

JERSEY CITY ZONING BOARD

Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the August 12, 2021 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Jacobs, Shedeed, McCormack, Greene*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments
 - a. 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 26, 2021 regular meeting with Preservation of Notice
8. New Business
9. Case: Z21-044 Administrative Amendment
Applicant: John and Reem Brown
Review Planner: Lindsey Sigmund, PP, AICP
Address: 24 Troy Street
Attorney: Pro Se
Block: 4702 Lot: 34
Zone: R-1
For: Amendment to previously approved Case Z19-031 for a third story to an existing two-story building. The amendment includes an additional two (2) feet in height and relocation of the kitchen.
Decision: Approved with conditions 4-0
10. 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 26, 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 26, 2021 regular meeting with Preservation of Notice

12. 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
Decision: Approved 4-0
13. 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 26, 2021 regular meeting with Preservation of Notice
14. 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 26, 2021 regular meeting with Preservation of Notice
15. Case: Z21-011 with “d” & "c" Variances
Applicant: WHIBY 21 Jersey City, LLC
Review Planner: Cameron Black, AICP PP
Address: 321 NJ State Highway Route 440
Attorney: Stephen F. Hehl, Esq.
Block: 26102 Lot: 4
Zone: WPD
For: Conversion of an existing mall retail space (21,415 sq. Ft.) into a Health Club.
“d” Variance(s): Use
“c” Variance(s): Signage
Carried to August 26, 2021 regular meeting with Preservation of Notice
16. 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 26, 2021 regular meeting with Preservation of Notice
17. 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 26, 2021 regular meeting with Preservation of Notice

18. 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 26, 2021 regular meeting with Preservation of Notice

19. Memorialized Resolutions are available upon request at cityplanning@jcnj.org

1. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving an “a’ appeal reversing the determination of the Jersey City Zoning Officer #Z21-035, submitted by 303 First Street, LLC and Village Townhouse Estates, LLC (303-311 First St.) block 12701 lots 8, 9, 10, 12

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

21. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson

Kate Donnelly, Board of Adjustment Vice Chairperson