

## JERSEY CITY ZONING BOARD OF ADJUSTMENT

**Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the September 23, 2021 virtual meeting.**

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Jacobs, Donnelly, Shedeed, McCormack, Greene, Araujo, Patel, Brown*
4. Swear in Staff
5. Correspondence
6. **Reorganization**  
Chair: Joshua Jacobs  
Vice Chair: Richard McCormack  
Secretary: Lindsey Sigmund  
Deputy Secretary: Francisco Espinoza
7. Old Business
8. Adjournments
  - a. Case Z20-001          Minor Site Plan with ‘d’ and ‘c’ Variances  
Applicant: 218 Webster JC, LLC  
Address: 184 Summit Ave  
Attorney: Ben Nadell, Esq  
Review Planner: Mallory Clark-Sokolov, PP, AICP  
Block: 15302          Lot: 15  
Zone: R-1  
For: Demolition of existing structure and construction of a new three (3) story structure containing four (4) dwelling units and four (4) off-street parking spaces.  
Variances: Use, Front-yard setback  
**Carried to October 14 Regular Meeting with preservation of notice**
9. New Business
10. Case: Z20-101          Minor Subdivision with “d” and "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.  
**Decisions: Approved with conditions 7-0**
11. 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  
**Decision: Approved with conditions 7-0**
12. Case: Z21-011          Preliminary and Final Major 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  
**Decision: Approved with conditions 7-0**

13. Case: Z21-038 Minor Site Plan w/ “d” Variances

Applicant: 39 Van Wagenen JC, LLC

Review Planner: Timothy Krehel, AICP PP

Address: 39 Van Wagenen Avenue

Attorney: Charles J. Harrington, III

Block: 12002 Lot: 5

Zone: R-1

For: Applicant proposes to renovate the existing multi-family building to increase the buildings density from 9 units to 14 with approved layouts for the units.

"d" Variance(s): Use, Height

**Carried to October 14 Regular Meeting with preservation of notice**

14. Case: Z20-081 Preliminary and Final Major Site Plan with “c” and “d” variances

Applicant: 500 Communipaw Ave., LLC

Review Planner: Matt Ward PP, AICP

Address: 500-510 Communipaw Avenue and 22 Park street

Attorney: Charles J. Harrington, III

Block: 17003 Lots: 36, 37, 38, 39, 40 and 8

Zone: NC and R-1

For: Proposed development on a split zoned lot for a 5- and 4-story mixed use building with 4,377 square feet of ground floor commercial, a 325 square foot community meeting room, 71 dwelling units (6 of which are proposed as affordable housing), 47 parking spaces and a widened sidewalk.

Variance(s): Use, maximum permitted stories, maximum permitted curb cut width, minimum rear yard setback, and parking aisle width

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

15. 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’ variance #Z20-029, submitted by Thy Holding LLC (51 Concord St) block 6802 lot 13

2. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving minor site plan with ‘c’ & ‘d’ variances #Z21-003, submitted by Jean F. Maurice (475 Bergen Ave) block 18402 lot 8

3. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving extension of final major site plan #Z21-053, submitted by 429 Palisade Riverview, LLC (429 Palisade Ave) block 3902 lot 29

4. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving minor site plan with “c’ & ‘d’ variances #Z20-018, submitted by Vyomesh Patel ( 36 Corbin Ave) block 12092 lot 52

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

17. Adjournment

**Joshua Jacobs, Board of Adjustment Chairperson**

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