

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 August 12, 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/83063333570>
- 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: 830 6333 3570**

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: Z20-102](#) Preliminary & Final Major Site Plan w/ "d" & "c" Variances
Applicant: Strecte, Corp.
Review Planner: Lindsey Sigmund, AICP
Address: 129 Linden Avenue
Attorney: Charles Harrington, Esq.
Block: 28702 Lot: 5
Zone: R-1
Description: Proposed six (6)-story mixed-use building with one-hundred and ten (110) dwelling units, fifty-seven (57) parking spaces, a house of worship, and a day care facility. The 41,274 SF site currently contains a one (1)-story house of worship and surface parking lot.
"d" Variances: Use, Height
"c" Variances: Compact parking, Drive aisle width
CARRIED TO AUGUST 26 REGULAR MEETING WITH PRESERVATION OF NOTICE
Also carried from: 6/10/21, 6/24/21, 7/8/21

8. New Business

9. [Case: Z21-044](#) Administrative Amendment
Applicant: John and Reem Brown
Review Planner: Lindsey Sigmund, PP, AICP
Address: 24 Troy Street
Attorney: Pro Se
Block: 4702 Lot: 34
Zone: R-1
For: Amendment to previously approved Case Z19-031 for a third story to an existing two-story building. The amendment includes an additional two (2) feet in height and relocation of the kitchen.

10. [Case: Z20-101](#) Minor Subdivision with "c" Variances
Applicant: Dov Braun and Yochanon Gross
Review Planner: Cameron Black, AICP PP
Address: 224 Freeman Avenue
Attorney: Stephen Joseph, Esq.
Block: 14602 Lot: 58
Zone: R-1
For: Minor Subdivision of a 50'x100' lot to create two new conforming lots, but the existing home incurs a side yard variance and the newly constructed home on the adjacent lot will have front yard landscaping variance.
Variance(s): side yard setbacks and front landscaping.

CARRIED FROM JULY 22 REGULAR MEETING WITH PRESERVATION OF NOTICE

11. [Case: Z20-018](#) Minor Site Plan w/ "d" Variances
Applicant: Vyomesh Patel
Review Planner: Timothy Krehel, AICP PP
Address: 36 Corbin Avenue
Attorney: Stephen Joseph, Esq.
Block: 12092 Lot: 52
Zone: R-1
For: Existing three (3) story building with three (3) residential units. Applicant is proposing a three (3) story rear yard addition.
"d" Variance(s): Density

CARRIED FROM JULY 22 REGULAR MEETING WITH PRESERVATION OF NOTICE

Also carried from: 7/8/21

12. [Case: Z21-048](#) One (1) Year Extension
Applicant: The Avenir LP
Review Planner: Timothy Krehel, AICP PP
Address: 1072-1075 West Side Avenue
Attorney: Francis X. Regan
Block: 9301 Lot: 30.01
Zone: R-3
For: One (1) Year Extension of preliminary and final site plan approval with "d" and "c" variances from the resolution dated August 15th, 2019

CARRIED FROM JULY 22 REGULAR MEETING WITH PRESERVATION OF NOTICE

13. [Case: Z20-088](#) Minor Site Plan with "d" and "c" Variances
Applicant: Himmat Singh
Review Planner: Timothy Krehel, AICP PP
Address: 282 Summit Avenue
Attorney: Eugene P. O'Connell, Esq.
Block: 13502 Lot: 41
Zone: R-1
For: Applicant proposes to include an additional unit in a two-family home to a three-family home. Property has been a three (3) unit property for over 30 years. Owner is seeking to make additional unit legal.
"d" Variance(s): Use
"c" Variance(s): Minimum Lot Width, Side Yard Setbacks, Landscaping
CARRIED FROM JULY 22 REGULAR MEETING WITH PRESERVATION OF NOTICE
14. [Case: Z21-002](#) "d" and "c" Variances
Applicant: 122 Roosevelt, LLC
Review Planner: Lindsey Sigmund, PP, AICP
Address: 122 Roosevelt Avenue
Attorney: Eugene O'Connell, Esq.
Block: 18102 Lot: 32
Zone: C/A Commercial Automotive District
For: Proposed three (3)-story residential building containing two (2) dwelling units and two (2) ground floor parking spaces.
"d" Variances: Use
"c" Variances: Height in Feet
CARRIED TO FROM JULY 22 REGULAR MEETING WITH PRESERVATION OF NOTICE
15. [Case: Z21-011](#) with "d" & "c" Variances
Applicant: WHIBY 21 Jersey City, LLC
Review Planner: Cameron Black, AICP PP
Address: 321 NJ State Highway Route 440
Attorney: Stephen F. Hehl, Esq.
Block: 26102 Lot: 4
Zone: WPD
For: Conversion of an existing mall retail space (21,415 sq. Ft.) into a Health Club.
"d" Variance(s): Use
"c" Variance(s): Signage
16. [Case: Z21-005](#) Minor Site plan w/ "d" & "c" Variances
Applicant: Monroe Ventures LLC
Review Planner: Cameron Black, AICP, PP
Address: 21 Highland Avenue
Attorney: Thomas P. Leane, Esq.
Block: 13303 Lot(s): 16.01
Zone: R-1
For: Proposed four (4) unit townhouse with four proposed parking spaces.
"d" Variances: Use
"c" Variances: Height

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Also carried from: 6/24/21, 7/8/21

17. [Case: Z20-105](#) Minor Subdivision w/ "d" variance
Applicant: Monroe Ventures LLC
Review Planner: Cameron Black, AICP, PP
Address: 21 Highland Avenue and 801 Bergen Avenue
Attorney: Thomas P. Leane, Esq.
Block: 13303 Lot(s): 16 and 17
Zone: R-1
For: Proposal to subdivide and correct a lot line between 21 Highland and 801 Bergen Avenue. Both lots are irregular and oversized. The subdivision is in conjunction with a use variance application.
"d" Variances: Use

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Also carried from: 6/24/21, 7/8/21

18. [Case: Z20-106](#) Minor Site Plan w/ "d" & "c" Variances
Applicant: Monroe Ventures LLC
Review Planner: Cameron Black, AICP, PP
Address: 23 Highland Avenue
Attorney: Thomas P. Leane, Esq.
Block: 13303 Lot(s): 15
Zone: R-1
For: Proposed four (4) unit townhouse with four proposed parking spaces.
"d" Variances: Use
"c" Variances: Height

CARRIED TO FROM JULY 22 REGULAR MEETING WITH PRESERVATION OF NOTICE

Also carried from: 6/24/21, 7/8/21

19. Memorialization of Resolutions
20. Executive Session, as needed, to discuss litigation, personnel or other matters
21. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson

Kate Donnelly, Board of Adjustment Vice Chairperson