

## **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 June 9, 2022 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](mailto: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/86823959122>
- 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: 868 2395 9122**

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](mailto: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](http://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. **Reorganization**
7. Old Business
8. Adjournments

a. [Case: Z20-100](#)

For: Preliminary and Final Major Site Plan with "d" Variance

Applicant: 214-216 Palisade Ave LLC

Address: 216 Palisade Avenue

Review Planner: Lindsey Sigmund, PP, AICP

Attorney: Charles J. Harrington, III, Esq.

Block: 6001 Lot: 8

Zone: Medical District (M)

Description: Proposed five (5)-story mixed use building with seventeen (17) residential units including two (2) affordable housing units, 4,495 SF of medical office space on the second floor, and fifteen (15) ground floor parking spaces.

"d" Variances: Use

**CARRIED TO JUNE 23 REGULAR MEETING WITH PRESERVATION OF NOTICE**

9. New Business

10. [Case: Z20-077](#)

For: Minor Subdivision / Minor Site Plan with "d" 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 (2) three (3)-story, multi-family homes with three (3) dwelling units, two (2) parking spaces each.

'd' Variance(s): Use where one- and two-family homes are permitted, and a multi-family building (three dwelling units) is proposed on each new lot.

**CARRIED FROM MAY 26 REGULAR MEETING WITH PRESERVATION OF NOTICE**

11. [Case: Z21-095](#)

For: Minor Site Plan with "d (2)" Variance

Applicant: Fix and Flip Newark I-II 2 LLC

Address: 70 Gardner Avenue

Review Planner: Cameron Black, PP, AICP

Attorney: Gerrard Pizzillo, Esq.

Block: 16802 Lot: 66

Zone: R-1

Description: A one story addition and rehabilitation of the existing 2.5 story building with existing 3 units.

"d" Variances: Expansion of a non-conforming use D (2)

12. [Case: Z21-072](#)

For: Preliminary and Final Major Site Plan with C and D Variances

Applicant: 639 State Street, LLC

Address: 203 Danforth Avenue

Review Planner: Lindsey Sigmund, PP, AICP

Attorney: James J. Burke, Esq.

Block: 28102 Lot: 17

Zone: R-1

Description: Proposed three (3)-story multi-family building containing nine (9) residential units and nine (9) parking spaces on a 5,500 SF lot.

"d" Variances: Use

"c" Variances: Curb cut width, Compact parking spaces

13. [Case: Z22-001](#)

For: "c" Variances

Applicant: IT LLC

Address: 34 Randolph Avenue

Review Planner: Lindsey Sigmund, PP, AICP

Attorney: Gerard D. Pizzillo, Esq.

Block: 23703 Lot: 11

Zone: R-1

Description: Proposed three (3)-story residential building with two (2) residential units. No parking is proposed.

"c" Variances: Front yard setback, rear yard setback

14. Memorialization of Resolutions

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

16. Adjournment

**Joshua Jacobs, Board of Adjustment Chairperson**