

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 10th 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 1st 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

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 3rd Investors LLC (310 3rd 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