

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 December 2, 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/83282482565>
- 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: 832 8248 2565**

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

8. New Business

9. Review and discussion of the 2022 Zoning Board Meeting Calendar.

10. Review and discussion of Agreements for Stenographic Services and Legal Counsel for 2022.

11. [Case: Z20-099](#) "c" Variance
Applicant: David Tuck
Review Planner: Lindsey Sigmund, PP, AICP
Address: 57.5 Bright Street
Attorney: Stephen Joseph, Esq.
Block: 13904 Lot: 11
Zone: Historic (H)
For: Proposed renovation of an existing two (2)-family three (3)-story rowhouse in the Van Vorst Park Historic District. The proposal includes updating the existing interior layout of the units and the removal of a one (1)-story rear addition and replacement with a deck.
"c" Variances: Rear yard setback

CARRIED FROM NOVEMBER 4 REGULAR MEETING WITH PRESERVATION OF NOTICE

12. [Case: Z21-040](#) Minor Site Plan with “d” and “c” Variances
Applicant: Gardner NJ, LLC
Review Planner: Lindsey Sigmund, PP, AICP
Address: 41 Gardner Avenue
Attorney: Stephen Joseph, Esq.
Block: 16803 Lot: 19
Zone: R-1
For: Proposed expansion of a pre-existing non-conforming three (3)-story building containing three (3) units.
“d” Variances: Expansion of a non-conforming use
“c” Variances: Floor to ceiling height, Front yard landscaping
CARRIED FROM NOVEMBER 4 REGULAR MEETING WITH PRESERVATION OF NOTICE
13. [Case: Z21-016](#) “d” and “c” Variances
Applicant: 310 3rd Investors, LLC
Review Planner: Lindsey Sigmund, PP, AICP
Address: 310 Third Street
Attorney: Stephen Joseph, Esq.
Block: 11102 Lot: 8
Zone: R-5
For: Proposed renovation and 1,417.5 SF expansion of an existing four (4)-story Townhome containing four (4) dwelling units.
“d” Variances: Density
“c” Variances: Rear yard setback, Floor to ceiling height
CARRIED FROM NOVEMBER 4 REGULAR MEETING WITH PRESERVATION OF NOTICE
14. [Case: Z21-086](#) 3-year Extension
Applicant: Storms Ave, LLC
Review Planner: Cameron Black, PP, AICP
Address: 101 Storms Avenue
Attorney: Alexander Gluck, Esq.
Block: 15003 Lot: 17
Zone: Neighborhood Commercial
For: Four stories with 10 residential units and “d” variance for ground floor unit.
“d” Variances: D-1 for ground floor unit
15. [Case: Z20-045](#) Minor Site Pland with “d” Variance
Applicant: Aida Anis + Dr. Hala Samuel
Review Planner: Mallory Clark-Sokolov, PP, AICP
Address: 99 Columbia Ave
Attorney: Gerard Pizzillo, Esq.
Block: 2004 Lot: 19
Zone: R1
For: Renovation and expansion of an existing non-conforming three (3) unit, three (3) story structure on a corner lot.
“d” Variances: Expansion of Non-Conforming Use
“c” Variances: rear yard setback, side yard setback, building coverage, curb cut

16. [Case: Z20-071](#) Preliminary & Final Major Site Plan with “d” & “c” Variances
Applicant: 859 Communipaw Jersey City, LLC
Review Planner: Tanya R. Marione, AICP, PP
Address: 851-859 Communipaw Avenue
Attorney: Charles Harrington III, Esq.
Block: 18206 Lot(s): 8, 9, & 10
Zone: Commercial Automotive
For: Proposed Six (6) story mixed use building with ninety (90) residential dwelling units with 10% onsite moderate affordable units, ground floor commercial space and 48 parking spaces.
“d” Variances: Use and Height
“c” Variances: Compact car spaces
17. [Case: Z20-072](#) Preliminary & Final Major Site Plan with “d” & “c” Variances
Applicant: 869 Communipaw Jersey City, LLC
Review Planner: Tanya R. Marione, AICP, PP
Address: 869-877 Communipaw Avenue
Attorney: Charles Harrington III, Esq.
Block: 18206 Lot(s): 5, 6, and 7
Zone: Commercial Automotive
For: Proposed sixty-five (65) unit six story mixed use building with 10% onsite moderate affordable units with ground floor commercial space and 33 parking spaces.
“d” Variances: Use and Height
“c” Variances: Compact car spaces
18. Memorialization of Resolutions
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson
Richard McCormack, Board of Adjustment Vice Chairperson