

# 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, April 10<sup>th</sup>, 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](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: [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

**CARRIED FROM MARCH 6<sup>TH</sup> , 2025 REGULAR MEETING. TESTIMONY TAKEN.**

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 FEBRUARY 6<sup>TH</sup>, 2025 REGULAR MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**

8. **New Business**

9. Case: [Z2025-0022](#)

For: Three (3) 1 Year Extensions  
Address: 285 ½ Third Street  
Applicant: Joseph Lins  
Attorney: Stephen Joseph, Esq.  
Review Planner: Erik Beasley  
Block: 11108 Lot: 6  
Ward: E

Zone: H, Historic, Harsimus Cove Historic District

Description: Applicant seeks three (3) one-year extensions for prior approval (Z19-051). Case Z19-051 was originally approved October 22<sup>nd</sup>, 2020, and memorialized December 3<sup>rd</sup>, 2020.

Variances: none

10. 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 FEBRUARY 6<sup>TH</sup>, 2025 REGULAR MEETING WITH PRESERVATION OF NEWSPAPER NOTICE**

11. Case: [Z2024-0069](#)

For: 'd' Variance  
Address: 26 Beacon Ave  
Applicant: 26 Beacon Ave JC LLC  
Attorney: Thomas P. Leane  
Review Planner: Joseph Pangilinan  
Block: 5903 Lot: 28  
Ward: C

Zone: R-1 Neighborhood Housing

Description: Application requests a 'd' variance convert for the conversion of an existing three (3)-story, six (6) unit building into a three (3) unit building with a rear yard addition, which exceeds the limit of two (2) units.

Variances: Density

12. Memorialization of Resolutions
13. Executive Session, as needed, to discuss litigation, personnel or other matters
14. Adjournment

**Catherine Coyle, Board of Adjustment Chairperson**