

JERSEY CITY ZONING BOARD OF ADJUSTMENT

Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the October 14, 2021 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Jacobs, McCormack, Donnelly, Shedeed, Greene, Brown*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments

8. New Business

9. 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 the October 28, 2021 Regular Meeting with preservation of notice

10. 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 the October 28, 2021 Regular Meeting with preservation of notice

11. Case: Z21-077 One (1)-Year Extension
Applicant: 35 Orchard Street, LLC
Address: 35 Orchard Street
Attorney: Thomas Leane, Esq.
Review Planner: Lindsey Sigmund, PP, AICP
Block: 15201 Lot: 34.01
Zone: R-1
For: Requested for a One (1)-Year Extension of a Preliminary and Final Major Site Plan with Variances approved under Case Z17-080 and amended under Case Z18-087. The project includes a mixed-use, eight (8)-story building containing thirty-five (35) residential units, ground floor commercial space, and six (6) parking spaces.
Decision: Approved 6-0

12. Case: Z21-030 "c" Variances
Applicant: Myneni Estates, LLC
Address: 25 Jewett Avenue
Attorney: Eugene O'Connell, Esq.
Review Planner: Lindsey Sigmund, PP, AICP
Block: 16802 Lot: 28
Zone: R-1
For: Proposed two (2)-family home on an undersized lot (12.99 x 100 FT).
Variances: Minimum side yard setbacks, Minimum front yard setback, Minimum rear yard setback, Maximum building coverage
Decision: Approved with conditions 5-1
13. **Memorialization of the following Resolutions are available upon request at cityplanning@jcnj.org**
1. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving minor site plan with 'd' & 'c' variances #Z20-022, submitted by Himmat Singh (282 Summit Ave) block 13502 lot 41
 2. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving 'c' and 'd' variances #Z21-002, submitted by 122 Roosevelt, LLC (122 Roosevelt Ave) block 18102 lot 32
 3. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan with 'c' & 'd' variances #Z21-011, submitted by WHIBY 21 Jersey City, LLC (321 NJ State Highway Route 440) block 26102 lot 4
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson
Richard McCormack, Board of Adjustment Vice Chairperson