

JERSEY CITY ZONING BOARD OF ADJUSTMENT

PUBLIC NOTICE VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Jersey City Zoning Board of Adjustment on the Regular Meeting date of June 15, 2023, at 6:30 pm.

ADVISORIES

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@icnj.org.

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice. The Board Chair may change the order in which the agenda items are called.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Zoning Board of Adjustment is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

If you wish to participate during the public comment portion of an agenda item, then you must

- Join the meeting using Zoom: <https://us02web.zoom.us/j/83659307838>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak. If you are calling in to access the meeting you must dial *9 to raise your hand. *6 allows you to mute/unmute.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 929 205 6099 or +1 312 626 6799 and **Webinar ID: 83659307838**

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@icnj.org. Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to

review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](#).

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Adjournments

a. [Case: Z22-016](#)

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

Address: 118 and 112 Old Bergen Road

Applicant: 118 Old Bergen Rd., LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 29302 Lot: 3 and 4

Zone: R-1 One- and Two-Family Housing District

'd' Variance(s): Use, Height

'c' Variance(s): minimum rear yard setback, minimum side yard setback, maximum building coverage, maximum lot coverage, and maximum curb cut, driveway, and garage door width.

Description: Applicant is proposing to demolish existing buildings and structures to construct a four (4) story, forty-five (45) feet tall multi-unit residential building consisting of 31 dwelling units, 31 off-street parking spaces, 16 bike parking spaces, and other associated improvements. Proposal triggers the Inclusionary Zoning Ordinance and shall provide three (3) onsite affordable units as well as a contribution to the Affordable Housing Trust Fund.

CARRIED TO AUGUST 10, 2023, WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.

Carried from 3/23, 4/13, 4/27, 6/15

7. Old Business

a. [Case: Z22-066](#)

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

Address: 158 Oakland Avenue

Applicant: 158 Oakland Development LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 5804 Lot: 29

Zone: R-1

'd' Variance(s): Use and Height

'c' Variance(s): side yard setback, combined side yard, rear yard setback, number of stories, building coverage, lot coverage, garage door, roof structures, and roof top mechanical equipment.

Description: The Applicant proposes to raze the existing site and construct a new four- (4) story, 10-dwelling unit residential building with ancillary parking.

CARRIED FROM MAY 25, 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE & TESTIMONY TAKEN

8. New Business

9. [Case: Z23-038](#)

For: 1-year Extension

Address: 290 7th Street.

Applicant: 290 7th Street Association, LLC

Attorney: Michael Higgins, Esq.

Review Planner: Francisco Espinoza

Block: 10006 Lot: 42

Zone: Hamilton Park Historic District

Description: Applicant is requesting a one-year extension of the approvals granted for #Z19-001.

10. [Case: Z23-026](#)

For: 1-year Extension

Address: 1072-1075 West Side Ave

Applicant: The Avenir, LP

Attorney: Gregory K. Asadurian, Esq.

Review Planner: Francisco Espinoza

Block: 9301 Lot: 30.01

Zone: R-3

Description: Applicant is requesting a one-year extension of the approvals granted for #Z19-008. The applicant previously applied for two other one-year extensions in August of 2021 and then again in September of 2022.

11. [Case: Z23-020](#)

For: 1- year Extension

Address: 429 Palisades Ave

Applicant: 429 Palisade Riverview LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Francisco Espinoza

Block: 3902 Lot: 29

Zone: RC-2 – Residential Commerical District 2

Description: Applicant is requesting a third and final one (1) year extension of the original approvals for #Z19-033. The applicant previously applied for two other extensions in August of 2021 and September of 2022.

12. [Case: Z22-089](#)

For: Minor Site Plan with 'c' & 'd' Variance(s)

Address: 128 Glenwood Avenue

Applicant: 128 Glenwood Holdings, LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Timothy Krehel, AICP PP / Tanya Marione, PP, AICP

Block: 13204 Lot: 58

Zone: U – University

'd' Variance(s): Use

'c' Variance(s): Min. Buffer Adjacent Setback

CARRIED FROM MAY 25, 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE

13. [Case: Z22-020](#)

For: Minor Site Plan with 'd' and 'c' Variance(s)

Address: 21 Gardner Ave

Applicant: 21 HALB, LLC

Attorney: Joseph Elmo Cauda Jr, Esq.

Review Planner: Francisco Espinoza / Lindsey Sigmund

Block: 16803 Lot: 27

Zone: R-1F

'd' Variance: Conditional Use D (3)

'c' Variance: Height

Description: The applicant is proposing to restore a three (3) family residential dwelling in the R-1F. Dwellings with three (3) units are conditional uses. The applicant also intends to make several improvements on site and

to raise the height of the building to 37' where 35' is permitted to accommodate building code heights for attics and basements.

CARRIED FROM MAY 25, 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE

14. [Case: Z20-054](#)

For: Expansion of a nonconforming Use

Address: 38-40 Grace Street

Applicant: Giacomo Biancamano

Attorney: James McCann, Esq.

Review Planner: Cameron Black, PP, AICP

Block: Lot(s):

Zone: R-1

Description: An existing three-story, three-dwelling unit building with a basement. The applicant seeks to convert the basement into a dwelling unit to create four-dwelling units in the building. The proposed basement unit will be 590 sq. ft. The property is presently a non-conforming use and structure, so the applicant seeks a d variance to expand a non-conforming use and a c variance for ceiling height.

'd' Variance: D2 Expansion of a non-conforming use

'c' Variance: Floor to ceiling height

CARRIED FROM MAY 25, 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE

15. [Case: Z23-023](#)

For: 'd' Variance

Address: 220 Broadway

Applicant: 220 Broadway Management, LLC

Attorney: Chris Murphy, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 9101 Lot: 1

Zone: I – Industrial Zoning District

'd' Variance: Use

Description: Applicant seeks a D(1) use variance for the purpose of operating a Class 5 Cannabis Retailer. Previously the site received a D(1) use variance to permit a retail sales and services use onsite. Further, the Applicant has been approved to operate a medical cannabis retail facility onsite. The applicant is requesting a use variance to operate the Class 5 Cannabis Retailer in the same space and in addition to the medical cannabis retail facility.

CARRIED FROM MAY 25, 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE

16. [Case: Z23-033](#)

For: Preliminary and Final Major Subdivision with 'c' and 'd' variances

Address: 75 Vroom Street

Applicant: Moshe Rubin

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP PP

Block: 12202

Lots: 25

Zone: R-1

Description: Subdivision of an existing non-conforming lot and construction of a three-story, two-family dwelling on the vacant side yard

'd' Variance: d(2) expansion of an existing non-conforming use

'c' Variance(s): for lot size, lot width, side yards, building coverage, and minimum front + rear yard

CARRIED FROM MAY 25, 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE

17. [Case: Z20-019 and Z20-020](#)

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

Address: 64-68 Harmon Street and 413-419 Arlington Avenue

Applicant: Emmanuel Realty, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Cameron Black, PP AICP

Block: 18702 Lot: 16, 17, 18, and 19

Zone: R-1

'd' Variance: Height and USE

'c' Variance: front, rear and side yard variances, and building coverage

Description: Applicant proposes to subdivide a portion of lot 16 and consolidate the lots into a development parcel for the development of a five-story building containing 36 units with thirty-six parking spaces with four affordable units proposed.

CARRIED FROM MAY 25, 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE

18. [Case: Z22-077](#)

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

Address: 104 Glenwood Ave

Applicant: Glenwood Manor, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 13204 Lot: 50

Zone: U - University

'd' Variance: Use

'c' Variance: Bicycle Parking location, Lot Coverage, Min. Buffer

Description: Applicant proposes to adaptatively reuse and renovate an existing 4 story dormitory to a multifamily apartment building with 21 dwellings units and 10% affordable housing.

CARRIED FROM MAY 25, 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE

19. [Case: Z22-053](#)

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

Address: 88 Highway 139

Applicant: HWY 139 Realty LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 6603 Lot: 31

Zone: R-1

'd' Variance: Use, Height

'c' Variance: Roof Structure Setback

Description: Applicant proposes to demolish existing structures on the property and build a new five (5) story 22-unit multifamily building with 11 parking spaces.

CARRIED FROM MAY 25, 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE

20. Case: Z22-075

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

Address: 850 West Side Ave

Applicant: Glenwood Manor, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 13204 Lot: 69

Zone: U - University

'd' Variance: Use

Description: Applicant proposes to reuse and renovate an existing 3-story dormitory. They intend to add a 4th story and convert the dormitory into a mixed-use building with ground-floor commercial space. There will be 28 dwelling units and 10% affordable housing.

21. Case: Z22-079

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

Address: 146-152 Glenwood Ave

Applicant: Glenwood Manor, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 13204 Lot: 61 & 62

Zone: U - University

'd' Variance: Use

'c' Variance: Bicycle parking location

Description: Applicant proposes to reuse and renovate an existing 4-story dormitory adaptively, converting the dormitory into a mixed-use building. There will be 53 dwelling units and 10% affordable housing.

CARRIED FROM MAY 25, 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE

22. Memorialization of Resolutions

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

24. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson