

## **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 13, 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/86899777267>
- 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 9977 7267**

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. Old Business
7. Adjournments

- a. [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

**CARRIED TO JANUARY 27 REGULAR MEETING WITH PRESERVATION OF NOTICE**

- b. [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, parking buffer, front/rear yard setback, floor to ceiling height, and side yard.

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- c. [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 five proposed parking spaces.

“d” Variances: Use

“c” Variances: Height, parking buffer, front/rear yard setback, floor to ceiling height, and side yard.

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- d. [Case: Z20-100](#) Preliminary and Final Major Site Plan with “d” Variance

Applicant: 214-216 Palisade Ave LLC

Review Planner: Lindsey Sigmund, PP, AICP

Address: 216 Palisade Avenue

Attorney: Charles J. Harrington, III, Esq.

Block: 6001 Lot: 8

Zone: Medical District (M)

For: Proposed five (5)-story mixed use building with twenty-two (22) residential units including four (4) moderate affordable housing units, second floor medical office space, and twenty-four (24) parking spaces.

“d” Variances: Use

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8. New Business

9. [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: D1 for ground floor unit

10. [Case: Z21-079](#) 1-year Extension  
Applicant: Star Home Builders, LLC  
Review Planner: Francisco Espinoza  
Address: 3716-3718 JFK Boulevard  
Attorney: Alexander J. Gluck, Esq.  
Block: 501 Lot: 1  
Zone: R-1  
For: The applicant is requesting a 1-year extension of a Preliminary and Final Major Site Plan w/ D(1) Use Variance and "c" Variances approved under Case No. Z19-052.
11. [Case: Z21-071](#) Preliminary and Final Major Site Plan Amendment with "c" Variance  
Applicant: Star Home Builders, LLC  
Review Planner: Francisco Espinoza  
Address: 3716-3718 JFK Boulevard  
Attorney: Alexander J. Gluck, Esq.  
Block: 501 Lot: 1  
Zone: R-1  
For: The Applicant was approved to construct a five (5) story multi-family building with sixteen (16) residential units and eight (8) on-site parking spaces. The County Planning Board approved the application conditioned upon a wider curb cut into the garage. This will require a variance for the curb cut width.  
"c" Variances: Curb Cut Width
12. [Case: Z21-068](#) Preliminary and Final Major Site Plan with "d" and "c" Variances  
Applicant: 440 Warehouse Developers, LLC  
Review Planner: Lindsey Sigmund, PP, AICP  
Address: NJSH Route 440 & NJSH Route 185  
Attorney: Donald M. Pepe, Esq.  
Block: 30305 Lot(s): 2-5  
Zone: PI (Port Industrial)  
For: Proposed six (6)-story, 1,387,464 SF warehouse building with 1,548 parking stalls, 430 van stalls, and 33 trailer parking stalls.  
"d" Variances: Height  
"c" Variances: Perimeter setback, Loading space dimensions, Off-street parking between building and street, Height of freestanding lights, Freestanding sign height and setback, Location and lighting for wall signage, Chain link fencing, and Street trees
13. Memorialization of Resolutions
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

**Joshua Jacobs, Board of Adjustment Chairperson**