

**JERSEY CITY ZONING BOARD OF ADJUSTMENT-
PUBLIC NOTICE VIRTUAL MEETING**

Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the May 12, 2022 at 6:30 pm.

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *Jacobs, Greene, Coyle, Shedeed, Brown, Patel*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments

a. Case: Z20-100

For: Preliminary and Final Major Site Plan with “d” Variance

Applicant: 214-216 Palisade Ave LLC

Address: 216 Palisade Avenue

Review Planner: Lindsey Sigmund, PP, AICP

Attorney: Charles J. Harrington, III, Esq.

Block: 6001 Lot: 8

Zone: Medical District (M)

For: Proposed five (5)-story mixed use building with twenty (20) residential units including two (2) moderate-income and one (1) low-income affordable housing units, second floor medical office space, and twenty-three (23) parking spaces.

“d” Variances: Use

Carried to June 9, 2022 meeting with preservation of notice

b. Case: Z19-050

For: “a” Appeal

Applicant: Saint Peter’s Preparatory School

Address: 137-155 York Street

Attorney: Charles Harrington, III, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 14201 Lot: 1

Zone: Historic (H) - Paulus Hook

Description: Appeal of Jersey City’s Historic Preservation Commission’s (HPC) denial of a Certificate of Appropriateness for the demolition of the buildings 137-155 York Street a/k/a St. Peter’s Hall and Grammar School.

Carried to May 26, 2022 meeting with preservation of notice

8. New Business

9. Review and Discussion of the 2021 Zoning Board of Adjustment Annual Report – **no action taken**

10. Case: Z21-073

For: Administrative Amendment

Address: 90 Webster Ave

Applicant: 377 Ogden Ave JC LLC

Attorney: Thomas Leane, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 4505 Lot: 16

Zone: R-1W

Description: Amendment to increase floor to ceiling heights and add private roof decks.

Decision: Approved 6-0

11. Case: Z22-024

For: Administrative Amendment

Address: 3316 Kennedy Blvd.

Applicant: The Hudson at 3316 Kennedy Blvd LLC

Attorney: Michael Olivera, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 3503 Lot: 1

Zone: R-1

Description: Amendment to increase 85% lot coverage

Decision: Approved 6-0

12. Case: Z22-006

For: "a" Appeal

Address: 486 Bramhall Avenue

Applicant: HF Realty One, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Francisco Espinoza

Block: 18802 Lot: 9

Zone: R1-F

Description: Appeal of a Notice of Violation dated January 3, 2022, alleging a violation of the LDO relating to a conditional use standard for three (3)-family homes in the R1-F Zone. Specifically, it alleges a violation of the prohibition against vinyl as a cladding material (345-40.6 (G)(9)).

Decision: Approved 5-1

13. Case: Z21-019

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

Address: 211 Summit Avenue

Applicant: JSQ Group, LLC

Attorney: Robert Weinberg, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 15201 Lot: 62

Zone: R-1

Description: Proposed expansion and renovation of an existing non-conforming three (3)-unit residential building. The proposal includes the addition of a third story.

'c' Variances: Max. Building height, Min. Floor to ceiling height, Min. Rear yard setback. Min. Side yard setback

'd' Variances: Expansion of a non-conforming use

Carried to May 26, 2022 meeting with preservation of notice

14. Case: Z21-075

For: Minor Site Plan w/ "d" and "c" Variances

Address: 99 Thorne Street

Applicant: Tingli Kang & Song Zhang

Attorney: Robert P. Weinberg

Review Planner: Francisco Espinoza

Block: 2603 Lot: 25

Zone: R-1

Description: Enlargement of an existing three-family dwelling

'c' Variances: Side yard setback, Total yard setback, and front yard landscaping

'd' Variances: Use & Height

Carried to May 26, 2022 meeting with preservation of notice

15. Case: Z21-085

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

Address: 166 Hancock Avenue

Applicant: Valorev Construction LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 62205 Lot: 15

Zone: R-1

Description: Conversion of an existing convent building to thirteen (13) residential units

'd' Variance: Expansion of a Non-conforming Use

'c' Variance: Parking

Decision: Approved 6-0

16. Case: Z21-050

For: Minor Site Plan with 'c' and 'd' Variances

Address: 271 Webster Ave

Applicant: 218 Webster LLC

Attorney: Thomas Leane, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 2301 Lot: 35

Zone: R-1W

Description: Renovation + Expansion of existing three (3) story, five (5) unit structure to create a four (4) story, four (4) unit multi-family building.

'd' Variance: Use

'c' Variance: Height

Carried to May 26, 2022 meeting with preservation of notice

17. Case: Z21-045

For: Preliminary and Final Major Site Plan w/ "d" and "c" Variances

Address: 88 Highland Avenue

Applicant: Jubilee Homes, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 13203 Lot: 34

Zone: R-1

Description: Construction of a new four (4) story, fourteen (14) unit multifamily dwelling with one (1) studio unit, ten (10) one-bedroom units and three (3) two-bedroom units.

"d" Variance(s): Density

"c" Variance(s): Driveway Width and Curb Cut Width, Maximum Height, Maximum Lot Coverage, Maximum Building Coverage

Decision: Approved 6-0

18. Memorialization of the following Resolutions are available upon request at cityplanning.org

1. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving an amendment to Final Major Site Plan #Z21-064, submitted by 374 Seventh Realty, LLC (72 York Street) block 14302 lot 10

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

20. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson