

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, October 9th, 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
7. **Old Business**
 - a. 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

CARRIED FROM THE AUGUST 7TH, 2025, REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.

8. New Business

9. Case: [Z2024-0076](#)

For: 'c' Variances

Address: 30 Dekalb Avenue

Applicant: DEKALB FIVE LLC

Attorney: Joseph Elmo Cauda, Esq

Review Planner: Joseph Pangilinan, AICP

Block: 13302 Lot: 45

Ward: C

Zone: R-1, Neighborhood Housing District

Description: The applicant is requesting six (6) variances as part of their proposal to construct a new two-story, three-unit residential building and an accessory structure.

C Variances: Parking in the front yard setback area, front yard landscaping requirement, cub cut width, front yard fence height, side yard fence height and rear yard fence height

CARRIED FROM THE SEPTEMBER 11TH, 2025, REGULAR MEETING

10. Case: [Z2025-0065](#)

For: Off-Street Parking

Address: 117 North Street

Applicant: David Abeskaron

Attorney: Per Se

Review Planner: Erik Beasley

Block: 1505 Lot: 14.03

Ward: D

Zone: R-1, Neighborhood Housing District

Description: The applicant seeks the approval for off-street parking.

"C" Variances: Off Street Parking on lots under 26 ft in Ward D, Parking between the building and front line, Minimum parking space dimensions, Front yard lot coverage, Parking encroaching over a property line

11. Case: [Z2024-0071](#)

For: Appeal of Notice of Violation

Address: 32 Sherman Place

Applicant: Joseph Berardo

Attorney: Jennifer Berardo

Review Planner: Tanya Marione

Block: 3702 Lot: 44

Ward: D

Zone: RH-1, Residential Housing 1 District

Description: Appeal of Zoning Violation **ZCODE2410-0604** issued October 31, 2024 for violation of Chapter 345-76.C - Illegal unit without a certificate of occupancy

12. Case: [Z2025-0011](#)

For: Minor Site Plan with 'd' and 'c' variances

Address: 219 Sip Avenue

Applicant: Gudhka Holdings, Inc.

Attorney: Benjamin Wine, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 12003 Lot: 2

Ward: C

Zone: R-1 Neighborhood Housing District

Description: The applicant proposes to expand the existing single-story commercial building into a three-story mixed-use building consisting of five dwelling units and ground floor commercial space.

D Variances: d(5) Maximum Density

C Variances: Rear yard setback, lot coverage, front yard setback

13. Case: [Z2024-0001](#)

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

Address: 48 Central Avenue

Applicant: SVMS Jersey City, LLC

Attorney: Cynthia Hadjiyanis, Esq.

Review Planner: Matthew da Silva, AICP, PP

Block: 5702 Lots: 5 & 6

Ward: C

Zone: R-1 Neighborhood Housing District

Description: Construction of a house of worship

D Variances: d(6) Maximum Height

C Variances: Rear yard setback, parapet height, lot coverage, side yard setback, front yard lot coverage, parking, rooftop appurtenance setback, rooftop appurtenance coverage

14. Memorialization of Resolutions

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

16. Adjournment

Catherine Coyle, Board of Adjustment Chairperson