

## JERSEY CITY ZONING BOARD

**Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the March 11, 2021 virtual meeting.**

1. Call to Order
2. Sunshine Announcement
3. Roll Call - Jacobs, Donnelly, Shedeed, McCormack, Araujo, Green, Patel, Brown
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments
  - a. Case: Z19-065 Preliminary and Final Major Site Plan w/ "d" and "c" Variances  
Applicant: Five Star Investment Group, LLC  
Review Planner: Timothy Krehel, AICP PP  
Address: 272-280 Baldwin Avenue  
Attorney: Charles Harrington, Esq.  
Block: 9601 Lots: 38, 39, 40, 41, 42  
Zone: R-1  
Description: Proposed four (4) story building with twenty-seven (27) dwelling units and twenty-four ground floor parking spaces  
"d" Variances: Use, Height  
"c" Variances: Max floor to ceiling height, Max Lot coverage, front yard landscaping, automobile zoning standards, curb cut / driveway  
**Carried to June 10 regular meeting with preservation of notice**
8. New Business
9. Case: Z20-041 Preliminary & Final Major Subdivision with "d" & "c" Variances  
Applicant: 199 Summit LLC  
Review Planner: Matt Ward, AICP, PP  
Address: 199 Summit Ave, 62-64 Storms Ave  
Attorney: Charles Harrington  
Block: 15201 Lots: 1-9, 18, 19, 53, 64, 65, 66, and 89  
Zone: R-1  
For: Proposed subdivision of existing sixteen (16) lots to create five (5) new lots for a proposed multi-site development consisting of open space, mixed-use apartment buildings, and two-three family structures related to Case Z20-042.  
"d" Variances: Expansion of a non-conforming use  
"c" Variances: Rear yard setback  
**Decision: Approved with conditions 7-0**
10. Case: Z20-042 Preliminary & Final Major Site Plan with "d" & "c" Variances  
Applicant: 199 Summit LLC  
Review Planner: Matt Ward, AICP, PP  
Address: 199 Summit Ave, 62-64 Storms Ave  
Attorney: Charles Harrington  
Block: 15201 Lots: 1-9, 18, 19, 53, 64, 65, 66, and 89  
Zone: R-1  
For: Proposed multi-site project consisting of 172 new residential units, 1,045 square feet of ground floor retail, and 105 off-street parking spaces in two (2), five-story buildings, open space with transformer, and the rehabilitation of two (2) historically significant three-family dwellings at 62-64 Storms. The applicant is also

proposing improvements and a franchise request of Ingwerson Place, a public right-of-way, so that it may be treated as a public open space with playground equipment accessible from Storms Ave. Ten (10) dwellings are proposed to be affordable housing.

"d" Variances: Use, Height

"c" Variances: Exterior Loading Space, Curb Cut Width, Minimum Drive Aisle Width, Signage

**Decision: Approved with conditions 7-0**

11. Case: Z20-077 Preliminary & Final Major Site Plan w/ "d" & "c" 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 a five (5) story building with fourteen (14) residential units.

Variance(s): Use: Permitted one and two family. Side yard Setback: permitted 2', proposed 0'. Rear Yard Setback:

Permitted 35', Proposed 0'. Garage Parking Spaces: Permitted 14, Existing 5, Proposed 13. Parking Curb Cut

Width: Permitted 10', Existing 14', Proposed 12'. Driveway Width: Permitted 10', Proposed 12'. Height:

Permitted 39'/ 3 Stories, Proposed 53.5'/ 5 Stories. Lot Coverage: permitted 85%, Proposed 100%. Building

Coverage: Permitted 60%, Proposed 92.6%

**Carried to June 10 regular meeting with preservation of notice**

12. Case: Z20-051 Preliminary & Final Major Site Plan with "d" & "c" Variances

Applicant: 22-24 Bergen Avenue., LLC

Review Planner: Cameron Chester Black, AICP, PP

Address: 22-24 Bergen Avenue

Attorney: Charles J. Harrington, III, Esq.

Block: 24902 Lot(s): 2 and 3

Zone: R-3

For: Five Story multi-family building with 16 units and 10 parking spaces.

"d" Variances: Density

"c" Variances: (Upper) rear yard setback, front yard setback, (upper) side yard setbacks, and maximum building coverage.

**Decision: Approved with conditions 7-0**

13. Case: Z19-069 Preliminary and Final Major Site Plan with "d" & "c" Variances

Applicant: Nividta, Inc.

Review Planner: Lindsey Sigmund, AICP

Address: 91-93 Paterson Street

Attorney: Thomas Leane, Esq.

Block: 2101 Lots: 15, 16

Zone: R-1

For: Proposed four (4)-story multi-family building with nine (9) dwelling units and nine (9) ground floor parking spaces. The fourth floor has multiple step backs in the front, rear, and side yards.

"d" Variances: Use, Height

"c" Variances: Compact parking spaces

**Decision: Approved with conditions 5-2**

14. Case: Z20-047 Prel. and Final Major Site Plan Amd. 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**

15. Case: Z20-096 Minor Site Plan w/ "d" & "c" Variances

Applicant: Torch Investments, LLC

Review Planner: Timothy Krehel AICP PP

Address: 740 Ocean Avenue

Attorney: Oswin E. Hadley, Esq.

Block: 21401 Lot: 52

Zone: R-1

Description: Convert an existing and non-conforming 4 unit 2 story frame dwelling to a 8 unit dwelling by adding an additional story, removing existing rear building and providing 3 off street parking spaces and providing various site improvements such as additional landscaping and a green element as solar panels in roof

Variance(s): Use & Density Variance as per subsection 345-40-R-1 (B); Bulk Variances for Building Height as per paragraph E-Bulk Standards (8) and Lot Coverage as per Bulk Standards (10); Waiver of Read Yard as per E-Bulk Standard 7(a).

**Carried to June 10 regular meeting with preservation of notice**

16. Case: Z20-092 Preliminary and Final Major Site Plan w/ "d" and "c" Variances

Applicant: LCM OP 127 Delaware LLC

Review Planner: Lindsey Sigmund, AICP

Address: 127 Delaware Avenue

Attorney: Charles Harrington, Esq.

Block: 1602 Lot: 19

Zone: R-1

Description: Proposed five (5)-story building with thirty-two (32) dwelling units and thirty-one (31) ground floor parking spaces.

"d" Variances: Use, Height

"c" Variances: Curb cut width, Compact parking

**Carried to June 24 regular meeting with preservation of notice**

17. Case: Z20-093 "c" Variance

Applicant: Visionary1, LLC

Review Planner: Cameron Black, AICP, PP

Address: 26 Manhattan Avenue

Attorney: Patrick Conlon, Esq.

Block: 4403 Lot: 37

Zone: R-1

Description: Proposed four (4)-story building with two (2) dwelling units

"c" Variances: four-story building

**Carried to date uncertain without preservation of notice**

18. Memorialization of the following Resolutions are available upon request at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)

1. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving 'c' variances #Z21-018, submitted by Stephanie Demanuelle (114 Waverly St.) block 24602 lot: 1

2. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving a corrective resolution for a preliminary and final major site plan with 'c' & 'd' variance #Z20-069, submitted by BLDGup Management, LLC (130 Summit Ave.) block 15305 lot 11.01
3. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving 'c' variances #Z20-016, submitted by Yogendrakumar & Parul Patel ( 132 Hopkins Ave.) block 5603 lot 38
4. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving 'd' variance #Z20-068, submitted by 192-194 McAdoo Avenue, LLC (192-194 McAdoo Ave) block 25304 lot 27
5. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving an administrative amendment #Z21-004, submitted by 226 Bay St, LLC (226 Bay St) block 11403 lot 25
6. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving 'c' & 'd' variances #Z19-001, submitted by 2907<sup>th</sup> Street Association, LLC (290 7<sup>th</sup> St) block 10006 lot 42
7. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving 'c' variances #Z20-080, submitted by Mina Melek & Atef Naguib (241 Clinton Ave) block 18303 lot 10

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

20. Adjournment

**Joshua Jacobs, Board of Adjustment Chairperson**

**Kate Donnelly, Board of Adjustment Vice Chairperson**