

JERSEY CITY ZONING BOARD

Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the July 22, 2021 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Jacobs, Donnelly, McCormack, Greene, Araujo, Brown (6 Present for Item 9)*
Items 12 and 14: Vice Chair Donnelly were not present therefore 5 commissioners were present
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments
 - a. 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 August 12, 2021 regular meeting with preservation of notice
 - b. 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 four proposed parking spaces.
"d" Variances: Use
"c" Variances: Height
Carried to August 12, 2021 regular meeting with preservation of notice
 - c. 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 August 12, 2021 regular meeting with preservation of notice
 - d. 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

Carried to August 12, 2021 regular meeting with preservation of notice

- e. 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 August 12, 2021 regular meeting with preservation of notice

8. New Business

- 9. Case: Z21-035 "a" Appeal
Address: 303-311 First Street
Applicant: 303 First Street, LLC & Village Townhouse Estates, Inc.
Review Planner: Tanya Marione, AICP, PP
Attorney: James C. McCann, Esq.
Block: 12701 Lot(s): 8, 9, 10, 12
Zone: Village Redevelopment Plan
Description: Appeal of the Zoning Officer's decision in their April 8, 2021 letter that concludes that the Village Redevelopment Plan must be amended to either omit or extend the expiration date of the Plan.
Decision: Approved 6-0, appeal upheld

- 10. Case: Z20-102 Preliminary & Final Major Site Plan w/ "d" & "c" Variances
Applicant: Strekte, Corp.
Review Planner: Lindsey Sigmund, AICP
Address: 129 Linden Avenue
Attorney: Charles Harrington, Esq.
Block: 28702 Lot: 5
Zone: R-1
Description: Proposed six (6)-story mixed-use building with one-hundred and ten (110) dwelling units, fifty-seven (57) parking spaces, a house of worship, and a day care facility. The 41,274 SF site currently contains a one (1)-story house of worship and surface parking lot.
"d" Variances: Use, Height
"c" Variances: Compact parking, Drive aisle width
Carried to August 12, 2021 regular meeting with preservation of notice

- 11. Case: Z20-018 Minor Site Plan w/ "d" Variances
Applicant: Vyomesh Patel
Review Planner: Timothy Krehel, AICP PP

Address: 36 Corbin Avenue

Attorney: Stephen Joseph, Esq.

Block: 12092 Lot: 52

Zone: R-1

For: Existing three (3) story building with three (3) residential units. Applicant is proposing a three (3) story rear yard addition.

"d" Variance(s): Density

Carried to August 12, 2021 regular meeting with preservation of notice

12. Case: Z21-001 Minor Site Plan w/ "d" Variance

Applicant: Ocean Hudson Capital 664, LLC

Review Planner: Cameron Black, AICP PP

Address: 664 Ocean Avenue

Attorney: Eugene P. O'Connell, Esq.

Block: 22701 Lot: 34

Zone: R-1

For: Adaptive reuse of an existing 3-story structure with 6 units and a rear yard expansion.

"d" Variance(s): Use

"c" Variance(s): rear yard setback.

Decision: Approved with conditions 5-0

13. Case: Z20-101 Minor Subdivision with "c" Variances

Applicant: Dov Braun and Yochanon Gross

Review Planner: Cameron Black, AICP PP

Address: 224 Freeman Avenue

Attorney: Stephen Joseph, Esq.

Block: 14602 Lot: 58

Zone: R-1

For: Minor Subdivision of a 50'x100' lot to create two new conforming lots, but the existing home incurs a side yard variance and the newly constructed home on the adjacent lot will have front yard landscaping variance.

Variance(s): side yard setbacks and front landscaping.

Carried to August 12, 2021 regular meeting with preservation of notice

14. Case: Z21-020 "c" Variances

Applicant: 12 Lexington RE LLC

Review Planner: Cameron Black, AICP PP

Address: 12 Lexington Avenue

Attorney: Stephen Joseph, Esq.

Block: 18402 Lot: 19

Zone: R-1

For: New construction of a 2-family 3-story home.

"c" Variance(s): Combined front and rear yard setback.

Decision: Approved with conditions 5-0

15. Case: Z21-002 "d" and "c" Variances

Applicant: 122 Roosevelt, LLC

Review Planner: Lindsey Sigmund, PP, AICP

Address: 122 Roosevelt Avenue

Attorney: Eugene O'Connell, Esq.

Block: 18102 Lot: 32

Zone: C/A Commercial Automotive District

For: Proposed three (3)-story residential building containing two (2) dwelling units and two (2) ground floor parking spaces.

"d" Variances: Use

"c" Variances: Height in Feet

Carried to August 12, 2021 regular meeting with preservation of notice

16. Case: Z21-048 One (1) Year Extension

Applicant: The Avenir LP

Review Planner: Timothy Krehel, AICP PP

Address: 1072-1075 West Side Avenue

Attorney: Francis X. Regan

Block: 9301 Lot: 30.01

Zone: R-3

For: One (1) Year Extension of preliminary and final site plan approval with "d" and "c" variances from the resolution dated August 15th, 2019

Carried to August 12, 2021 regular meeting with preservation of notice

17. Case: Z20-088 Minor Site Plan with "d" and "c" Variances

Applicant: Himmat Singh

Review Planner: Timothy Krehel, AICP PP

Address: 282 Summit Avenue

Attorney: Eugene P. O'Connell, Esq.

Block: 13502 Lot: 41

Zone: R-1

For: Applicant proposes to include an additional unit in a two-family home to a three-family home.

Property has been a three (3) unit property for over 30 years. Owner is seeking to make additional unit legal.

"d" Variance(s): Use

"c" Variance(s): Minimum Lot Width, Side Yard Setbacks, Landscaping

Carried to August 12, 2021 regular meeting with preservation of notice

18. **Resolutions are available upon request at cityplanning@jcnj.org**

1. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan 'c' & 'd' variance #Z21-007, submitted by 152 Stevens JC LLC (152 Stevens Ave) Block 26401 lot 33

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