

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 May 13, 2021 at 6:30 pm.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a "Public Health Emergency and State of Emergency" and directing residents to quarantine and practice social distancing.

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.

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/83374337214>
- 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: 833 7433 7214**

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. 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. Old Business
7. Adjournments

- a. [Case: Z20-071](#) Preliminary & Final Major Site Plan with “d” & “c” Variances
Applicant: 859 Communipaw Jersey City, LLC
Review Planner: Cameron C. Black
Address: 851-859 Communipaw Avenue
Attorney: Charles Harrington III, Esq.
Block: 18206 Lot(s): 8, 9, & 10
Zone: Commercial Automotive
For: Proposed ninety (90) unit, six (6) story residential building with 10% (9 units) moderate affordable units, ground floor commercial (3,794 sq. ft.), and 39 parking spaces.
“d” Variances: Use and Height
“c” Variances: Compact car spaces
CARRIED TO MAY 27 REGULAR MEETING WITH PRESERVATION OF NOTICE
Also carried from: 2/11/2021, 2/25/2021, 3/11/2021, 3/25/2021, 4/8/2021, 4/22/2021

- b. [Case: Z20-072](#) Preliminary & Final Major Site Plan with “d” & “c” Variances
Applicant: 869 Communipaw Jersey City, LLC
Review Planner: Cameron C. Black

Address: 869-877 Communipaw Avenue
Attorney: Charles Harrington III, Esq.
Block: 18206 Lot(s): 5, 6, and 7
Zone: Commercial Automotive
For: Proposed 70 unit six story residential building, ground floor commercial (1,530 sq. ft.), and 27 parking spaces.
"d" Variances: Use and Height
"c" Variances: Compact car spaces
CARRIED TO MAY 27 REGULAR MEETING WITH PRESERVATION OF NOTICE
Also carried from: 2/11/2021, 2/25/2021, 3/11/2021, 3/25/2021, 4/8/2021, 4/22/2021

8. New Business

9. [Case: Z20-041](#) Preliminary & Final Major Subdivision with "d" & "c" Variances

Applicant: 199 Summit LLC
Review Planner: Matt Ward, AICP, PP
Address: 199 Summit Ave, 62-64 Storms Ave
Attorney: Charles Harrington
Block: 15201 Lots: 1-9, 18, 19, 53, 64, 65, 66, and 89
Zone: R-1
For: Proposed subdivision of existing sixteen (16) lots to create five (5) new lots for a proposed multi-site development consisting of open space, mixed-use apartment buildings, and two-three family structures related to Case Z20-042.
"d" Variances: Expansion of a non-conforming use
"c" Variances: Rear yard setback
CARRIED FROM APRIL 22 REGULAR MEETING WITH PRESERVATION OF NOTICE

10. [Case: Z20-042](#) Preliminary & Final Major Site Plan with "d" & "c" Variances

Applicant: 199 Summit LLC
Review Planner: Matt Ward, AICP, PP
Address: 199 Summit Ave, 62-64 Storms Ave
Attorney: Charles Harrington
Block: 15201 Lots: 1-9, 18, 19, 53, 64, 65, 66, and 89
Zone: R-1
For: Proposed multi-site project consisting of 172 new residential units, 1,045 square feet of ground floor retail, and 105 off-street parking spaces in two (2), five-story buildings, open space with transformer, and the rehabilitation of two (2) historically significant three-family dwellings at 62-64 Storms. The applicant is also proposing improvements and a franchise request of Ingwerson Place, a public right-of-way, so that it may be treated as a public open space with playground equipment accessible from Storms Ave. Ten (10) dwellings are proposed to be affordable housing.
"d" Variances: Use, Height
"c" Variances: Exterior Loading Space, Curb Cut Width, Minimum Drive Aisle Width, Signage
CARRIED FROM APRIL 22 REGULAR MEETING WITH PRESERVATION OF NOTICE

11. [Case: Z20-077](#) Preliminary & Final Major Site Plan w/ "d" & "c" Variances

Address: 163-165 Delaware Avenue
Applicant: MBD Group LLC

Review Planner: Timothy Krehel, AICP PP

Attorney: Stephen Joseph, Esq.

Block: 16101 Lot: 36

Zone: R-1

Description: Proposed construction of a five (5) story building with fourteen (14) residential units.

Variance(s): Use: Permitted one and two family. Side yard Setback: permitted 2', proposed 0'.

Rear Yard Setback: Permitted 35', Proposed 0'. Garage Parking Spaces: Permitted 14, Existing 5, Proposed 13. Parking Curb Cut Width: Permitted 10', Existing 14', Proposed 12'. Driveway

Width: Permitted 10', Proposed 12'. Height: Permitted 39'/ 3 Stories, Proposed 53.5'/ 5 Stories.

Lot Coverage: permitted 85%, Proposed 100%. Building Coverage: Permitted 60%, Proposed 92.6%

CARRIED FROM APRIL 22 REGULAR MEETING WITH PRESERVATION OF NOTICE

12. [Case: Z20-051](#) Preliminary & Final Major Site Plan with "d" & "c" Variances
Applicant: 22-24 Bergen Avenue., LLC
Review Planner: Cameron Chester Black, AICP, PP
Address: 22-24 Bergen Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 24902 Lot(s): 2 and 3
Zone: R-3
For: Five Story multi-family building with 16 units and 10 parking spaces.
"d" Variances: Density
"c" Variances: (Upper) rear yard setback, front yard setback, (upper) side yard setbacks, and maximum building coverage.
13. [Case: Z21-004](#) Administrative Amendment
Applicant: 226 Bay St, LLC
Review Planner: Lindsey Sigmund, AICP
Address: 226 Bay Street
Attorney: Charles Harrington, III, Esq.
Block: 11403 Lots: 25
Zone: R-2
For: Proposed amendments to previously approved case Z19-108 for a four (4)-story multi-family building. Amendments include removal of the cellar level, relocation of meter rooms and utility space, and changes to the cornice.
14. [Case: Z19-069](#) Preliminary and Final Major Site Plan with "d" & "c" Variances
Applicant: Nividta, Inc.
Review Planner: Lindsey Sigmund, AICP
Address: 91-93 Paterson Street
Attorney: Thomas Leane, Esq.
Block: 2101 Lots: 15, 16
Zone: R-1
For: Proposed four (4)-story multi-family building with nine (9) dwelling units and nine (9) ground floor parking spaces. The fourth floor has multiple step backs in the front, rear, and side yards.
"d" Variances: Use, Height

“c” Variances: Compact parking spaces

15. [Case: Z20-046](#) Minor Site Plan with “d” Variance

Applicant: Grove Street Hub, LLC

Review Planner: Lindsey Sigmund, AICP

Address: 230 4th Street

Attorney: Gerard D. Pizzillo, Esq.

Block: 11205 Lot: 25

Zone: Historic (H) - Harsimus Cove

For: Proposed rehabilitation of an existing three (3)-story mixed-use structure and change in use of the ground floor retail to a Category 2 Restaurant with a Sidewalk café. The upper two (2)-story residential use will remain.

“d” Variances: Use

16. [Case: Z21-018](#) “c” Variances

Applicant: Stephanie DeManuelle

Review Planner: Cameron Chester Black, AICP, PP

Address: 114 Waverly Street

Attorney: Heather Kumer, Esq.

Block: 4902 Lot(s): 38

Zone: R-1

For: A second story addition with roof deck on an existing 2-story single family home.

“c” Variances: Combined front and rear yard setback

17. [Case: Z20-047](#) Site Plan Amendment w/ “d” & “c” Variances

Applicant: Arlington Avenue Group LLC

Review Planner: Cameron Black, AICP, PP

Address: 286-294 Arlington Avenue

Attorney: Stephen Joseph Esq.

Block: 19801 Lot(s): 13 & 14

Zone: R-1

For: Proposal to increase the lot coverage and to reduce the height, parking, and unit count of a previously approved project (Z15-034).

“d” Variances: Use, Height

“c” Variances: Maximum building coverage, Maximum lot coverage, setbacks, and parking

18. Memorialization of Resolutions

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

20. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson

Kate Donnelly, Board of Adjustment Vice Chairperson