

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, August 7th , 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. **Adjournments**
 - a. Case: [Z2024-0038](#)
For: Preliminary and Final Major Site Plan
Address: 311 Ocean Avenue
Applicant: John & Maryan LLC
Attorney: Ronald H. Shaljian
Review Planner: Erik Beasley
Block: 27201 Lot: 21
Ward: A
Zone: R-1, Neighborhood Housing District

Description: Applicant proposes the construction of a new six (6) story mixed use building that consist of 60 residential units with ground floor retail and parking.

Variations: use, building coverage, lot coverage, density, minimum rear yard setback, building height, rooftop mechanical, and compact parking

CARRIED TO THE SEPTEMBER 11TH REGULAR MEETING. TESTIMONY TAKEN.

b. Case: [Z2025-0056](#)

For: Appeal of Administrative Officer's Determination

Address: 85 Sherman Place

Applicant: Paul Amatuzzo and Gary Westby-Gibson

Attorney: Cynthia A. Hadjiyannis, Esq.

Review Planner: Erik Beasley

Block: 3603 Lot: 13

Ward: D

Zone: RH-1, Residential Housing 1 District

Description: Applicant seeks to appeal the approval of the Zoning Review Application associated with case no. ZRA-2025-00697 as it relates to the demolition regulations in Chapter 345 and the RH-1 District.

CARRIED TO THE SEPTEMBER 11TH REGULAR MEETING WITH PRESERVATION OF NOTICE

7. Old Business

8. **New Business**

9. Case: [Z2025-0029](#)

For: d(1) use variance

Address: 114 Brunswick Street

Applicant: Oda Bar JC, LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Erik Beasley

Block: 11005 Lot: 36

Ward: E

Zone: RC-3, Residential Commercial District 3

Description: Applicant proposes to occupy the ground floor commercial space to operate a Category Two (2) Restaurant as prescribed by Section 345 – 6 of the Jersey City Municipal Code.

10. Case: [Z2025-0020](#)

For: Minor Site Plan

Address: 128 Glenwood Avenue

Applicant: Jersey City 3 Deals LLC

Attorney: Benjamin T.F. Wine, Esq

Review Planner: Tanya Marione, AICP, PP

Block: 13204 Lot: 58

Ward: C

Zone: U, University District

Description: Applicant proposes to construct a new three (3) story residential building with three (3) residential units along with an ADU in the rear yard on a vacant lot.

Variations: use, minimum buffer setback, maximum height for ADU

**CARRIED FROM THE JUNE 5TH REGULAR MEETING WITH PRESERVATION OF NOTICE.
TESTIMONY TAKEN**

11. Case: [Z2024-0011](#)

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

Address: 626 Palisade Ave

Applicant: 626 Palisade Group LLC

Attorney: Stephen Joseph

Review Planner: Matt Ward, AICP, PP

Block: 1703 Lot: 52

Ward: D

Zone: R-1 District

Description: Proposed 4-story mixed-used building consisting of 24 dwelling units (2 of which are set aside as affordable housing) and 838 sf of ground floor commercial.

'c' Variance: Minimum rear yard setback

'd' variances: d(1) Use, d(5) Maximum Density, d(6) Maximum Height

12. Case: [Z2024-0078](#)

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

Address: 1727-1733 John F Kennedy Boulevard

Applicant: YM Kennedy LLC

Attorney: Charles J. Harrington, Esq.

Review Planner: Erik Beasley

Block: 28001 Lots: 18, 19, 20

Ward: A

Zone: R-1, Neighborhood Housing District

Description: Applicant proposes the demolition of the existing structures on each lot for the construction of a new five (5) story mixed use building with 56 residential units, three (3) ground floor commercial spaces, and an 18-space parking garage. A total of eight (8) units are affordable ranging from studio to three bedrooms. Approximately 3,703 square feet of green roof is proposed in addition to 28 bike parking spaces.

'c' variances: rear yard setback, lot coverage, compact parking spaces, number of signs

'd' variances: d(3) conditional use, d(6) maximum height, d(5) maximum density

13. Memorialization of Resolutions

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

15. Adjournment

Catherine Coyle, Board of Adjustment Chairperson