Ward: A

Attorney: John S. Stolz, Esq.

Review Planner: Matthew da Silva, AICP PP

Block: 1.01      Lots: 1.01, 2, 3, 4, 5, 6, 7

Zone: Liberty Harbor Redevelopment Plan – Industrial District

Description: Applicant seeks Preliminary and Final Subdivision approval to consolidate and subdivide 7 lots into 2 lots for the redevelopment of subject property for two speculative warehouse buildings as set forth in case P2025-0132.

Variances: None

**CARRIED FROM THE JULY 15<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**

18. Case: P2025-0132

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/bcf993ef-c54c-42aa-9108-f12f76df9f5f?tab=attachments>

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

Address: 125 Theodore Conrad Drive

Ward: A

Attorney: John S. Stolz, Esq.

Review Planner: Matthew da Silva, AICP PP

Block: 1.01      Lots: 1.01, 2, 3, 4, 5, 6, 7

Zone: Liberty Harbor Redevelopment Plan

Description: Redevelopment of existing lot for two speculative warehouse buildings with associated car parking, loading dock spaces, internal drives, landscaping, and lighting improvements, and other pertinent site features.

Variances: Parking fronting a street, parking lot interior tree plantings

**CARRIED FROM THE JULY 15<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**

19. Case: P2023-0099

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/1173d7cf-287e-41cc-8be8-91ffef9f6793?tab=attachments>

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

Address: 133 Logan Avenue

Ward: C

Attorney: Stephen Joseph, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 10201 Lots: 3 and 4

Zone: Sip Avenue Gateway – Residential B

Description: New seven story (85') building with 35 dwelling units and 11 parking spaces utilizing the AHO.  
Variances: Landscaping and Drive Aisle Width  
**CARRIED FROM THE JULY 15<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE**

## **20. OLD BUSINESS CONTINUED**

### **21. Case: P2025-0071**

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/518c7d73-3c5a-4e34-94db-a81db8d5a732?tab=attachments>

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

Address: 829 Bergen Ave

Ward: C

Attorney: Charles Harrington III, Esq.; Rebecca Maioriello, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 13302 Lot: 22

Zone: NC-3 Neighborhood Commercial District (110 ft or less)

Description: The property commonly known as 829 Bergen Avenue, Jersey City, New Jersey consists of a 6,841 square foot lot and is located in the Neighborhood Commercial Zone, District 3. The Applicant is seeking to construct an 11-story mixed-use building containing ground floor commercial/retail space, a business center on the ground floor, 77 residential units on the floors above, and tenant amenity space. Inclusive of the 77 residential units shall be 8 affordable residential units.

Variances: Rear Yard Setback, Minimum Lot Size, minimum lot width, maximum permitted rooftop coverage

**CARRIED FROM THE JULY 15<sup>TH</sup> , 2025 MEETING WITH PRESERVATION OF NOTICE AND TESTIMONY TAKEN**

### **22. Case: P2024-0229**

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/cda7b21a-b29f-44b6-b618-4ecb917f1af7>

For: Review and discussion of Master Plan Amendment within Caven Point Redevelopment Plan

Petitioner: Pulte Homes of NJ, Limited Partnership

Ward: A

Attorney: James C. McCann, Esq.

Review Planner: Matthew da Silva, AICP, PP

Description: Applicant proposes amended Master Plan approval for development of Phase 5 (consolidating former phases 5, 6 and 7). As a Master Plan internal to a Redevelopment Plan this document can be directly amended by the Planning Board. City Council approval is not required. Formal action may be taken.

**CARRIED FROM JULY 15<sup>TH</sup> , 2025 WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**

### **23. 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

Ward: A

Attorney: James C. McCann, Esq.

Review Planner: Sophia Pereira

Block: 27503 Lot: 15

Zone: A

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

**CARRIED FROM JULY 15<sup>TH</sup> , 2025 WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**

## 24. NEW BUSINESS CONTINUED

### 25. Case: P2025-0019

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/76cf180b-5e07-4a9b-9d6f-1bebc9fb627?tab=attachments>

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

Applicant: Yellowstone Development LLC

Address: 54 Jones Street

Ward: C

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 10704 Lot: 38.01

Description: The Applicant is seeking approval to construct a 29-story mixed-use building containing 814 square feet of ground floor retail space and 190 residential units on the floors above. 21 of the 190 residential units shall be affordable units.

Variances: insufficient lot width, insufficient lot depth, insufficient front yard setback on Sip Ave., insufficient front yard setback on Jones St., insufficient tower setback from the rear yard, insufficient ground floor storefront facade transparency, insufficient non-residential ground floor ceiling height, insufficient tower setback from the front yard, insufficient tower setback from the side yard, insufficient base of tower setback from the lot line of a lower density zone, and insufficient building base ground floor storefront facade material.

### 26. Case: P2024-0247

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/72908150-c111-426c-91de-c4e55047cfff?tab=attachments>

For: Preliminary and Final Major Site Plan

Applicant: Appletree Suites, LLC

Address: 76 Cottage Street

Ward: C

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 7902 Lot: 67.01

Description: Convert the existing residential building into a hotel with 42 hotel rooms/keys.

### 27. Memorialization of Resolutions

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

### 29. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD