

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 March 10, 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.

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/82052874311>
- 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: 820 5287 4311**

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: Z20-100](#) 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 (20) residential units including two (2) moderate-income and one (1) low-income affordable housing units, second floor medical office space, and twenty-four (24) parking spaces.
"d" Variances: Use

CARRIED TO MARCH 24 REGULAR MEETING WITH PRESERVATION OF NOTICE

8. New Business
9. [Case: Z21-067](#)
For: Preliminary and Final Major Site Plan w/ "d" and "c" Variances
Applicant: Torch Investments, LLC

Address: 740 Ocean Avenue
Attorney: Oswin E. Hadley, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 21401 Lot: 52
Zone: R-1

Description: Convert an existing and nonconforming four (4) unit two (2) story frame dwelling to a seven (7) unit dwelling by adding an additional story, removing existing rear building and providing three (3) off street parking spaces and providing various site improvements such as additional landscaping and green element solar panels on roof.

"d" Variance(s): Density, Expansion of preexisting non-conforming use.

"c" Variance(s): Height, Min side yard, Max lot coverage, Min front yard, Min drive isle.

CARRIED FROM FEBRUARY 24 REGULAR MEETING WITH PRESERVATION OF NOTICE

10. [Case: Z21-064](#)

For: Preliminary and Final Major Site Plan Amendment

Applicant: Grand York Development LLC

Address: 72 York Street

Attorney: Thomas P. Leane

Review Planner: Matt Ward, PP, AICP

Zone: H – Historic District Zone and O/R Office Residential Zone

Description: Proposed amendment to approved case Z18-131 to include a roof deck and minor façade and window changes. Approved development to include 14 residential units and ground floor retail in an 11-story building.

11. [Case: Z22-004](#)

For: Site Plan Amendment with Three One-Year Extensions

Applicant: 262-266 New York Avenue P5, LLC

Address: 262 New York Avenue

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, PP, AICP

Zone: R-1

Description: Three one-year extensions to a previously approved Preliminary and Final Major Site Plan with “d” and “c” variances under case Z18-006. The applicant is also seeking a site plan amendment to switch the architect and update the MUA stormwater compliance plans

‘d’ Variances: Use

12. [Case: Z21-013](#)

For: “c” Variances

Applicant: GN Management Inc.

Address: 3650 JFK Blvd

Attorney: Stephen Joseph, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Zone: R-1

Description: Proposed three (3)-story residential building containing two (2) dwelling units on an undersized lot.

‘c’ Variances: Max. Height in Feet, Min. Rear yard, Min. Side yard, Max. Building coverage

13. [Case: Z20-070](#)

For: "d" Variance

Applicant: P&T Realty Management, LLC

Address: 361 2nd Street

Attorney: Joseph Elmo Cauda Jr., Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Zone: R-5

Description: Proposed Category 2 Restaurant in an existing commercial space on the ground floor of a three (3)-story mixed-use building. Two existing residential units are above the commercial space. No expansion of the building is proposed.

'd' Variances: Use

14. Memorialization of Resolutions

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

16. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson