

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 October 26, 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
7. **New Business**

8. [Case: Z2023-0006](#)
For: Three (3) year extension of Final Major Site Plan with 'c' and 'd' variances
Address: 227 Summit Ave
Applicant: Howell Complex Investments, LLC
Attorney: Thoms P. Leane, Esq.
Review Planner: Matthew da Silva
Block: 15104 Lot(s): 2 & 3
Zone: R-1 - One- and Two-Family Housing
'd' Variance(s): Use, Height
'c' Variance(s): Compact Parking, Curb Cut Width
Description: Applicant is requesting a 3-year extension for the approvals from Z18-118.

8. [Case: Z23-016](#)
For: 'c' Variance(s)
Applicant: Caroline Sutton
Review Planner: Francisco Espinoza
Address: 313 Varick St,
Attorney: Heather Kumer, Esq.
Block: 12808 Lot(s): 10
Zone: Van Vorst Park Historic District
"c" Variances: Max lot coverage and Max rear yard.
Description: Applicant is seeking to construct a rear yard terrace on an existing single-family building.

9. [Case: Z2023-0003](#)
For: Conditional Use 'd' Variance
Applicant: The Junto Club, LLC
Review Planner: Francisco Espinoza
Address: 292 Barrow St.
Attorney: Angelo Cifelli, Jr.
Block: 12906 Lot: 41
Zone: Van Vorst Park Historic District
'd' Variance: Conditional Use (D3)
Description: Applicant is seeking approval for a temporary seasonal sidewalk café on the Mercer St. of 292 Barrow St.

10. [Case: Z2023-0007](#)
For: Preliminary & Final Major Site Plan with 'c' & 'd' Variances

Address: 81-83 Hutton St.

Applicant: 81-83 Hutton Street

Attorney: Charles J, Harrington, III, Esq.

Review Planner: Francisco Espinoza

Block: 4404 Lot: 22

Zone: R-1

'd' Variance: Use & Height

'c' Variance: Min. Rear Yard Setback, Min. Front + Rear Yard Setback, Max. Building and Max Lot Coverage

Description: Applicant proposes to demolish interior of existing building (façade to remain) and construct a 5-story multi-family residential building with nine (9) dwelling units, cellar, and nine (9) parking spaces.

11. [Case: Z22-058](#)

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

Address: 84, 86 & 88 Beacon Avenue

Applicant: 84-88 Beacon Development, LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 5705 Lot(s): 26, 27, and 28

Zone: R-1

'd' Variance(s): Use and Height

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

Description: The Applicant proposes to raze the existing site and construct a new four- (4) story, 18-dwelling unit residential building with ancillary parking.

12. [Case: Z20-019](#)

For: Minor Subdivision with 'c' and 'd' Variances

Applicant: Emmanuel Realty, LLC

Review Planner: Cameron Black, AICP, PP

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

Attorney: Thomas Leane Esq.

Block: 18702 Lot(s): 16-19

Zone: R-1

"d" Variances: Use, Height

"c" Variances: Maximum building coverage, Maximum lot coverage, and setbacks

Description: Subdivision of existing block 18702, lot 16 to create parcel for existing multi-family building and lot for development of existing parking lot.

13. [Case: Z20-020](#)

For: Preliminary & Final Major Site Plan Amendment w/ "d" & "c" Variances

Applicant: Emmanuel Realty, LLC

Review Planner: Cameron Black, AICP, PP

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

Attorney: Thomas Leane Esq.

Block: 18702 Lot(s): 16-19

Zone: R-1

"d" Variances: Use, Height

"c" Variances: Maximum building coverage, Maximum lot coverage, and setbacks

Description: The applicant proposes to construct a new 4 story residential building with 18 bicycle parking spaces, 36 car parking spaces, amenity space for a gym and rooftop decks, 3 affordable units, and 24 market rate units.

14. [Case: Z22-107](#)
For: 'a' appeal with a 'c' Variance in the alternative
Address: 68 Wayne Street
Applicant: 68 Realty, LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Tanya Marione, PP, AICP
Block: 12901 Lot: 29
Zone: Van Vorst Park Historic District
'c' Variance: Curb cut
Description: Applicant proposes to remove existing chain-link fence in front of the property and create a curb cut along Wayne Street. Installation of an electronic gate to permit Community Center visitors to access the parking lot.
15. [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
16. [Case: Z22-010](#)
For: 'c' Variance(s)
Applicant: GNG Holdings II, LLC
Review Planner: Francisco Espinoza
Address: 344 Randolph
Attorney: Michael Higgins, Esq.
Block: 19703 Lot: 28
Zone: R-1
"c" Variances: Rear Yard, Building Coverage, Lot Coverage, Garage Width, and Landscaping
Description: Applicant plans to build a two-family home on a vacant undersized lot.
17. [Case: Z23-025](#)
For: 'c' Variance(s)
Applicant: Eriberto Ramon
Review Planner: Francisco Espinoza
Address: 194 Freeman Ave
Attorney: Benjamin T.F Wine, Esq.
Block: 14602 Lot: 46
Zone: R-1
"c" Variances: Max Building Height, Min Rear yard, Max Building Coverage.
Description: Applicant proposes to construct a 3-story two-family residential building on vacant property.
18. Case: [Z20-102](#)
For: Preliminary and Final Major Site Plan with 'd' and 'c' Variances
Applicant: Strecte, Corp
Review Planner: Tanya R. Marione, AICP, PP
Address: 129 Linden Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 28702 Lot: 5

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

"d" Variances: Use, Height

"c" Variances: Parking aisle width

Description: Construction of a 7-story mixed use building containing 96 residential units, with ground floor retail and 71 parking spaces

19. [Case: Z2023-016](#)

For: 'c' Variance(s)

Applicant: Emanuel Goodrum

Review Planner: Francisco Espinoza

Address: 309 Chapel Ave

Attorney: Jennifer M. Berardo, Esq.

Block: 27205 Lot: 4

Zone: R-1

"c" Variances: Front yard parking, lot coverage, landscaping, curb cut, insufficient parking space,

Description: Applicant was issued violations for front yard parking and insufficient landscaping. The applicant intends to seek several variances to park on public right of way in the front of their home.

20. [Case: Z21-074](#)

For: Preliminary & Final Major Site Plan w 'd' variance

Applicant: Benjamin Gentile

Review Planner: Francisco Espinoza

Address: 238-240 7th St.

Attorney: Charles J. Harrington, III, Esq

Block: 100005 Lot: 24

Zone: Hamilton Park Historic District

"d" Variances: Use

Description: Applicant intends to restore the property and increase the unit size from 5 to 10 units.

21. Memorialization of Resolutions

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

23. Adjournment

Catherine Coyle, Board of Adjustment Chairperson