

# 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 27, 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. Memorialization of Resolutions
9. Executive Session, as needed, to discuss litigation, personnel or other matters
10. Adjournment

**Catherine Coyle, Board of Adjustment Chairperson**