

## JERSEY CITY ZONING BOARD PUBLIC NOTICE/LEGAL AD

Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the January 27, 2022 Virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *Shedeed, Doyle, Aruajo, Maini, Patel*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments
  - a. Case: Z20-100 Preliminary and Final Major Site Plan with “d” Variance  
Applicant: 214-216 Palisade Ave LLC  
Review Planner: Lindsey Sigmund, PP, AICP  
Address: 216 Palisade Avenue  
Attorney: Charles J. Harrington, III, Esq.  
Block: 6001 Lot: 8  
Zone: Medical District (M)  
For: Proposed five (5)-story mixed use building with twenty-two (22) residential units including four (4) moderate affordable housing units, second floor medical office space, and twenty-four (24) parking spaces.  
“d” Variances: Use  
**Carried to February 10, 2022 regular meeting with preservation of notice**
  - b. Case: Z21-034 Minor Site Plan w/ “c” Variances  
Applicant: Cindy Lone and Omar Fernandez  
Review Planner: Timothy Krehel, AICP PP  
Address: 335.5 Eighth Street  
Attorney: Stephen Joseph, Esq.  
Block: 10008 Lot: 20  
Zone: H (Hamilton Park Historic District)  
For: Demolition of existing sunroom and construction of new 103 SF raised deck in rear yard with new planting area.  
“c” Variance(s): Rear Yard Setback, Building Coverage, Lot Coverage  
**Carried to February 10, 2022 regular meeting with preservation of notice**
8. New Business
9. Case: Z20-105 Minor Subdivision w/ “d” variance  
Applicant: Monroe Ventures LLC  
Review Planner: Cameron Black, AICP, PP  
Address: 21 Highland Avenue and 801 Bergen Avenue  
Attorney: Thomas P. Leane, Esq.  
Block: 13303 Lot(s): 16 and 17  
Zone: R-1  
For: Proposal to subdivide and correct a lot line between 21 Highland and 801 Bergen Avenue. Both lots are irregular and oversized. The subdivision is in conjunction with a use variance application.  
“d” Variances: Use  
**Carried to February 10, 2022 regular meeting with preservation of notice**

10. Case: Z20-106          Minor Site Plan w/ "d" & "c" Variances  
Applicant: Monroe Ventures LLC  
Review Planner: Cameron Black, AICP, PP  
Address: 23 Highland Avenue  
Attorney: Thomas P. Leane, Esq.  
Block: 13303 Lot(s): 15  
Zone: R-1  
For: Proposed four (4) unit townhouse with four proposed parking spaces.  
"d" Variances: Use  
"c" Variances: Height, parking buffer, front/rear yard setback, floor to ceiling height, and side yard.  
**Carried to February 10, 2022 regular meeting with preservation of notice**
11. Case: Z21-005          Minor Site plan w/ "d" & "c" Variances  
Applicant: Monroe Ventures LLC  
Review Planner: Cameron Black, AICP, PP  
Address: 21 Highland Avenue  
Attorney: Thomas P. Leane, Esq.  
Block: 13303 Lot(s): 16.01  
Zone: R-1  
For: Proposed four (4) unit townhouse with five proposed parking spaces.  
"d" Variances: Use  
"c" Variances: Height, parking buffer, front/rear yard setback, floor to ceiling height, and side yard.  
**Carried to February 10<sup>th</sup> with preservation of notice**
12. Case: Z21-041          "c" Variances  
Applicant: Dario Brito  
Review Planner: Lindsey Sigmund, PP, AICP  
Address: 164.5 Coles Street  
Attorney: James J. Burke, Esq.  
Block: 10002      Lot: 21  
Zone: Hamilton Park Historic District (H)  
"c" Variances: Rear yard setback, Lot coverage  
**Decision: Approved 5-0 with conditions**
13. Case: Z21-059          "d" and "c" Variances  
Applicant: 82 Ferry LLC  
Review Planner: Mallory Clark-Sokolov, PP, AICP  
Address: 82 Ferry St  
Attorney: Eugene O'Connell, Esq.  
Block: 4402      Lot: 39  
Zone: R-1 One and Two Family Zoning  
For: Renovation, expansion, + continuance of existing non-conforming four (4) unit residential building  
"d" Variance: d(2) Expansion of Non-conforming Use  
"c" Variances: front yard landscaping, minimum floor-to-ceiling height  
**Carried to February 10, 2022 regular meeting with preservation of notice**
14. Case: Z21-060          "d" and "c" Variances  
Applicant: Inderjit Singh  
Review Planner: Mallory Clark-Sokolov, PP, AICP

Address: 373 New York Ave  
Attorney: Stephen Joseph, Esq.  
Block: 2303 Lot: 29  
Zone: R-1 One and Two Family Zoning  
For: Construction of a three (3) story three (3) unit building  
"d" Variance: d(1) Use  
"c" Variances: balcony width

**Carried to February 10, 2022 regular meeting with preservation of notice**

15. Case: Z21-083 "d" and "c" Variances

Applicant: Ana 173 WEB, LLC

Review Planner: Francisco Espinoza

Address: 173 Webster Ave

Attorney: Eugene P. O'Connell, Esq.

Block: 3804 Lot: 3

Zone: R-1

For: Proposed to legalize an existing 1<sup>st</sup> Floor Unit to create a six (6) unit residential building.

"d" Variances: d(1) Use

"c" Variances: Front yard setback, rear yard setback, side yard setback; floor to ceiling height; lot coverage and building coverage

**Carried to February 10, 2022 regular meeting with preservation of notice**

**16. Memorialized Resolutions are available upon request at [cityplanning.org](http://cityplanning.org)**

1. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving extension of final major site plan with d' variances #Z21-086, submitted by Storms Ave, LLC (101 Storms Ave) block 15003 lot 17

2. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan amendment with 'c' variances #Z21-071, submitted by Star Home Builders, LLC (3716-3718 Kennedy Blvd) block 501 lot 1

2. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving extension of preliminary and final major site plan with 'b' variances #Z21-079, submitted by Star Home Builders, LLC (3716-3718 Kennedy Blvd) block 501 lot 1

3. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan with 'c' and 'd' variances #Z20-045, submitted by Aida Anis c/o Dr. Hala Samuel (99 Columbia Ave) block 2004 lot 19

4. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan with 'c' and 'd' variances #Z21-068, submitted by 440 Warehouse Developers, LLC (NJSH Route 440 & Route 185) block 30305 lot 2-4,6

5. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving 'c' variance #Z20-099, submitted by David Tuck (57.5 Bright St) block 13904 lot 11

6. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving minor site plan with 'd' variance #Z21-040, submitted by Gardner NJ LLC (41 Gardner Ave) block 16803 lot 19

7. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan with 'c' and 'd' variances Z21-016, submitted by 310 3<sup>rd</sup> Investors LLC (310 3<sup>rd</sup> St) block 11102 lot 8

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

18. Adjournment

**Joshua Jacobs, Board of Adjustment Chairperson**