

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, July 11, 2024 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@icnj.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.

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. **New Business**
7. Case: [Z2024-0025](#)
For: 1 year extension
Address: 250 Barrow St
Applicant: Nikolaus Schultz & Aimee Seungdamrong
Attorney: Veronica Chimel, Esq.
Review Planner: Francisco Espinoza
Block: 14106 Lot: 43
Zone: H (Van Vorst Park Historic District)
Description: Applicant is requesting a 1-year extension.
8. Case: [Z2024-0034](#)
For: 3 one year extension
Address: 203 Danforth Ave
Applicant: 639 State Street, LLC
Attorney: James J. Burke, Esq.
Review Planner: Francisco Espinoza

Block: 28102 Lot: 17

Zone: R-1

Description: Applicant is requesting 3 one-year extensions.

9. [Case: Z2024-0035](#)

For: 1 year extension

Address: 290 7th St

Applicant: Farhad Behin

Attorney: Michael Higgins, Esq.

Review Planner: Francisco Espinoza

Block: 10006 Lot: 42

Zone: H (Hamilton Park Historic District)

Description: Applicant is requesting a 1-year extension.

10. [Case: Z2024-0036](#)

For: Extension

Address: 296 Union St.

Applicant: Anjella & Michael Jaikissoon

Attorney: Michael Higgins

Review Planner: Francisco Espinoza

Block: 19303 Lots: 55.01 & 57.01

Zone: R-1

Description: Applicant is requesting a 1-year extension.

11. [Case: Z22-079](#)

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

Address: 146-152 Glenwood Ave

Applicant: Glenwood Manor, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 13204 Lot: 61 & 62

Zone: U - University

'd' Variance: Use

'c' Variance: Bicycle parking location

Description: Applicant proposes to reuse and renovate an existing 4-story dormitory adaptively, converting the dormitory into a mixed-use building. There will be 53 dwelling units and 10% affordable housing.

CARRIED FROM THE JUNE 13 REGULAR SCHEDULED MEETING WITH PRESERVATION OF NOTICE

12. Memorialization of Resolutions

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

14. Adjournment

Catherine Coyle, Board of Adjustment Chairperson