

PUBLIC NOTICE/LEGAL AD

Please take notice that the Board of Adjustment took the following actions at the December 3, 2020 Virtual Meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Jacobs, Shedeed, Rothman, McCormack, Netchert, Bhakta, Brown*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments

a. Case: Z20-027 Preliminary & Final Major Site Plan w/ "d" & "c" Variances

Applicant: JC Capital Fund Armstrong LLC

Review Planner: Erica Baptiste

Address: 19-21 Armstrong Ave

Attorney: Eugene O'Connell, Esq.

Block: 25901 Lot(s): 13 & 14

Zone: R-1

For: Proposal to construct a twelve (12) unit residential building with nine (9) off-street parking spaces.

“d” Variances: Use, Height

“c” Variances: Front yard setback, Rear Yard Setback, Maximum building coverage, Maximum lot coverage, Minimum Driveway Aisle, Maximum rooftop appurtenance height

CARRIED TO A DATE UNCERTAIN

b. Case	Z20-067	Minor Site Plan w/ "d" Variance
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Applicant: Vidal Ledda

Review Planner: Cameron Black, AICP, PP

Address: 332 Hoboken Avenue

Attorney: Donald M. Pepe, Esq.

Block: 6805 Lot(s): 27

Zone: R-1

For: Proposed facade renovations to an existing nonconforming use

“d” Variances: Expansion of a Nonconforming Use

CARRIED TO DECEMBER 16 SPECIAL MEETING WITH PRESERVATION OF NOTICE

8. New Business
9. Review and discussion of the 2021 Zoning Board Meeting calendar. **Approved 7-0**

10. Case: Z20-047 Preliminary & Final Major Site Plan Amendment w/ "d" & "c" Variances
Applicant: Arlington Avenue Group LLC
Review Planner: Cameron Black, AICP, PP
Address: 286-294 Arlington Avenue
Attorney: Stephen Joseph Esq.
Block: 19801 Lot(s): 13 & 14
Zone: R-1
For: Proposal to increase the lot coverage and to reduce the height, parking, and unit count of a previously approved project (Z15-034)
"d" Variances: Use, Height
"c" Variances: Maximum building coverage, Maximum lot coverage, setbacks, and parking
CARRIED TO A DATE UNCERTAIN

11. Case: Z19-055 "d" Variance
Applicant: Mary McCarthy
Review Planner: Lindsey Sigmund, AICP
Address: 665 Summit Avenue
Attorney: Eugene O'Connell, Esq.
Block: 5503 Lot(s): 15, 19
Zone: R-1
For: Proposed expansion of an existing two (2)-unit residential building to accommodate a third dwelling unit. The site includes two (2) pre-existing principal structures therefore the total unit count for the site amounts to four (4) units where three (3) currently exist. Site improvements are proposed.
"d" Variances: Use
Decision: Approved with conditions 7-0

12. Case: Z20-026 Minor Site Plan & Minor Subdivision with "d" & "c" Variances
Applicant: Satnam Singh
Review Planner: Erica Baptiste
Address: 149-151 Broadway
Attorney: Robert Weinberg, Esq.
Block: 10203 Lot(s): 38 & 37
Zone: R-1
For: Proposal to combine two 20' x 100' lots and construct one three-family, three-unit building.
"d" Variances: Use
"c" Variances: Lot coverage
Decision: Approved with conditions 6-1

13. Case: Z20-011 "c" Variances
Applicant: Bibi S. Rajah
Review Planner: Lindsey Sigmund, AICP
Address: 83 Chestnut Avenue
Attorney: Stephen Joseph, Esq.
Block: 10901 Lot(s): 55
Zone: R-1
For: Proposed two (2)-family dwelling on an undersized lot.
"c" Variances: Rear yard setback, Garage door width, Lot coverage, Building coverage
Decision: Approved with conditions 7-0
14. Case: Z20-035 Preliminary & Final Major Site Plan w/ "d" & "c" Variances
Address: 2737-2741 John F. Kennedy Boulevard
Applicant: 2737 Kennedy, LLC
Review Planner: Timothy Krehel, AICP, PP
Attorney: Charles J. Harrington III
Block: 12006 Lot(s): 15, 16
Zone: R-3
For: Proposed construction of a (7)-seven story residential building with thirty-five (35) dwelling units with fifteen (15) parking spaces.
"d" Variance(s): Density
"c" Variances: Minimum Lot Width, Minimum Lot Depth, Number of Parking Spaces, Front, Rear, & Side Yard Setbacks
CARRIED TO A DATE UNCERTAIN
15. Case: Z19-105 Minor Site Plan w/ "c" & "d" Variances
Applicant: Hudson Home Builders, LLC
Review Planner: Cameron Black, AICP, PP
Address: 9 Nevin Street
Attorney: Stephen Joseph, Esq.
Block: 15004 Lot(s): 4
Zone: R-1
For: Four (4)-story building containing six (6) units and two (2) parking spaces
"d" Variances: Use
"c" Variances: Rear yard, Lot coverage, and Building coverage
Decision: Approved with conditions 7-0
16. 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(s): 28
Zone: R-3
For: Proposed 5-story building in the R-3 Zone with 16 units and 10 parking spaces
"d" Variances: Density
"c" Variances: Lot width, Lot area, parking, and Rear yard setback
CARRIED TO A DATE UNCERTAIN

17. Memorialization of the following resolutions are available upon request at cityplanning@icnj.org

1. Resolution of the Zoning Board of Adjustment approving appointment of Legal Counsel to Vincent J. LaPaglia beginning January 1, 2021 through December 31, 2021
2. Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting beginning January 1, 2021 through December 31, 2021.
3. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving administrative amendment #Z20-069, submitted by JC Urban Development, LLC (369-371 Second St) Block 11005 Lot: 8.01
4. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving minor site plan with variances #Z20-002, submitted by 76 Hutton JC, LLC (134 New York Ave.) Block 4504 Lot: 6
5. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving site plan amendment #Z20-083, submitted by John and Maryann, LLC (373 Danforth Ave.) Block 26801 Lots: 6,7
6. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major subdivision with variances #Z20-073, submitted by New Hope Urban Renewal, LP (43-49 Fairview Ave & 209 Monticello Ave) Block 16703 Lots: 8.01, 13
7. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan n with variances #Z20-074, submitted by New Hope Urban Renewal, LP (43-49 Fairview Ave & 209 Monticello Ave) Block 16703 Lots: 8.01, 13
8. Resolution of the Zoning Board of Adjustment of the City of Jersey City denying an ‘a’ appeal #Z20-039, submitted by Joseph Berardo (32 Sherman Pl.) Block: 3701 Lot: 44
9. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving a two year extension #Z20-050, submitted by Charles Lombardi (1009 West Side Ave.) Block 10403 Lot: 21
10. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan with variances #Z19-107, submitted by Jignesh Sheth (37 Storms Ave.) Block: 15203 Lot: 26 Lots: 8.01, 13
11. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving ‘c’ & ‘d’ variances #Z19-051, submitted by Joseph Lins (285.5 Third St.) Block: 11108 Lot: 6

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

19. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson

Kate Donnelly, Board of Adjustment Vice Chairperson