

## JERSEY CITY ZONING BOARD PUBLIC NOTICE/LEGAL AD

Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the January 13, 2022 Virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Jacobs, Donnelly, Shedeed, Araujo, Maini, Greene, Patel (Non-voting, but present: Doyle)*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments

a. Case: Z20-105 Minor Subdivision w/ "d" variance

Applicant: Monroe Ventures LLC

Review Planner: Cameron Black, AICP, PP

Address: 21 Highland Avenue and 801 Bergen Avenue

Attorney: Thomas P. Leane, Esq.

Block: 13303 Lot(s): 16 and 17

Zone: R-1

For: Proposal to subdivide and correct a lot line between 21 Highland and 801 Bergen Avenue. Both lots are irregular and oversized. The subdivision is in conjunction with a use variance application.

"d" Variances: Use

**Carried to January 27, 2022 regular meeting with preservation of notice**

b. Case: Z20-106 Minor Site Plan w/ "d" & "c" Variances

Applicant: Monroe Ventures LLC

Review Planner: Cameron Black, AICP, PP

Address: 23 Highland Avenue

Attorney: Thomas P. Leane, Esq.

Block: 13303 Lot(s): 15

Zone: R-1

For: Proposed four (4) unit townhouse with four proposed parking spaces.

"d" Variances: Use

"c" Variances: Height, parking buffer, front/rear yard setback, floor to ceiling height, and side yard.

**Carried to January 27, 2022 regular meeting with preservation of notice**

c. Case: Z21-005 Minor Site plan w/ "d" & "c" Variances

Applicant: Monroe Ventures LLC

Review Planner: Cameron Black, AICP, PP

Address: 21 Highland Avenue

Attorney: Thomas P. Leane, Esq.

Block: 13303 Lot(s): 16.01

Zone: R-1

For: Proposed four (4) unit townhouse with five proposed parking spaces.

"d" Variances: Use

"c" Variances: Height, parking buffer, front/rear yard setback, floor to ceiling height, and side yard.

**Carried to January 27, 2022 regular meeting with preservation of notice**

- d. Case: Z20-100 Preliminary and Final Major Site Plan with “d” Variance  
Applicant: 214-216 Palisade Ave LLC  
Review Planner: Lindsey Sigmund, PP, AICP  
Address: 216 Palisade Avenue  
Attorney: Charles J. Harrington, III, Esq.  
Block: 6001 Lot: 8  
Zone: Medical District (M)  
For: Proposed five (5)-story mixed use building with twenty-two (22) residential units including four (4) moderate affordable housing units, second floor medical office space, and twenty-four (24) parking spaces.  
“d” Variances: Use  
**Carried to January 27, 2022 regular meeting with preservation of notice**

8. New Business

9. Case: Z21-086 3-year Extension

Applicant: Storms Ave, LLC  
Review Planner: Cameron Black, PP, AICP  
Address: 101 Storms Avenue  
Attorney: Alexander Gluck, Esq.  
Block: 15003 Lot: 17  
Zone: Neighborhood Commercial  
For: Four stories with 10 residential units and “d” variance for ground floor unit.  
“d” Variances: D1 for ground floor unit  
**Decision: Approved 7-0**

10. Case: Z21-079 1-year Extension

Applicant: Star Home Builders, LLC  
Review Planner: Francisco Espinoza  
Address: 3716-3718 JFK Boulevard  
Attorney: Alexander J. Gluck, Esq.  
Block: 501 Lot: 1  
Zone: R-1  
For: The applicant is requesting a 1-year extension of a Preliminary and Final Major Site Plan w/ D(1) Use Variance and “c” Variances approved under Case No. Z19-052.  
**Decision: Approved 7-0**

11. Case: Z21-071 Preliminary and Final Major Site Plan Amendment with “c” Variance

Applicant: Star Home Builders, LLC  
Review Planner: Francisco Espinoza  
Address: 3716-3718 JFK Boulevard  
Attorney: Alexander J. Gluck, Esq.  
Block: 501 Lot: 1  
Zone: R-1  
For: The Applicant was approved to construct a five (5) story multi-family building with sixteen (16) residential units and eight (8) on-site parking spaces. The County Planning Board approved the application conditioned upon a wider curb cut into the garage. This will require a variance for the curb cut width.  
“c” Variances: Curb Cut Width  
**Decision: Approved with conditions 7-0**

12. Case: Z21-068 Preliminary and Final Major Site Plan with “d” and “c” Variances

Applicant: 440 Warehouse Developers, LLC  
Review Planner: Lindsey Sigmund, PP, AICP

Address: NJSH Route 440 & NJSH Route 185

Attorney: Donald M. Pepe, Esq.

Block: 30305 Lot(s): 2-5

Zone: PI (Port Industrial)

For: Proposed six (6)-story, 1,387,464 SF warehouse building with 1,548 parking stalls, 430 van stalls, and 33 trailer parking stalls.

“d” Variances: Height

“c” Variances: Perimeter setback, Loading space dimensions, Off-street parking between building and street, Height of freestanding lights, Freestanding sign height and setback, Location and lighting for wall signage, Chain link fencing, and Street trees

**Decision: Approved with conditions 7-0**

**13. Memorialization of the following Resolutions are available upon request at [cityplanning.org](http://cityplanning.org)**

1. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving extension of final major site plan with ‘c’ and ‘d’ variances #Z21-065, submitted by SJ Hudson Properties, LLC (245-253 Kearney Ave) block 20902 lot 89
2. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving final major site plan amendment #Z21-066, submitted by SJ Hudson Properties, LLC (245-253 Kearney Ave) block 20902 lot 89
3. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving a preliminary and final major site plan with ‘c’ & ‘d’ variances #Z20-071, submitted by 859 Communipaw JC, LLC (851-589 Communipaw Ave) block 18203 lots 8,9,10
4. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving a preliminary and final major site plan with ‘c’ & ‘d’ variances #Z20-072, submitted by 869 Communipaw Jersey City, LLC ( 869-877 Communipaw Ave) block 18206 lots 5,6,7 now identified as consolidated lot 5.01

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

15. Adjournment

**Joshua Jacobs, Board of Adjustment Chairperson**