

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 February 10, 2022 Virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call -*Jacobs, Donnelly, Shedeed, Araujo, Greene, Patel*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments
 - a. 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 February 24, 2022 regular meeting with preservation of notice
8. New Business
9. Case: Z21-034 Minor Site Plan w/ “c” Variances
Applicant: Cindy Lone and Omar Fernandez
Review Planner: Timothy Krehel, AICP PP
Address: 335.5 Eighth Street
Attorney: Stephen Joseph, Esq.
Block: 10008 Lot: 20
Zone: H (Hamilton Park Historic District)
For: Demolition of existing sunroom and construction of new 103 SF raised deck in rear yard with new planting area.
“c” Variance(s): Rear Yard Setback, Building Coverage, Lot Coverage
Decision: Approved with conditions 6-0
10. 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
Decision: Approved with conditions 6-0

11. 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.
Decision: Denied (2 in favor, 3 opposed, 1 abstention)
12. 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.
Decision: Denied (3 in favor, 3 opposed)
13. Case: Z21-059 "d" and "c" Variances
Applicant: 82 Ferry LLC
Review Planner: Mallory Clark-Sokolov, PP, AICP
Address: 82 Ferry St
Attorney: Eugene O'Connell, Esq.
Block: 4402 Lot: 39
Zone: R-1 One and Two Family Zoning
For: Renovation, expansion, + continuance of existing non-conforming four (4) unit residential building
"d" Variance: d(2) Expansion of Non-conforming Use
"c" Variances: front yard landscaping, minimum floor-to-ceiling height
Decision: Approved with conditions 6-0
14. Case: Z21-060 "d" and "c" Variances
Applicant: Inderjit Singh
Review Planner: Mallory Clark-Sokolov, PP, AICP
Address: 373 New York Ave
Attorney: Stephen Joseph, Esq.
Block: 2303 Lot: 29
Zone: R-1 One and Two Family Zoning
For: Construction of a three (3) story three (3) unit building
"d" Variance: d(1) Use
"c" Variances: balcony width
Carried to February 24, 2022 regular meeting with preservation of notice

15. Case: Z21-083 "d" and "c" Variances

Applicant: Ana 173 WEB, LLC

Review Planner: Francisco Espinoza

Address: 173 Webster Ave

Attorney: Eugene P. O'Connell, Esq.

Block: 3804 Lot: 3

Zone: R-1

For: Proposed to legalize an existing 1st Floor Unit to create a six (6) unit residential building.

"d" Variances: d(2) Expansion of a non-conforming use

"c" Variances: Front yard setback, rear yard setback, side yard setback; floor to ceiling height; lot coverage and building coverage

Decision: Approved with conditions 6-0

16. Case: Z21-084 Preliminary & Final Major Site Plan with "d" and "c" Variances

Applicant: Mann Property Group

Review Planner: Francisco Espinoza

Address: 1768-1768.5 JFK Blvd

Attorney: Rosemary Stone-Daugherty, Esq.

Block: 27005 Lot: 43.01

Zone: R-1

For: To construct a five (5) story, 12-unit residential building, consisting entirely of 3, 2-bedroom 2-bath units ranging from 1,246sf to 1,593sf; per floors 2 through 5. The building is accessible at the ground level via garage access off Kennedy Blvd, where 6 parking stalls and 12 bike racks occupy the ground level. The development plan proposes no other site changes, except for landscaping, including approximately 2,530sf of the roof to be developed as an "eco-roof" providing for an abundant amount of vegetation (approx. 51.9%).

"d" Variances: d(1) Use & d(6) Height

"c" Variances: Front yard setback, maximum building coverage, curb cut

Carried to February 24, 2022 regular meeting with preservation of notice

17. Case: Z21-051 "d" and "c" Variances

Applicant: 181 Princeton Avenue, LLC

Review Planner: Lindsey Sigmund, PP, AICP

Address: 183 Princeton Avenue

Attorney: Stephen Joseph, Esq.

Block: 30104 Lot: 25

Zone: R-1

For: Proposed three (3)-story residential building with three (3) residential units with a two (2)-car garage on a 3,106 SF lot.

"d" Variances: Use

"c" Variances: Rear yard, Garage door width, Garage depth, Building coverage

Carried to February 24, 2022 regular meeting with preservation of notice

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

1. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving a one year extension of Preliminary and Final Site Plan with 'd' variances #Z21-048, submitted by the Avenir LP (1072-1075 West Side Ave) Block 9301, Lot 30.01

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

20. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson