

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 21, 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. Adjournments
7. **New Business**

8. [Case: Z2024-0005](#)

For: Three one-year extensions

Address: 1 Gautier Ave

Applicant: Frank Peraza

Attorney: Jennifer J. Bogdanski, Esq.

Review Planner: Francisco Espinoza

Block: 16203 Lot: 6

Zone: R-1

Description: Applicant request three one-year extension for the previously approved application #Z19-111.

9. [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 MARCH 07 REGULAR SCHEDULED MEETING WITH PRESERVATION OF NOTICE

10. [Case: Z22-075](#)

For: Preliminary & Final Major Site Plan with 'd' variance(s)

Address: 850 West Side Ave

Applicant: Glenwood Manor, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 13204 Lot: 69

Zone: U- University

'd' Variance: Use

Description: Applicant proposes to reuse and renovate an existing 3-story dormitory. They intend to add a 4th story and convert the dormitory into a mixed-use building with ground-floor commercial space. There will be 28 dwelling units in total with 3 units designated affordable.

CARRIED FROM THE MARCH 07 REGULAR SCHEDULED MEETING WITH PRESERVATION OF NOTICE

11. Memorialization of Resolutions

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

13. Adjournment

Catherine Coyle, Board of Adjustment Chairperson