

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 April 28, 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/84958268729>
- 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: 849 5826 8729**

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: Z22-006](#)

For: "a" Appeal

Address: 486 Bramhall Avenue

Applicant: HF Realty One, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Francisco Espinoza

Block: 18802 Lot: 9

Zone: R1-F

Description: Appeal of a Notice of Violation dated January 3, 2022, alleging a violation of the LDO relating to a conditional use standard for three (3)-family homes in the R1-F Zone. Specifically, it alleges a violation of the prohibition against vinyl as a cladding material (345-40.6 (G)(9)).

CARRIED TO MAY 12 REGULAR MEETING WITH PRESERVATION OF NOTICE

b. [Case: Z21-045](#)

For: Preliminary and Final Major Site Plan w/ "d" and "c" Variances

Address: 88 Highland Avenue

Applicant: Jubilee Homes, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 13203 Lot: 34

Zone: R-1

Description: Construction of a new four (4) story, fourteen (14) unit multifamily dwelling with one (1) studio unit, ten (10) one-bedroom units and three (3) two-bedroom units.

"d" Variance(s): Density

"c" Variance(s): Driveway Width and Curb Cut Width, Maximum Height, Maximum Lot Coverage, Maximum Building Coverage

CARRIED TO MAY 12 REGULAR MEETING WITH PRESERVATION OF NOTICE

c. [Case: Z21-050](#)

For: Minor Site Plan with 'c' and 'd' Variances

Address: 271 Webster Ave

Applicant: 218 Webster LLC

Attorney: Thomas Leane, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 2301 Lot: 35

Zone: R-1W

Description: Renovation + Expansion of existing three (3) story, five (5) unit structure to create a four (4) story, four (4) unit multi-family building.

'd' Variance: Use

'c' Variance: Height

CARRIED TO MAY 12 REGULAR MEETING WITH PRESERVATION OF NOTICE

d. [Case: Z21-073](#)

For: Administrative Amendment

Address: 90 Webster Ave

Applicant: 377 Ogden Ave JC LLC

Attorney: Thomas Leane, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 4505 Lot: 16

Zone: R-1W

Description: Amendment to increase floor to ceiling heights and add private roof decks.

CARRIED TO MAY 12 REGULAR MEETING WITH PRESERVATION OF NOTICE

8. New Business

9. [Case: Z22-011](#)

For: One (1)-Year Extension

Applicant: 511 Palisade Avenue, LLC

Address: 511 Palisade Avenue

Attorney: Rita Mckenna, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 2305 Lot: 44

Zone: R-2

Description: Proposed one (1)-year extension for an administrative amendment approval (Z17-084) for a Minor Site Plan with a D(1) use Variance for 511 Palisade Avenue

10. [Case: Z22-003](#)

For: Administrative Amendment
Applicant: Sherman Property, LLC
Address: 184 Central Avenue
Attorney: Thomas Leane, Esq.
Review Planner: Lindsey Sigmund, PP, AICP
Block: 4905 Lot: 3
Zone: R-1

Description: Proposed amendment to approval under Case Z19-118 to add one (1) FT of height to the total building height, to make all floors 9 FT in floor to ceiling height, and relocation of the entrance to the side of the building.

11. [Case: Z19-050](#)

For: "a" Appeal
Applicant: Saint Peter's Preparatory School
Address: 137-155 York Street
Attorney: Charles Harrington, III, Esq.
Review Planner: Lindsey Sigmund, PP, AICP
Block: 14201 Lot: 1
Zone: Historic (H) - Paulus Hook

Description: Appeal of Jersey City's Historic Preservation Commission's (HPC) denial of a Certificate of Appropriateness for the demolition of the buildings 137-155 York Street a/k/a St. Peter's Hall and Grammar School.

CARRIED FROM APRIL 7 REGULAR MEETING WITH PRESERVATION OF NOTICE

Also carried from: 3/31/2022 Special Meeting

12. [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)

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-three (23) parking spaces.

"d" Variances: Use

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Also carried from: 2/24/2022, 3/10/2022, 3/24/2022

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
Block: 11005 Lot: 13
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

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Also carried from: 3/24/2022

14. [Case: Z21-019](#)

For: Preliminary and Final Major Site Plan with 'c' and 'd' Variances

Address: 211 Summit Avenue

Applicant: JSQ Group, LLC

Attorney: Robert Weinberg, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 15201 Lot: 62

Zone: R-1

Description: Proposed expansion and renovation of an existing non-conforming three (3)-unit residential building. The proposal includes the addition of a third story.

'c' Variances: Max. Building height, Min. Floor to ceiling height, Min. Rear yard setback. Min.

Side yard setback

'd' Variances: Expansion of a non-conforming use

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15. [Case: Z21-075](#)

For: Minor Site Plan w/ "d" and "c" Variances

Address: 99 Thorne Street

Applicant: Tingli Kang & Song Zhang

Attorney: Robert P. Weinberg

Review Planner: Francisco Espinoza

Block: 2603 Lot:25

Zone: R-1

Description: Enlargement of an existing three-family dwelling

'c' Variances: Side yard setback, Total yard setback, and front yard landscaping

'd' Variances: Expansion of an existing non-conforming use & Height

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16. [Case: Z21-085](#)

For: Preliminary and Final Major Site Plan with 'c' and 'd' variances

Address: 166 Hancock Avenue

Applicant: Valorev Construction LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 62205 Lot:15

Zone: R-1

Description: Conversion of an existing convent building to thirteen (13) residential units
'd' Variance: Expansion of a Non-conforming Use
'c' Variance: Parking

CARRIED FROM APRIL 7 REGULAR MEETING WITH PRESERVATION OF NOTICE

17. Memorialization of Resolutions

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

19. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson