

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the August 27, 2020 Virtual Special Meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Jacobs, Donnelly, Shedeed, Rothman, Netchert, McCormack, Jayme*
4. Swear in Staff
5. Correspondence
6. Old Business
7. New Business

8. Case: Z20-056 Site Plan Amendment with “d” & “c” Variances
Applicant: 2 Hoboken Ave, LLC
Review Planner: Tanya R. Marione, AICP,PP
Address: 2 Hoboken Avenue
Attorney: Robert Verdibello, Esq
Block: 6001 Lot(s): 46
Zone: R-3, Multi-Family, Mid-Rise District
For: Amendment of prior site plan approval to increase residential units from 161 to 192, reduce the building height by 7 ft, and increase the number of onsite parking spaces from 147 to 246

“d” Variances: Density
“c” Variances: Maximum building coverage, Front Yard Setback
Decision: Approved with conditions 7-0

9. Case: Z19-069 Preliminary and Final Major Site Plan w/ “d” & “c” Variances
Applicant: Nividta, Inc.
Review Planner: Lindsey Sigmund, AICP
Address: 91-93 Paterson Street
Attorney: Thomas Leane, Esq.
Block: 2101 Lot(s): 15, 16
Zone: R-1
For: Proposed four (4) story multi-family building with nine (9) residential units and nine (9) ground floor parking spaces.

“d” Variances: Use, Height
“c” Variances: Compact parking spaces, Landscaping, Stilted building
Carried to September 10, 2020 with preservation of notice

10. Case: Z20-014 “c” Variances
Applicant: Chirag Sukhadia
Review Planner: Mallory Clark, AICP
Address: 100 Waverly Street
Attorney: Stephen Joseph, Esq.
Block: 4902 Lot: 32
Zone: R1
For: Construction of a new two-family home
"c" Variances: Rear yard setback, Lot coverage
Decision: Approved with conditions 7-0

11. Case: Z19-081 “c” Variances
Applicant: Marly S. Caro
Review Planner: Lindsey Sigmund, AICP
Address: 379 Palisade Avenue
Attorney: Rita M. McKenna, Esq.
Block: 3901 Lot(s): 30
Zone: R-1
For: Proposed roof structure in the rear yard to provide coverage for an existing playground associated with a daycare center.

“c” Variances: Rear yard setback, Lot coverage
Carried to date uncertain, no preservation of notice

12. Case:

Z20-050

2-Year Extension

Applicant:

Charles Lombardi

Review Planner:

Erica Baptiste

Address:

1009 West Side Avenue

Attorney:

Stephen Joseph, Esq.

Block:

10403

Lot(s): 21

Zone:

R-1

For:

Applicant requests a 2-year extension on approved case Z17-025 for three "c" variances for the construction of a three (3) story residential building with two (2) units.
“c” Variances: Rear yard setback, Parking and garage

Decision:

Approved 5-2
13. Case:

Z20-037

Preliminary and Final Major Site Plan w/ "d" variance

Applicant:

63 Irving LLC

Review Planner:

Erica Baptiste

Address:

63-65 Irving Street

Attorney:

Patrick Conlon, Esq.

Block:

805

Lot(s): 4

Zone:

R-1

For:

Proposal to renovate an existing 3-story warehouse building into a multi-family residential building with thirteen (13) units and five (5) parking spaces.

“d” Variances:

Use

Decision:

Approved with conditions 7-0
14. Case:

Z19-071

Minor Site Plan w/ “d” and “c” Variances

Applicant:

Nagi Eltemsah

Review Planner:

Lindsey Sigmund, AICP

Address:

29 Weldon Street

Attorney:

Robert P. Weinberg, Esq.

Block:

6001

Lot(s): 29

Zone:

R-1

For:

Proposed third story addition and renovation of an existing mixed-use building containing one commercial unit and one residential unit. With the addition, the total residential unit count will be two (2) units over the ground floor commercial space. The site includes an existing two (2)-car garage in the rear of the building, which will remain.

“d” Variances:

Expansion of a non-conforming use

“c” Variances:

Front yard landscaping

Decision:

Approved with conditions 7-0
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Memorialization of the following resolutions are available for review at the Division of City Planning-One Jackson Square 2nd floor Jersey City, NJ 07305

(1) Resolution of the Jersey City Zoning Board of Adjustment approving a preliminary and final major site plan with “d” & ‘c’ variances #Z19-086, submitted by 132 Mallory Ave JC, LLC (132 Malory Ave., 346 Virginia Ave.) Block 20503 lots 90 & 91 Ave.) B: 5904 lot: 18

(2) Resolution of the Jersey City Zoning Board of Adjustment approving a preliminary and final major site plan with “d” & ‘c’ variances #Z19-079, submitted by MJSMS, LLC (107 New York Ave.) Block 5002 lot 1

(3) Resolution of the Jersey City Zoning Board of Adjustment approving a preliminary and final major site plan with “d” & ‘c’ variances #Z19-108, submitted by 226 Bay St, LLC (226 Bay St.) Block 11403 Lot 25

17. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson
Kate Donnelly, Board of Adjustment Vice Chairperson