

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, December 11th, 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. Discussion of annual Zoning Board reorganization
7. Adjournments
8. Old Business
 - a. Case: [Z2025-0084](#)
For: Two one-year Extensions
Address: 1811 JFK Blvd
Applicant: Hasan Chaudhry
Attorney: Vincent S. Verdiramo, Esq.
Review Planner: Matt Ward, AICP, PP

Block: 25501 Lot: 15

Ward: A

Zone: Medical Zone

Description: Proposed two one-year extensions for the approval of a 4-story mixed-use buildings with two medical office units on the ground floor and six residential units on the upper floors.

b. Case: [Z2025-0083](#)

For: Site Plan Extension

Address: 88 Rt 139

Applicant: HWY 139 Realty LLC

Attorney: Michael Higgins, Esq.

Review Planner: Joseph Pangilinan, AICP, PP

Block: 6603 Lots: 31

Ward: C

Zone: R-1, Neighborhood Housing

Description: Applicant seeks extension of the approvals under Resolution adopted July 13, 2023 for Zoning Board of Adjustment Case No. Z22-053

c. Case: [Z2025-0085](#)

For: Site Plan Extension

Address: 321 Old Bergen Rd

Applicant: Nooran LLC

Attorney: Eugene P, O'Connell, Esq.

Review Planner: Joseph Pangilinan, AICP, PP

Block: 27005 Lots: 5.01 and 5.02

Ward: A

Zone: R-1, Neighborhood Housing

Description: One (1) year extension to September 6, 2026 on the prior approvals under Case # Z20-025 for preliminary and final major site plan with "c" and "d" variances for the development of a 4-story building with 10 units and 8 parking spaces.

d. Case: [Z2025-0086](#)

For: Site Plan Extension

Address: 847 Communipaw Ave

Applicant: Devi Mata 847 LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Joseph Pangilinan, AICP, PP

Block: 18206 Lots: 11

Ward: C

Zone: NC-2, Neighborhood Commercial 2

Description: Extension of the Preliminary and Final Major Site Plan approval and variance approval obtained under Case No. Z20-095 for the construction of a six (6) story multi-family residential building with 35 dwelling units (including 3 workforce units), roof deck, and ground floor garage containing 12 vehicle parking spaces and 18 bicycle parking spaces, which was previously extended for three (3) one-year periods under Case No. Z23-017, for an additional period of two (2) years to March 25, 2028

- e. Case: [Z2025-0087](#)
 - For: Site Plan Extension
 - Address: 79 Romaine Ave
 - Applicant: 79 Romain Realty LLC
 - Attorney: Michael Higgins, Esq.
 - Review Planner: Joseph Pangilinan, AICP, PP
 - Block: 10502 Lots: 52
 - Ward: C
 - Zone: R-3, Multi-Unit Mid-Rise
 - Description: Extension of existing approvals to Case Z22-022

9. New Business

- 10. Case: [Z2025-0035](#)
 - For: Preliminary and Final Major Site Plan with 'c' and 'd' variances
 - Address: 30 Clinton Ave
 - Applicant: LAM Capital Investments, LLC
 - Attorney: Benjamin T.F. Wine, Esq
 - Review Planner: Tanya Marione, AICP, PP
 - Block: 18603 Lot: 34
 - Ward: F
 - Zone: R-1, Neighborhood Housing District
 - Description: Construction of a 4 story, 22 unit building with 12 onsite parking spaces.
 - D Variances: Density
 - C Variances: Front yard setback, Rear yard setback, Maximum height in stories, Maximum rooftop appurtenance height, and construction of a stilted building

11. Memorialization of Resolutions

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

13. Adjournment

Catherine Coyle, Board of Adjustment Chairperson