

**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 26, 2022 at 6:30 pm.

1. Call to Order
2. Sunshine Announcement
3. Roll Call- Jacobs, Donnelly, Coyle, Greene, Araujo, Cruz, 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 regular 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 June 7, 2022 Special Meeting with Preservation of notice

8. New Business

9. 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

Decision: Approved 7-0 with conditions

10. 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

Decision: Approved 7-0 with conditions

11. 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

Decision: Approved 7-0 with conditions

12. Case: Z21-062

For: Preliminary and Final Major Site Plan Amendment

Address: 46 Gardner Avenue

Applicant: BRG Development, LLC

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Lindsey Sigmund, PP AICP

Block: 16802 Lot: 55

Zone: R-1

Description: Proposed amendment to approved Case Z20-065 for a three (3)-story home with three (3) dwelling units. Proposed changes include a revised façade and reconfigured floor plans.

Decision: Approved 7-0 with condition

13. Case: Z21-028

For: Preliminary and Final Major Site Plan with

Address: 294-296 Union Street

Applicant: Anjella Jaikissoon

Attorney: Stephen Joseph, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 10303 Lot(s): 55.01, 57.01

Zone: R-1

Description: Proposed four (4)-story multi-family building containing eighteen (18) dwelling units and fourteen (14) ground floor parking spaces. One (1) affordable unit is proposed.

"d" Variance(s): Use, Height

Decision: Approved 7-0 with conditions

14. Case: Z21-049

For: "d" and "c" Variances

Address: 97 Clifton Place

Applicant: Nadeem Akhtar

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 15302 Lot: 31

Zone: R-1

Description: Proposed conversion of an existing four (4)-story two (2)-family residential building to a three (3)-family building. The proposal includes a four (4)-story addition to the rear of the building. Façade and site improvements are proposed.

"d" Variance(s): Use, Height

"c" Variance(s): Floor to Ceiling Height, Landscaping

Decision: Approved 7-0 with conditions

15. Case: Z20-077

For: Minor Subdivision / Minor Site Plan with "d" Variances

Address: 163-165 Delaware Avenue

Applicant: MBD Group LLC

Review Planner: Timothy Krehel, AICP PP

Attorney: Stephen Joseph, Esq.

Block: 16101

Lot: 36

Zone: R-1

Description: Proposed construction of (2) three (3)-story, multi-family homes with three (3) dwelling units, two (2) parking spaces each.

'd' Variance(s): Use where one- and two-family homes are permitted, and a multi-family building (three dwelling units) is proposed on each new lot.

Carried to June 9, 2022 regular meeting with preservation of notice

16. 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 'a' appeal #Z22-006, submitted by HF Realty One, LLC (486 Bramhall Ave) block 18802 lot 9

2. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary final major site plan with variances #Z21-067, submitted by Torch Investments LLC (740 Ocean Ave) block 21401 lot 52

3. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving administrative amendment #Z22-003, submitted by Sherman Property, LLC (184 Central Ave) block 4904 lot 3

4. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving administrative amendment #Z22-024, submitted by The Hudson at 3316 Kennedy Blvd LLC (3316 Kennedy Blvd.) block 3503 lot 1

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

18. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson