

# 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, February 6<sup>th</sup>, 2025 at 6:30 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](mailto: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](http://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: [Z20-043](#)

For: Preliminary & Final Major Site Plan with ‘c’ and ‘d’ variances

Address: 201 Newark Ave

Applicant: 201 Newark Ave Property, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Francisco Espinoza

Block: 12702 Lot: 5

Ward: E

Zone: NC-1 (Neighborhood Commercial 1)

'd' Variance: Use, Height

'c' Variance: Min. Rear Yard, Max. Building Height (Stories), Min. Number of Loading Berths, Max.

Signage Area (Ground floor), Illuminated Signs (Internally illuminated)

Description: Applicant proposes to convert the existing Historic Bank, previously used as a Capital One branch, into the Albion Hotel: A 9-Story, 72 room hotel with restaurant and 36 parking spaces.

**CARRIED FROM THE DECEMBER 12 REGULAR MEETING WITH TESTIMONY AND PRESERVATION OF NOTICE**

8. **New Business**

9. Case: [Z2024-0031](#)

For: "a" appeal

Address: 2800 John F. Kennedy Blvd.

Applicant: Medina Pharmacy

Attorney: Vincent S. Verdiramo Esq.

Review Planner: Francisco Espinoza

Block: 12102 Lot: 1

Ward: C

Zone: Journal Square 2060 Redevelopment Plan – Zone 3 Commercial Center

Description: Applicant received a violation for excessive signage on 04/16/2024.

**CARRIED FROM THE DECEMBER 12 REGULAR MEETING WITH PRESERVATION OF NOTICE**

10. Case: [Z2023-0019](#)

For: Site Plan Amendment

Address: 136 Delaware Ave

Attorney: Charles J. Harrington III, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 16203 Lot: 1.01

Ward B

Zone: R-1

Description: Amended Final Site Plan approval for previously-approved Phase II, a 5- story residential building with 54 dwelling units, to allow ground level parking (instead of ground and lower-level) with a total of 52 spaces (instead of 85), of which 16 spaces are for Phase I (as previously approved) and 10 are shared spaces with St. Aloysius Church (instead of 25 dedicated spaces).

**CARRIED FROM THE DECEMBER 12 REGULAR MEETING WITH PRESERVATION OF NOTICE**

11. Case: [Z2024-0062](#)

For: 'd' variance

Address: 3489 John F. Kennedy Blvd.

Applicant: Yatin Patel

Attorney: Vincent Verdiramo Esq.

Review Planner: Francisco Espinoza

Block: 2005 Lot: 17

Ward: D

Zone: RC-2 Residential Commercial - 2

'd' variance: Use Variance

Description: Applicant intends to convert the existing recreation space to use as a church. Churches are not permitted in the RC-2, so a use variance is required.

**CARRIED FROM THE JANUARY 9<sup>th</sup> REGULAR MEETING WITH PRESERVATION OF NOTICE**

12. Case: [Z2024-0023](#)

For: 'c' Variance

Address: 311 Varick St

Applicant: Sarah Lawter

Attorney: N/A

Review Planner: Sophia E. Pereira

Block: 12808 Lot: 11

Ward: F

Zone: Van Vorst Park Historic District

'c' variance: Rear yard stair encroachment

Description: Applicant proposes to install stairs from an existing parlor level terrace to the backyard.  
**CARRIED FROM THE JANUARY 9<sup>th</sup> REGULAR MEETING**

13. Case: [Z2024-0074](#)  
For: 'c' Variance  
Address: 137 Arlington Avenue  
Applicant: Annette Carter  
Attorney: Pro Se  
Review Planner: Tanya R Marione, AICP,PP  
Block: 23302 Lot: 14  
Ward: F  
Zone: R-1 Neighborhood Housing District  
Description: Request for front yard parking  
Variances: Parking between the building line and the street line
  
14. Case: [Z2024-0065](#)  
For: 'c' Variance  
Address: 177 Wilkinson Ave  
Applicant: VIRGINADEV LLC  
Attorney: Charles J. Harrington, Esq.  
Review Planner: Sophia E. Pereira  
Block: 23502 Lot: 2  
Ward: F  
Zone: R-1 Neighborhood Housing District  
Description: Applicant constructed a three (3) story building with two (2) dwelling units and off-street parking.  
Variances: Front Yard Stair Encroachment, Parking Stall Dimensions, Design
  
15. Case: [Z2024-0066](#)  
For: 'c' Variance  
Address: 16 Dwight  
Applicant: DWIGHT16 LLC  
Attorney: Charles J. Harrington, Esq.  
Review Planner: Sophia E. Pereira  
Block: 25201 Lot: 44  
Ward: A  
Zone: R-1 Neighborhood Housing District  
Description: Applicant constructed a three (3) story building with two (2) dwelling units and off-street parking.  
Variances: Front Yard Stair Encroachment, Design
  
16. Memorialization of Resolutions
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

**Catherine Coyle, Board of Adjustment Chairperson**