

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 January 14, 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/85118752634>
- 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: 851 1875 2634**

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: Z20-047](#) Prel. & Final Major 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

CARRIED TO JANUARY 28, 2021 MEETING WITH PRESERVATION OF NOTICE

8. New Business

9. [Case: Z19-084](#) Preliminary & Final Major Site Plan with “c” & “d” Variances
Applicant: Lafayette Luxury Developers Group
Review Planner: Mallory Clark-Sokolov, AICP
Address: 10 Brinkerhoff Street
Attorney: Patrick Conlon, Esq.
Block: 16902 Lot(s): 33
Zone: R1
For: Multifamily new construction with four (4) stories containing seven (7) units and six (6) parking spaces on an oversized lot
“d” Variances: use
“c” Variances: rear-yard setback, height

10. [Case: Z20-065](#) Minor Site Plan w/ “d” variance
Applicant: Bergen Luxury Developers, LLC
Review Planner: Erica Baptiste
Address: 46 Gardner Avenue
Attorney: Patrick Conlon, Esq.
Block: 16802 Lot(s): 55
Zone: R-1
For: Proposal to demolish existing 3-family building to construct a new 3-family building.
“d” Variances: Use, lot coverage

CARRIED FROM DECEMBER 16, 2020 SPECIAL MEETING.

11. [Case: Z20-033](#) Preliminary & Final Major Site Plan with “d” Variances
Applicant: 475 Communipaw Ave JT, LLC
Review Planner: Lindsey Sigmund, AICP
Address: 475 Communipaw Avenue
Attorney: Stephen Joseph, Esq.
Block: 17206 Lot(s): 12
Zone: R-1
For: Proposed five (5)-story mixed-use building containing forty (40) dwelling units, 6,177 SF of ground floor commercial space, and twenty-two (22) parking spaces. Four (4) of the one (1)-bedroom residential units will be affordable units.
“d” Variances: Use, Height

12. [Case: Z20-058](#) “c” Variances
Applicant: 177 Lembeck, LLC
Review Planner: Cameron C. Black, AICP, PP
Address: 177 Lembeck Avenue
Attorney: Charles J Harrington III, Esq.
Block: 28604 Lot(s): 28
Zone: R-1

For: New 3-story 2 family home with a 2 car garage
“c” Variances: garage dimensions, front and rear yard setback, side yard setback, and building coverage

CARRIED FROM DECEMBER 16, 2020 SPECIAL MEETING.

13. [Case: Z20-059](#) Preliminary & Final Major Site Plan w/ “d” & “c” Variances
Applicant: Sam Steinberg
Review Planner: Lindsey Sigmund, AICP
Address: 387-391 1st Street
Attorney: Charles J. Harrington, Esq.
Block: 12603 Lot(s): 8-10
Zone: R-5
For: Proposed four (4)-story multi-family building containing twelve (12) dwelling units and nine (9) parking spaces.
“d” Variances: Density
“c” Variances: Rear yard setback, Building coverage, Lot coverage, Landscaping, Drive aisle width
CARRIED FROM DECEMBER 16, 2020 SPECIAL MEETING.

14. [Case: Z20-003](#) Preliminary and Final Major Site Plan w/ “d” and “c” Variances
Applicant: John and Maryann, LLC
Review Planner: Cameron Black, AICP, PP
Address: 80 Romaine Avenue
Attorney: Stephen Joseph, Esq.
Block: 10503 Lot(s): 28
Zone: R-3
For: Proposed 5-story building in the R-3 Zone with 16 units and 10 parking spaces
“d” Variances: Density
“c” Variances: Lot width, Lot area, parking, and Rear yard setback

15. Memorialization of Resolutions

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

17. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson
Kate Donnelly, Board of Adjustment Vice Chairperson