

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

Please take notice that the Board of Adjustment took the following actions at the March 11, 2020 Special meeting.

The City of Jersey City takes your health seriously. In light of recent concerns re: COVID-19/ Corona Virus, we ask since this is a public meeting, those that may be experiencing any cold or flu symptoms not attend. If you are concerned with regards to your own personal health status, please call New Jersey's 24 hour COVID-19 Hotline: 1-800-222-1222 with any concerns about coronavirus.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Shedeed, Rothman, McCormack, Vilaro, Jayme*
4. Swear in Staff
5. Adjournments
6. Old Business

7. Case: Z20-005 One Year Extension to a “c” variance application
Applicant: Community Outreach Ministries
Review Planner: Cameron Black, AICP, PP
Address: 217 Dwight Street
Attorney: Stephen Joseph, Esq.
Block: 24905 Lot: 10
Zone: R-1
For: Two-story addition to a house of worship
“c” Variances: side yard setback, front yard setback, width, lot area, building coverage, signage, and parking
Decision: Approved 5-0

8. Case: Z19-079 Preliminary and Final Major Site Plan with ‘c’ and ‘d’ variances
Applicant: MJSM, LLC
Review Planner: Mallory Clark, AICP
Address: 107 New York Avenue
Attorney: Charles Harrington, Esq.
Block: 5002 Lot: 1
Zone: R1
For: rehabilitation and expansion of an existing warehouse to a six (6) story, seventy-five (75) unit residential building with seventy-six (76) parking spaces
“d” Variances: Use, height
“c” Variances: Curb cut, Compact spaces
Carried to April 2, 2020 with preservation of notice

9. Case: Z20-003 Preliminary and Final Major Site Plan w/ ”d” and “c” Variances
Applicant: John and Maryann, LLC
Review Planner: Cameron Black, AICP PP
Address: 80 Romaine Avenue
Attorney: Stephen Joseph, Esq.
Block: 10503 Lot: 28
Zone: R-3
For: five story Residential structure with 16 units and 8 parking.
“c” Variances: Rear yard setback above the garage, parking, undersized lot
Carried to March 19, 2020 with preservation of notice

10. Case: Z19-082 Preliminary and Final Major Site Plan w/ “c” & ”d” variances
Applicant: Sunsky, LLC
Review Planner: Timothy Krehel, AICP PP
Address: 668-676 Communipaw Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 18406 Lot: 20, 21, 22, 23, 24
Zone: C/A Commercial/Automotive
For: Five (5) story residential building with 19 dwelling units and Ten (10) ground floor parking spaces. The proposed principal use will be residential units on the 2nd through 5th floors, with parking on the 1st floor.
“d” Variances: Use and Height
“c” Variances: Bulk (Size, width, and depth)
Carried to March 19, 2020 with preservation of notice

11. 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: 29
Zone: R-1
For: Proposed renovation and third story addition to 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: Landscaping
Carried to March 19, 2020 with preservation of notice

12. Case: Z19-114 Administrative Amendment with “c” Variance
Applicant: 66 Hutton, JC, LLC
Review Planner: Lindsey Sigmund, AICP
Address: 66 Hutton Street & 49 Hancock Avenue
Attorney: Benjamin Wine, Esq.
Block: 3802 Lot: 15.01
Zone: R-1
For: Amendment to approved Preliminary and Final Major Site Plan with Variances (Z16-039) which includes a three (3)-story building containing seven (7) residential units. The Amendment includes the addition of a roof deck and stair bulkhead.
“c” Variances: Bulkhead setback
Carried to March 19, 2020 with preservation of notice

13. Case: Z19-066 Preliminary and Final Major Site Plan with “d” Variances
Applicant: JVM Realty, LLC
Review Planner: Lindsey Sigmund, AICP
Address: 311-319 Sip Avenue
Attorney: Thomas P. Leane, Esq.
Block: 11903 Lot(s): 1-4
Zone: R-1
For: Proposed five (5)-story mixed-use building containing forty-two (42) dwelling units, twenty-three (23) ground floor parking spaces, and 700 SF of ground floor retail space.
“d” Variances: Use, Height
“c” Variances: Bulkhead setback, Curb cut width
Carried to March 19, 2020 with preservation of notice

14. Case: Z18-129 Preliminary and Final Major Site Plan w/ “d” & ”c” Variances
Applicant: Alan Cancro
Review Planner: Lindsey Sigmund, AICP
Address: 377-383 4th Street
Attorney: Heather Kumer, Esq.
Block: 11002 Lot: 2-5
Zone: R-5
For: Proposed four (4)-story multi-family building containing twenty (20) residential units. No parking is proposed.
“d” Variances: Density
“c” Variances: Minimum parking spaces
Carried to March 19, 2020 with preservation of notice

15. 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 ‘c’ variances #Z19-100, submitted by Adel Raheem (32 Griffith St.) B: 3002 lot: 7
- (2) Resolution of the Jersey City Zoning Board of Adjustment approving a preliminary and final major site plan with ‘c’ & ‘d’ variances #Z18-098, submitted by 3060 JFK, LLC (3060 Kennedy Blvd.) B: 6401 Lots: 7.02 & 7.01
- (3) Resolution of the Jersey City Zoning Board of Adjustment approving a preliminary and final major site plan with ‘c’ & ‘d’ variances #Z19-041, submitted by Yassa Brothers Holdings, LLC (3411 Kennedy Blvd.) BL 3402 Lot: 9

16. Executive Session

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

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**

- (3) Resolution of the Jersey City Zoning Board of Adjustment approving “c’ & ‘d’ variances #Z18-069, submitted by Mohamed Seidi (343 Ocean Ave.) B: 26503 lot: 27
- (4) Resolution of the Jersey City Zoning Board of Adjustment approving a minor site plan with “c’ & ‘d” variances #Z19-068, submitted by Angel Ortiz (260 Palisade Ave.) B: 6001 lot: 29
- (3) Resolution of the Jersey City Zoning board of Adjustment approving a preliminary and final major site plan with ‘d’ variances #Z19-052, submitted by Star Home Builders, LLC (3716 Kennedy Blvd.) B: 501 Lot: 1
- (4) Resolution of the Jersey City Zoning Board of Adjustment approving ‘d’ variance #Z19-095, submitted by Hutton Street, LLC (225 Hutton St.) B: 3502 lot: 1

11. Executive Session

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