

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 25, 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/83520454971>
- 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: 835 2045 4971**

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: Z19-103](#) "d" and "c" Variances

Applicant: Arvind and Kalpana Patel

Review Planner: Lindsey Sigmund, AICP

Address: 795 Secaucus Road

Attorney: Eugene O'Connell, Esq.

Block: 401 Lot(s): 21

Zone: R-1

For: Proposed third dwelling unit in an existing two (2)-family home.

"d" Variances: Use

"c" Variances: Landscaping

CARRIED TO MARCH 4 SPECIAL MEETING WITH PRESERVATION OF NOTICE

Also carried from: 1/28/2021, 2/11/2021

b. [Case: Z20-025](#) Preliminary & Final Major Site Plan with "d" & "c" Variances

Applicant: Nooran, LLC

Review Planner: Lindsey Sigmund, AICP

Address: 319-321 Old Bergen Road

Attorney: Eugene O'Connell, Esq.

Block: 27005 Lot(s): 5.01, 5.02

Zone: R-1

For: Proposed four (4)-story multi-family building containing ten (10) dwelling units and eight (8) ground floor parking spaces.

"d" Variances: Use, Height

"c" Variances: Curb cut width, Drive aisle width

CARRIED TO MARCH 4 SPECIAL MEETING WITH PRESERVATION OF NOTICE

Also carried from: 1/28/2021, 2/11/2021

c. [Case: Z20-017](#) Preliminary & Final Major Site Plan with "d" & "c" Variances

Applicant: Nicola Flora

Review Planner: Lindsey Sigmund, AICP

Address: 67 Clifton Place

Attorney: Robert Weinberg, Esq.

Block: 15302 Lot(s): 44

Zone: R-1

For: Proposed renovation and expansion of an existing four (4)-story three (3)-unit residential building, increasing the total unit count to six (6) units. Four (4) compact surface parking spaces are proposed.

"d" Variances: Expansion of a Non-conforming Use, Height

"c" Variances: Compact parking, Drive aisle width

CARRIED TO MARCH 4 SPECIAL MEETING WITH PRESERVATION OF NOTICE

Also carried from: 1/28/2021, 2/11/2021

d. [Case: Z20-048](#)

Applicant: 1041 Bela, LLC

Review Planner: Matt Ward, PP AICP

Address: 1041 Garfield Avenue

Attorney: Stephen Joseph

Block: 19703

Lot: 36

Zone: Parks / Open Space District

For: Proposed renovation of a structure for ice cream production and retail uses.

"d" Variances: d(1) use variances

CARRIED TO MARCH 4 SPECIAL MEETING WITH PRESERVATION OF NOTICE

Also carried from: 2/11/2021

e. [Case: Z20-078](#)

For: Minor Site Plan w/ "d" Variance

Address: 84 Ferry Street

Applicant: 6th Boro Development LLC

Review Planner: Timothy Krehel, AICP PP

Attorney: Stephen Joseph, Esq.

Block: 4402 Lot: 40

Zone: R-1

Description: Proposed rear yard expansion of an existing non-conforming multifamily use.

Variance(s): Expansion of a preexisting non-conforming use.

CARRIED TO MARCH 4 SPECIAL MEETING WITH PRESERVATION OF NOTICE.

Also carried from: 2/11/2021

- f. [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 percent (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 MARCH 11 REGULAR MEETING WITH PRESERVATION OF NOTICE

Also carried from: 1/28/2021, 2/11/2021

- g. [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 MARCH 11 REGULAR MEETING WITH PRESERVATION OF NOTICE

Also carried from: 1/28/2021, 2/11/2021

- h. [Case: Z20-090](#) Administrative Amendment
Applicant: Singh Realty, LLC
Review Planner: Lindsey Sigmund, AICP
Address: 3294 John F. Kennedy Boulevard
Attorney: Charles Harrington III, Esq.
Block: 4301 Lot: 45
Zone: R-1
For: Proposed amendments to previously approved Case Z17-053 for Minor Site Plan Approval with D(1) Use Variance. The proposed amendment includes façade material changes, window placement changes, and interior layout changes.

CARRIED TO MARCH 11 REGULAR MEETING WITH PRESERVATION OF NOTICE

Also carried from: 2/11/2021

- i. [Case: Z20-091](#) Administrative Amendment
Applicant: David Emanuel for Eyland of Roxbury, LLC
Review Planner: Erica Baptiste

Address: 13 Boland Street

Attorney: Pro Se

Block: 14905 Lot(s): 14

Zone: R-1, One- and two-family

For: Administrative amendment to previous approval to change façade material from fiber cement to brick.

CARRIED TO MARCH 11 REGULAR MEETING WITH PRESERVATION OF NOTICE

- j. [Case: Z20-063](#) “c” and “d” variances

Applicant: 377 Ogden Avenue JC LLC

Review Planner: Erica Baptiste

Address: 90 Webster Avenue

Attorney: Benjamin A. Nadell, Esq.

Block: 4505 Lot(s): 16

Zone: R-1, One- and two-family

For: Proposal to renovate and expand existing two (2) family dwelling to create a three (3) family dwelling along with associated site improvements including landscaping and balcony improvements. Applicant will also remove existing 1 car garage located on the ground floor.

“d” Variances: use

“c” Variances: front yard setback, rear yard setback

CARRIED TO MARCH 11 REGULAR MEETING WITH PRESERVATION OF NOTICE

- k. [Case: Z20-069](#) Prel. & Final Major Site Plan Amendment w/ “d” & “c” Variances

Applicant: BLDG up Management

Review Planner: Erica Baptiste

Address: 130 Summit Avenue

Attorney: Patrick Conlon, Esq.

Block: 1617 Lot(s): 16A

Zone: R-1, One- and two-family

For: Rehabilitation and restoration of existing church to adaptively re-use it for residential use. New construction of two new five story residential buildings that will be connected to the existing church. The project proposes 82 units and thirty (30) parking spaces.

“d” Variances: use, height

“c” Variances: front yard setback, rear yard setback, parking requirements and rooftop appurtenances

CARRIED TO MARCH 11 REGULAR MEETING WITH PRESERVATION OF NOTICE

- l. [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 DATE UNCERTAIN WITHOUT PRESERVATION OF NOTICE

m. [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 eight (8) units and five(5) parking spaces on an oversized lot

"d" Variances: use

"c" Variances: rear-yard setback, height

CARRIED TO MARCH 11 REGULAR MEETING WITH PRESERVATION OF NOTICE

8. New Business

9. [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

CARRIED FROM FEBRUARY 11 REGULAR MEETING WITH PRESERVATION OF NOTICE

Also carried from: 1/14/2021, 1/28/2021

10. [Case: Z20-095](#)

Preliminary & Final Major Site Plan with "d" & "c" Variances

Applicant: Devi Ma Communipaw, LLC

Review Planner: Cameron C. Black

Address: 847-849 Communipaw Avenue

Attorney: Donald M. Pepe, Esq.

Block: 18206 Lot(s): 11

Zone: Commercial Automotive

For: A thirty-five (35) unit six (6)-story building with 12 parking spaces.

"d" Variances: Use and Height

"c" Variances: Rear yard setback, building coverage and lot coverage

CARRIED FROM FEBRUARY 11 REGULAR MEETING WITH PRESERVATION OF NOTICE

Also carried from: 1/28/2021

11. [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 FEBRUARY 11 REGULAR MEETING WITH PRESERVATION OF NOTICE
Also carried from: 12/16/2020, 1/14/2021, 1/28/2021

12. [Case: Z20-015](#) 'c' variances
Address: 155 Laidlaw Avenue
Applicant: Hudson Home Builder, LLC
Review Planner: Mallory Clark-Sokolov, AICP
Attorney: Stephen Joseph, Esq.
Block: 5602
Lot: 12
Zone: R1
Description: Construction of a three (3) story, two (2) unit structure on an undersized lot
Variance: combined front yard and rear yard setback, rear yard minimum
CARRIED FROM FEBRUARY 11 REGULAR MEETING WITH PRESERVATION OF NOTICE

13. [Case: Z20-084](#) "a" Appeal
Applicant: Jersey City Landmarks Conservancy, Inc.
Review Planner: Lindsey Sigmund, AICP
Address: 500 Communipaw Avenue
Attorney: Cynthia A. Hadjiyannis, Esq.
Block: 17003 Lot(s): 36
Zone: NC – Neighborhood Commercial
For: Applicant seeks to appeal the findings of a Determination of Significance issued by the City determining that the structure at 500 Communipaw Avenue does not possess historic integrity that would prevent its demolition.
CARRIED FROM FEBRUARY 11 REGULAR MEETING WITH PRESERVATION OF NOTICE
Also carried from: 1/28/2021

14. Memorialization of Resolutions

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

16. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson

Kate Donnelly, Board of Adjustment Vice Chairperson