

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 24, 2022 Virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Jacobs, Donnelly, Shedeed, Araujo, Greene, Maini, Patel (7 Present)*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments
8. New Business

9. 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

Decision: Approved with conditions 5-2

10. 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

Decision: Approved with conditions 7-0

11. 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

Decision: Approved with conditions 7-0

12. 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 (20) residential units including two (2) moderate-income and one (1) low-income affordable housing units, second floor medical office space, and twenty-four (24) parking spaces.
“d” Variances: Use
Carried to March 24, 2022 Regular Meeting with Preservation of notice
13. Case: Z21-096 Administrative Amendment
Applicant: 3060 JFK, LLC
Address: 244 St. Pauls Avenue
Attorney: Charles J. Harrington, III, esq.
Review Planner: Lindsey Sigmund, PP, AICP
Block: 6401 Lot: 7.02
Zone: R-4
Description: The Applicant was approved to develop a new six (6) story mixed use building with ninety-nine (99) dwelling units, ground floor retail space, and fifty (50) vehicle parking spaces.
The Applicant is seeking administrative amendment approval for amendments including additional doors for the retail space, interior layout changes, and material changes.
Decision: Approved 7-0
14. Case: Z21-097 Administrative Amendment
Applicant: JVM Realty, LLC
Address: 311-319 Sip Avenue
Attorney: Thomas Leane, Esq.
Review Planner: Lindsey Sigmund, PP, AICP
Block: 11903 Lot(s): 1-4
Zone: R-1
Description: The Applicant was approved to develop a five (5)-story residential building containing forty-two (42) units, twenty-three (23) parking spaces, and 700 SF of ground floor retail. The Applicant is seeking administrative amendment approval for amendments including the expansion of the basement and material changes.
Decision: Approved 7-0
15. Case: Z21-056 Minor Site Plan with ‘c’ and ‘d’ variances
Applicant: 230 Bay Partners, LLC
Address: 230 Bay Street
Attorney: Patrick Conlon, Esq.
Review Planner: Mallory Clark-Sokolov, PP, AICP
Zone: R-2
Description: Rear and vertical addition to an existing three (3) story, two (2) unit structure to create a four (4) story four (4) unit structure.
‘d’ Variances: Height, Density
‘c’ Variances: Rear yard setback
Decision: Approved 7-0
16. Case: Z21-081 ‘c’ Variances
Applicant: Eric Maury

Address: 58 Bostwick Avenue

Attorney: N/A

Review Planner: Francisco Espinoza

Zone: R-1

Description: Request Variance to reduce depth of garage space to 23ft to accommodate already constructed two additional storage rooms and a wet bar. Reduce ground floor space to accommodate one (1) car and reduce garage on ground floor to less than 50%.

'c' Variances: Garage depth, less than 50% of ground floor interior space for car, cannot accommodate more than one (1) car.

Withdrawn

17. Case: Z21-067 Preliminary and Final Major Site Plan w/ "d" and "c" Variances

Applicant: Torch Investments, LLC

Address: 740 Ocean Avenue

Attorney: Oswin E. Hadley, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 21401 Lot: 52

Zone: R-1

Description: Convert an existing and nonconforming four (4) unit two (2) story frame dwelling to a seven (7) unit dwelling by adding an additional story, removing existing rear building and providing three (3) off street parking spaces and providing various site improvements such as additional landscaping and green element solar panels on roof.

"d" Variance(s): Density, Expansion of preexisting non-conforming use.

"c" Variance(s): Height, Min side yard, Max lot coverage, Min front yard, Min drive isle.

Carried to March 10, 2022 with preservation of notice

18. Case: Z21-045 Preliminary and Final Major Site Plan w/ "d" and "c" Variances

Applicant: Jubilee Homes, LLC

Address: 88 Highland Avenue

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

Carried to March 24, 2022 without preservation of notice

19. 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 C1 variance relief lot coverage and rear yard setback #Z21-041, submitted by Dario Brito (164.5 Coles Street) Block 10002, Lot 21

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

21. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson