

## **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 February 23, 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@jcnj.org](mailto:cityplanning@jcnj.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@jcnj.org](mailto:cityplanning@jcnj.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](http://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](http://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: Z22-057](#)

For: Preliminary & Final Major Site Plan with 'c' & 'd' Variance(s)

Address: 81-83 Hutton St.

Applicant: 81-83 Hutton Street JC LC

Attorney: Thomas Leane

Review Planner: Francisco Espinoza

Block: 4404      Lot: 22

Zone: R-1

'd' Variance(s): Use & Height

'c' Variance(s): Rear yard setback, Front and rear combined, Max Lot and Building Coverage, Min parking requirement,

Description: Applicant is proposing to partially restore the current building and construct 2 additional stories to create a 5-story building with 14 units and 12 parking spaces. The proposed building will contain multiple green roofs and provide an underground water detention system.

**CARRIED TO MARCH 9, 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE**

*Also carried from 1/26, 2/9*

b. [Case: Z22-040](#)

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

Address: 74 Bowers Street

Applicant: Pascale Investments LLC

Attorney: Stephen Joseph

Review Planner: Mallory Clark-Sokolov / Tanya Marione

Block: 2301      Lot: 1

Zone: R-1

'd' Variance(s): Expansion of a non-conforming use

'c' Variance(s): Max curb cut width, Max Driveway width, Height

Description: Applicant is proposing to expand the non-conforming use of the building to result in four (4) units, four (4) parking spaces and a commercial space on the ground floor.

**CARRIED TO MARCH 9 2023, REGULAR MEETING WITH PRESERVATION OF NOTICE**

*Also carried from 1/26, 2/9*

7. Old Business

8. Withdrawals:

a. Case: [Z21-061](#)

For: Appeal of the Zoning Officer's Violation

Address: 93 Jewett Avenue

Applicant: Bin Li

Attorney: None

Review Planner: Francisco Espinoza/Tanya Marione, AICP, PP

Block: 16705 Lot: 11

Zone: R-1 One and Two Family Housing District

Description: Appeal of the Zoning Officer's violation that a cellar apartment is not permitted

**WITHDRAWN - ABATED**

b. Case: [Z22-052](#)

For: Appeal of the Zoning Officer's Violation

Address: 85 Monitor Street

Applicant: 85 Monitor, LLC

Attorney: Ronald Shaljian, Esq

Review Planner: Francisco Espinoza/Tanya Marione, AICP, PP

Block: 19003 Lot: 11

Zone: Morris Canal Redevelopment Plan

Description: Appeal of the Zoning Officer's violation of illegal front yard parking

**WITHDRAWN DUE TO INACTION AND HAS EXCEEDED 120 DAY TIME OF DECISION**

c. Case: [Z22-046](#)

For: Appeal of the Zoning Officer's Determination

Address: 10-14 South Street

Applicant: 560 Palisade Ave. Condominium Association

Attorney: Cynthia Hadjiyannis, Esq

Review Planner: Francisco Espinoza/Tanya Marione, AICP, PP

Block: 2402 Lot: 1

Zone: R-2D Palisade Avenue Mixed Use Multi-Family Attached Housing District

Description: Appeal of the Zoning Officer's determination defining the rear lot line

**WITHDRAWN DUE TO INACTION AND HAS EXCEEDED 120 DAY TIME OF DECISION**

9. New Business

10. Case: [Z22-108](#)

Address: 35 Orchard Street

Applicant: 35 Orchard Street, LLC

Attorney: Thomas P. Leane, Esq.  
Review Planner: Francisco Espinoza  
Zone: R-1

Block: 15201      Lot: 34.01

Description: Extension Final Major Site Plan w/ variances approved under Case No. Z17-080 and amended under Case No. Z18-087.

11. [Case: Z23-001](#)

Address: 1811 John F. Kennedy Blvd.

Applicant: Hasan Chaudhry

Attorney: Stephen Joseph

Review Planner: Francisco Espinoza

Zone: M- Medical

Block: 25501      Lot: 15

Description: Extension on previous approval under Z18-126 for a 4-Story Mixed-use building with 2 medical office units on the ground floor and 6 residential units on upper floors.

12. [Case: Z21-099](#)

For: Appeal of the Zoning Officer's Violation with a Variance in the Alternative

Address: 28 Mina Drive

Applicant: Michael Solomon

Attorney: Unknown

Review Planner: Francisco Espinoza/Tanya Marione, AICP, PP

Zone: R-1 One and Two Family Housing District

Block: 27805      Lot: 28

Description:

1) Appeal of the Zoning Officer's violation for the front yard fence exceeding 4ft in Height.

2) Variance application should the appeal be upheld for 'c' variance(s): Front fence that is 5 ft 8in in height.

13. Case: [Z22-056](#)

For: Appeal of the Zoning Officer's Violation

Address: 83 Monitor Street

Applicant: Zachary Kozak

Attorney: Unknown

Review Planner: Francisco Espinoza/Tanya Marione, AICP, PP

Block: 19003      Lot: 12

Zone: Morris Canal Redevelopment Plan

Description: Appeal of the Zoning Officer's violation that less than 60% of the front yard is landscaped, and parking located in the front yard

14. Case: [Z22-085](#)

For: Appeal of the Zoning Officer's Violation

Address: 4 Highview Road

Applicant: SG&A Management, LLC

Attorney: Unknown

Review Planner: Francisco Espinoza/Tanya Marione, AICP, PP

Zone: R-1 One and Two Family Housing District

Block: 26302      Lot: 29

Description: 1) Appeal of the Zoning Officer's violation that applicant is operating an illegal Bed& Breakfast and Spa 2) Appeal of the Zoning Officer's violation that excessive work was conducted without zoning approval

15. Case: [Z22-061](#)

For: Appeal of the Zoning Officer's Violation with a Variance in the Alternative

Address: 74 Graham Street

Applicant: Moizuddin Mohammed

Attorney: Ronald H. Shaljian, Esq

Review Planner: Francisco Espinoza/Tanya Marione, AICP, PP

Zone: R-1 One and Two Family Housing District

Block: 1401      Lot: 12

Description:

1) Appeal of the Zoning Officer's violation for off street parking between the building and the street and for the removal of front yard landscaping when 60% is required.

2) Variance application should the appeal be upheld for

'c' variances: Front yard parking                      between the building and street, for minimum front yard landscaping, and providing a compact parking space

16. Memorialization of Resolutions

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

18. Adjournment

**Joshua Jacobs, Board of Adjustment Chairperson**