

JERSEY CITY ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE VIRTUAL MEETING

Please take notice that the Jersey City Zoning Board of Adjustment took the following actions on the November 10, 2022 meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *Araujo, Patel, Greene, Park, Allen, Silva, Jacobs*
4. Swear in Staff
5. Correspondence
6. Adjournments

a. [Case: Z21-022](#)

For: Preliminary & Final Major Site Plan with “D” & “C” Variances

Address: 2 Troy Street

Applicant: Dharmest & Parulben Patel

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Francisco Espinoza / Lindsey Sigmund PP, AICP

Block: 4702 Lot: 22

Zone: R-1

Description: The applicant is seeking Preliminary & Final Major Site Plan approval in order to construct a four (4) story residential structure with eight (8) residential units, four (4) parking spaces, roof deck area and other streetscape improvements.

'd' Variance(s): Use, Density, Height

'c' Variance(s): Front & rear yard setback

Carried to December 8, 2022 regular meeting with preservation of notice

b. [Case: Z20-044](#)

For: Preliminary & Final Major Site Plan with “D” & “C” Variances

Address: 135-143 Broadway

Applicant: Broadway at Marion Realty, LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Francisco Espinoza / Lindsey Sigmund PP, AICP

Block: 10301 Lot: 40, 41, 42

Zone: R-1

Description: The applicant is seeking Preliminary & Final Major Site Plan approval in order to construct a four (4) story multi-family building consisting of twenty-six (26) units and nineteen (19) off street parking spaces contained within a ground parking garage with other streetscape improvements.

'd' Variance(s): Use, Height (stories)

'c' Variance(s): Height (feet), Place of rooftop Appurtenance, curb cut, rear yard setback, max building coverage, max lot coverage

Carried to December 8, 2022 regular meeting with preservation of notice

7. New Business
8. Board Attorney Contract – no decision
9. Precision Reporting Contract – no decision

10. [Case: Z22-009](#)

For: "D" variance

Address: 123 Franklin Street

Applicant: Song Zhang and Tingli Kang

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 4403 Lot: 5

Zone: R-1

'd' Variance(s): Expansion of an Existing Non-Conforming Use

Description: Renovation and expansion of existing legal non-conforming three-unit multi-family dwelling

Carried to December 8, 2022 regular meeting with preservation of notice

11. [Case: Z22-043](#)

For: Minor Subdivision with "c" variances

Address: 313-315 Lembeck Avenue

Applicant: Kevin and Joyce Worthington

Attorney: Alexander Gluck, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 27901 Lot: 14

Zone: R-1

Description: The Applicant proposes to subdivide the 4,235 square foot lot, located at 313-315 Lembeck Avenue, into two new lots. The new lots will be New Lot 14.01, which will be approximately 2,117.2 square feet, and New Lot 14.02, which will be approximately 2,135.8 square feet. New Lot 14.02 is being proposed to be improved with a three (3) story, two (2) unit residential building with variances pursuant to the separate Variance application filed with this property.

Variances: depth and lot area

Decision: Approved 7-0

12. [Case: Z22-044](#)

For: "c" variances

Address: 313-315 Lembeck Avenue

Applicant: Kevin and Joyce Worthington

Attorney: Alexander Gluck, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 27901 Lot: 14

Zone: R-1

Description: Applicant proposes to construct a three (3) story residential building with two (2) dwelling units and a parking garage with two (2) parking spaces.

Variances: front yard setback, rear yard setback and garage door width

Decision: Approved 7-0

13. [Case: Z22-054](#)

For: "a" Appeal

Address: 71 Pollock Street

Applicant: Culture Jersey City Inc

Attorney: Thomas P. Leane Esq.

Review Planner: Francisco Espinoza

Block: 22101 Lot: 1

Zone: Route 440- Culver Avenue Redevelopment Plan

Description: Appeal of a Zoning Determination dated June 22, 2022, alleging that an amendment to the Redevelopment Plan would be required to permit the Class 5 Cannabis Retail License at the Property.

Decision: Approved 7-0

14. [Case: Z21-082](#)

For: Minor Site Plan with 'c' & 'd' Variance(s)

Address: 75 Crescent Ave

Applicant: Lafayette Luxury Home Developers Group, LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Francisco Espinoza

Block: 16902 Lot: 29

Zone: R-1

Description: Applicant proposes to construct a four (4) story residential building with seven (7) dwelling units and open parking on the ground floor.

'd' Variance(s): Use, Height,

'c' Variance(s): Side Yard, building coverage

Carried to December 8, 2022 regular meeting with preservation of notice

15. [Case: Z22-050](#)

For: Minor Site Plan with 'c' & 'd' Variance(s)

Address: 414 New York Avenue

Applicant: 414 NY Ave, LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Francisco Espinoza

Block: 1704 Lot: 34

Zone: R-1

Description: The applicant proposes to demolish the existing single-family residence and to construct a new three (3) story, four-unit residential building.

'd' Variance(s): Use

'c' Variance(s): Garage width, garage depth

Carried to December 8, 2022 regular meeting with preservation of notice

16. Memorialization of the following Resolutions are available upon request at cityplanning@jcnj.org

1. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving an application for a preliminary and final major site plan with 'c' and 'd' variance(s) #Z22-022, submitted by 79 Romain Realty, LLC (79 Romain Avenue) Block 10502 Lot 52

2. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving a C Variance #Z18-128, submitted by Felix Santiago (9 Minerva Street) Block 21304 Lot 19

3. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving an application for a preliminary and final major site plan with 'c' and 'd' variance(s) #Z19-094, submitted by Anil & Reshma Patel (475 Liberty Avenue) Block 2003 Lot 5

4. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving an application for a preliminary and final major site plan with 'c' and 'd' variance(s) #Z20-077, submitted by MBD Group LLC (163-165 Delaware Avenue) Block 16101 Lot 36

5. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving an application for a minor site plan with 'c' and 'd' variance(s) #Z21-021, submitted by Jess Realty, LLC (46 Congress Street) Block 1705 Lot 26

6. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving an application for an extension of a minor site plan approval with 'c' and 'd' variance(s) #Z22-068, submitted by Joseph Cruz (218 Bay Street) Block 1140 Lot 21

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

18. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson