

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, November 14, 2024 at 6:30 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 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. [Review and discussion of the 2025 Zoning Board Meeting Calendar](#)
8. Board Attorney Contract
9. Precision Reporting Contract
10. Adjournments

- a. Case: [Z2024-0007](#)

For: ‘c’ variances

Address: 659 Jersey Ave

Applicant: Timothy Karcher and Roberta Karcher

Attorney: Stephen Joseph, Esq.

Review Planner: Xunru Huang

Block: 10006 Lot: 24

Ward: E

Zone: H

‘c’ variance: Minimum rear yard setback, maximum rear yard encroachment

Description: New 67.5SF addition to the rear of the building with stairs to access the rear yard. Rear facade improvements also proposed.

CARRIED TO THE DECEMBER 12th REGULAR MEETING WITH PRESERVATION OF NOTICE

b. Case: [Z2024-0027](#)

For: 'c' variance

Address: 198 Freeman Ave

Applicant: Janelle Payne

Attorney: Pro Se

Review Planner: Francisco Espinoza

Block: 14602 Lot: 48

Ward B

Zone: R-1

'c' variance: Min Rear Yard

Description: Applicant intends to renovate and add a new addition on the 2nd floor to add two new bedrooms.

CARRIED TO THE DECEMBER 12th REGULAR MEETING

11. Old Business

a. Case: [Z20-043](#)

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

Address: 201 Newark Ave

Applicant: 201 Newark Ave Property, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Francisco Espinoza

Block: 12702 Lot: 5

Ward E

Zone: NC-1 (Neighborhood Commercial 1)

'd' Variance: Use, Height

'c' Variance: Min. Rear Yard, Max. Building Height (Stories), Min. Number of Loading Berths, Max. Signage Area (Ground floor), Illuminated Signs (Internally illuminated)

Description: Applicant proposes to convert the existing Historic Bank, previously used as a Capital One branch, into the Albion Hotel: A 9-Story, 72 room hotel with restaurant and 36 parking spaces.

CARRIED FROM THE OCTOBER 24th REGULAR MEETING WITH TESTIMONY TAKEN

12. New Business

13. Case: [Z2024-0067](#)

For: Site Plan Amendment

Address: 24 Romaine Avenue

Attorney: Benjamine Wine, Esq.

Review Planner: Erik Beasley

Block: 12004 Lot: 47

Ward C

Zone: R-1

Description: Amendment to Minor Site Plan approval (Z20-009) to allow changes to the facade, floor plans, and building footprint.

14. Case: [Z2023-0019](#)

For: Site Plan Amendment

Address: 136 Delaware Ave

Attorney: Charles J. Harrington III, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 16203 Lot: 1.01

Ward B

Zone: R-1

Description: Amended Final Site Plan approval for previously-approved Phase II, a 5- story residential building with 54 dwelling units, to allow ground level parking (instead of ground and lower-level) with a total of 52

spaces (instead of 85), of which 16 spaces are for Phase I (as previously approved) and 10 are shared spaces with St. Aloysius Church (instead of 25 dedicated spaces).

CARRIED FROM THE OCTOBER 24th REGULAR MEETING WITH PRESERVATION OF NOTICE

15. Case: [Z22-078](#)

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

Address: 140 Glenwood Ave

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 13204 Lot: 60

Ward: C

Zone: U (University) - Zone

'd' variance: Use, Height

'c' variance: Minimum Buffer

Description: Applicant intends to adaptively reuse and renovate an existing 4-story dormitory into a multifamily apartment building with 43 dwelling units with 10% affordable housing triggered by the IZO.

CARRIED FROM THE OCTOBER 24th REGULAR MEETING WITH PRESERVATION OF NOTICE

16. Case: [Z22-021](#)

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

Address: 443-447 Jersey Ave

Applicant: 445 Jersey Ave SPE, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 13902 Lot: 23

Ward: F

Zone: H- Van Vorst Historic District

'd' Variance: Use

'c' Variance: Maximum Building Height, Parking, Minimum Rear Yard, Max Building Coverage, Maximum Lot Coverage

Description: Applicant intends to convert the existing church into a multifamily (10 unit) residential building.

17. Memorialization of Resolutions

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

19. Adjournment

Catherine Coyle, Board of Adjustment Chairperson