

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, October 27, 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: P2026-0026

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e156b1fa-ec7e-4350-bcb8-6853f69c7187?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 13 Bostwick Avenue

Block: 23501 Lot: 36 Ward: F

Applicant: Francisco Hernandez

Attorney: Bianca Pereiras, Esq.

Review Planner: Cameron Black, PP, AICP

Zoning: R-1

Project Description: Applicant proposes demolishing an existing one-story vacant building and constructing a new multifamily building consisting of seventeen (17) residential (2 affordable units) utilizing the AHO

CARRIED WITH PRESERVATION OF NOTICE TO NOVEMBER 10, 2026

7. OLD BUSINESS

8. Case: P2025-0125

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/977777b9-9824-48fc-9bb0-e47c1f3affd6?tab=attachments>

For: Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan regarding the Block 13002 Transition Bonus. Study authorized by council resolution 25-545. City Council has requested the Planning Board review proposed changes to the ordinance which was recommended for adoption by Planning Board. These alterations include but are not limited to a 20% onsite affordable housing option with related bulk requirements, a step back along Morgan Street, and clarification regarding the Request For Proposal (RFP) process for the arts centric space. Formal action may be taken.

Petitioner: Exchange Towers LLC

Attorney: Chuck Harrington

Review Planner: Matt Ward AICP PP

Ward: E

PLANNING BOARD RECOMMENDED ADOPTION TO CITY COUNCIL AT AUGUST 11, 2026 PLANNING BOARD MEETING. TESTIMONY TAKEN.

9. NEW BUSINESS

10. Board Attorney Contract

11. Precision Reporting Contract

12. Discussion of annual Planning Board reorganization.

13. Review and discussion of the 2027 Planning Board Meeting Calendar

<https://data.jerseycitynj.gov/explore/assets/review-and-discussion-of-the-2027-planning-board-meeting-calendar/>

14. Review and discussion of Certified Artist Hyunju Kim. Formal action may be taken
<https://data.jerseycitynj.gov/explore/assets/review-and-discussion-of-certified-artist-hyunju-kim-formal-action-may-be-taken/>
15. Case: P2026-0108
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b2829c73-d52a-465b-b949-f6afac682e76?tab=attachments>
For: Review and discussion of amendments to chapter 239 of municipal code regarding the Recreation and Open Space Inventory (“ROSI”) aka Green Acres lots. Formal action may be taken.
Review Planner: Matt Ward, AICP, PP, and Ben Jordan
Ward: Citywide
16. Case: P2026-0116
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/df98e0dc-9255-42ae-96cd-8be84ad32f9f?tab=attachments>
For: Final Major Site Plan Amendment
Address: 62 Montgomery Street and 72 Montgomery Street
Block: 11606 Lot: 1.02 and 1.01
Ward: E
Applicant: Montgomery Greene Owner LLC, Montgomery Greene Owner II LLC, and Montgomery Greene Owner III, LLC
Attorney: James McCann, Esq.
Review Planner: Matt Ward, AICP, PP
Zoning: Block 11606 Redevelopment Plan
Description: Applicant seeks to amend certain conditions of approval granted by the Planning Board under case number P2024-0140 related to a proposed form of Developer’s Agreement and a Reciprocal Easement Agreement.
17. Case: P2026-0156
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f507355c-c33b-4fb4-baf8-090021dc8041?tab=attachments>
For: Review and discussion of the Investigation for the determination of an area in need of redevelopment for the "176 Palisade Avenue Study Area". Formal action may be taken.
Petitioner: Staff Item
Review Planners: Tanya Marione, AICP PP; Matthew da Silva, AICP PP; Ben Jordan
Ward: D

18. 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 Ave

Applicant: SP 500 Summit-Dev Co LLC

Attorney: Gerrard 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 11 Transition

Description: The Applicant is seeking Preliminary Site Plan Approval to construct a 42 story, 440' 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.

CARRIED FROM APRIL 14, MAY 12, 2026 REGULAR MEETING

19. Case: P2026-0071

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3974b255-1d4a-46ba-b8ed-8881d70056be?tab=attachments>

For: Preliminary and Final Major Site Plan Amendment

Address: 30 Newport Parkway

Block: 7302 Lot: 60 Ward: E

Applicant: NC Housing Associates # 200 Co.

Attorney: Thomas Garlick, Esq.

Review Planner: Cameron Black, PP, AICP

Zoning: Newport Redevelopment Plan - Residential Northern

Project Description: Applicant seeks amendment to the previously approved site plan for the addition of a common area building proposed to be located between 30 and 40 Newport Parkway and the driveway parking area between the buildings under P2023-023("Application"). The amendments to the Application include a minor change the height of the common building (12' to 14'), reorientation of the interior layout of the common building (will still remain common areas and footprint is unchanged), and adjustments to the proposed green roof on the common building. Please see plans for more details.

20. Case: P2026-0089

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c9f338c5-0651-4493-8a99-4844182bab4?tab=attachments>

For: Minor Subdivision

Address: 274-276 Columbia Avenue

Block: 604 Lot: 5 Ward: D

Applicant: 274-276 Columbia Avenue LLC

Attorney: Ben Wine, Esq.

Review Planner: Sophia Pereira, AICP

Zoning: R-1

Project Description: The applicant proposes a conforming subdivision to create Lot 5 into Lots 5.01 and 5.02

21. Case: P2026-0090

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/11758faf-67e0-4576-bf84-dde8d3ded15b?tab=attachments>

For: Minor Site Plan

Address: 274-276 Columbia Ave

Block: 604 Lot: 5.01 & 5.02 Ward: D

Applicant: 274-276 Columbia Avenue LLC

Attorney: Ben Wine, Esq.

Review Planner: Sophia Pereira, AICP

Zoning: R-1

Project Description: The applicant proposes to subdivide Lot 5 into Lots 5.01 and 5.02 and construct one (1) new three- (3) story, four- (4) family residential building + ADU on each of the new lots.

22. Case: P2026-0009

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/22593882-7183-4b89-830b-7b4baf04dbb1?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 179 Liberty Ave.

Block: 4601 Lot: 37

Ward: D

Applicant: Shri 179 Liberty LLC

Attorney: Eugene O'Connell, Esq.

Review Planner: Ben Jordan

Zoning: R-1

Project Description: Proposed development of a 3-story 7-unit residential building with 7 parking spaces and 7 bicycle parking spaces.

23. Case: P2026-0087

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b83e9af2-ed28-4524-816c-80c4c04d89b9?tab=attachments>

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

Address: 54 Jones Street

Block: 10704 Lot: 38.01 Ward: C

Applicant: Yellowstone Development, LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva, AICP PP

Zoning: Journal Square 2060 Redevelopment Plan – Zone 3 Commercial Center

Project Description: Applicant received preliminary and final major site plan approval (P2024-0019) to construct a 31-story mixed-use building containing 190 residential units on the floor above (21 affordable units). The Applicant is now seeking Amended Preliminary and Final Major Site Plan Approval to construct a mezzanine level above the ground floor; thereby increasing the proposed number of stories from thirty (30) stories to thirty-one (31) stories; conduct interior changes to the cellar, first floor, mezzanine floor and second floor plans and modify the elevations and facade.

New Variances: Height in stories

24. Case: P2026-0075

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/deeb7869-3857-4a5c-bd3d-8c4362823eef?tab=attachments>

For: Signage with 'c' variances

Address: 130 Bay Street

Block: 11504 Lot:2

Ward: E

Applicant: CPFC OpCo, LLC

Attorney: Gerard Pizzillo, Esq.

Review Planner: Matthew da Silva, AICP PP

Zoning: Powerhouse Arts District Redevelopment Plan – Rehabilitation Zone

Project Description: The Applicant is seeking Minor Site Plan approval to install blade and graphic signage along the existing facade in connection with its proposed multi-level fitness center.

Variances: Signage quantity

25. Memorialization of Resolutions

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

27. Adjournment

28. VIDYA GANGADIN, MADAME CHAIR, PLANNING BOARD