

JERSEY CITY ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE

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 Zoning Board, scheduled for Thursday, June 5th , 2025 at 6:00 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 9PM 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 virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](#) or the [Jersey City Licensing and Permitting Portal](#).

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. **Adjournments**

Case: [Z2024-0038](#)

For: Preliminary and Final Major Site Plan

Address: 311 Ocean Avenue

Applicant: John & Maryan LLC

Attorney: Ronald H. Shaljian

Review Planner: Erik Beasley

Block: 27201 Lot: 21

Ward: A

Zone: R-1, Neighborhood Housing District

Description: Applicant proposes the construction of a new six (6) story mixed use building that consist of 60 residential units with ground floor retail and parking.

Variances: use, building coverage, lot coverage, density, minimum rear yard setback, building height, rooftop mechanical, and compact parking

CARRIED TO THE JULY 10TH REGULAR MEETING. TESTIMONY TAKEN.

7. Old Business

8. **New Business**

9. Case: [Z2025-0025](#)

For: One (1) Year Extension

Address: 3411 John F Kennedy Boulevard

Applicant: DMAI9 LLC

Attorney: Michael Higgins

Review Planner: Erik Beasley

Block: 3402 Lot: 9

Ward: D

Zone: RC-2, Residential Commercial District 2

Description: Applicant requests for an additional one (1) year extension to a Preliminary and Final Major Site Plan Approval granted under case number Z19-041 ('original approval'). The applicant obtained a three (3) year extension under case number Z2024-0051 extending the original approval.

10. Case: [Z2025-0002](#)

For: Minor Subdivision

Address: 130 Summit Ave

Applicant: Hilltop View Holdings, LLC

Attorney: Thomas P. Leane

Review Planner: Matt Ward AICP PP

Block: 15305 Lot: 11.01

Ward: F

Zone: R-1 Neighborhood Housing District

Description: Subdivision of existing oversized lot to create two parcels for the residential development approved under case number Z20-069 (and to be amended by Z2025-0004) which consisted of the rehabilitation and adaptive reuse of St. John's Church, a local landmark, along with a new 5-story residential building. The rehabilitated church structure will occupy one lot while the new development would occupy the second lot.

11. Case: [Z2025-0004](#)

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

Address: 130 Summit Ave

Applicant: Hilltop View Holdings, LLC

Attorney: Thomas P. Lean

Review Planner: Matt Ward AICP PP

Block: 15305 Lot: 11.01

Ward: F

Zone: R-1 Neighborhood Housing District

Description: Site plan amendment to case Z20-069 approving the rehabilitation and adaptive reuse of St. John's Church, a local landmark, into a residential use as well as the construction of a new five-story building. Amendments now consist of the construction of 81 dwelling units (11 of which would be low income affordable) and 30 parking spaces. Two (2) units have been removed from the prior approval to accommodate a proposed gallery in the church building, and 1 unit has been added on the third floor (81 total units). Applicant intends to subdivide the Property allowing the church and the new five-story development to be constructed in phases on separate lots – filed under case Z2025-0002.

'c' variances: Front yard setback, maximum lot coverage, minimum required parking spaces, minimum required bike parking, maximum width of curb cut, Minimum rear yard setback, maximum size of signage.

'd' variances: Maximum height in stories, Maximum height in feet, Maximum permitted density

12. Case: [Z2025-0020](#)

For: Minor Site Plan

Address: 128 Glenwood Avenue

Applicant: Jersey City 3 Deals LLC

Attorney: Benjamin T.F. Wine, Esq

Review Planner: Tanya Marione, AICP, PP

Block: 13204 Lot: 58

Ward: C

Zone: U, University District

Description: Applicant proposes to construct a new three (3) story residential building with three (3) residential units along with an ADU in the rear yard on a vacant lot.

Variances: use, minimum buffer setback, maximum height for ADU

13. Memorialization of Resolutions

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

15. Adjournment

Catherine Coyle, Board of Adjustment Chairperson