

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, March 6th, 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. 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: [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.

- b. 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
CARRIED FROM THE FEBRUARY 6TH REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.
- c. 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
CARRIED FROM THE FEBRUARY 6TH REGULAR MEETING WITH PRESERVATION OF NEWSPAPER NOTICE

7. Old Business

- a. Case: [Z2025-0003](#)
For: Site Plan Extension
Address: 67 Clifton Place
Applicant: Nicola Flora
Attorney: Vincent Verdiramo
Review Planner: Joseph Pangilinan
Block: 15302 Lot: 44
Ward: B
Zone: R-1 Neighborhood Housing District
Description: Request for a one-year extension on a Preliminary and Final Major Site Plan Approval with 'c' and 'd' variances to demolish a portion of an existing non-conforming structure and to construct an additional 5,182 square feet of residential area to expand from three (3) units to six (6) units.
Variances: None

8. New Business

9. Case: [Z2025-0013](#)
For: Site Plan Amendment
Address: 80 Broadway
Applicant: Avenir West Side Square LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Tanya R Marione, AICP, PP
Block: 9301 Lot: 30.01

Ward: C

Zone: R-3 Multi- Unit Mid-Rise District

Description: Amendment to prior Z19-008 Final Major Site Plan approval to construct a 12 story building with 477 residential units, 285 parking spaces and retail.

Variances: None

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 12TH REGULAR MEETING WITH PRESERVATION OF NOTICE

11. Case: [Z2024-0077](#)

For: Administrative Amendment

Address: 151 Broadway

Applicant: Satnam Singh

Attorney: Michael Higgins, Esq.

Review Planner: Erik Beasley

Block: 10203 Lot: 37.01

Ward: C

Zone: R-1-, One- and Two-Family Housing District

Description: Applicant proposes facade changes relating to the front door design, overhangs, brick color, rear and siding material. Original approval was granted under case number Z20-026 for a Minor Site Plan and Minor Subdivision with 'c' and 'd' variances.

12. Case: [Z2024-0044](#)

For: Preliminary and Final Major Site Plan

Address: 83 - 89 Morris Street

Applicant: SASM Morris Company LLC

Attorney: Michael Higgins

Review Planner: Sophia E. Pereira

Block: 14403 Lot: 1 & 5

Ward: F

Zone: Paulus Hook Historic District

Description: Applicant proposes rehabilitating an existing building on Block 14403 Lot 5 and constructing around it a new four (4) story mixed-use building with two (2) ground floor commercial units and thirteen (13) dwelling units. No parking is proposed.

'd' Variances: Use, Maximum Height

'c' Variances: Rear Yard Setback, Building Coverage, Maximum Number of Signs per Facade, Parking, Terrace Setback, Street Trees

13. Case: [Z2024-0045](#)

For: Preliminary and Final Major Site Plan Approval w/ d(1) use variance

Address: 850 West Side Avenue

Applicant: 850 West Side LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matthew da Silva, AICP

Block: 13204 Lot: 69

Ward: C

Zone: U – University District

Description: Preliminary and Final Major Site Plan Approval and variance approval pursuant to N.J.S.A. 40:55D-(d) (multi-family residential use in University Zone) for the re-use and renovation of the existing 3-story 18 unit dormitory building into a 3-story residential building with 18 dwelling units and 16 indoor bicycle parking spaces.

Variances: d(1) - Multifamily residential use

14. Memorialization of Resolutions

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

16. Adjournment

Catherine Coyle, Board of Adjustment Chairperson