

JERSEY CITY PLANNING BOARD

Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the March 4, 2021 special virtual meeting.

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

9. Case: Z20-048
Applicant: 1041 Bela, LLC
Review Planner: Matt Ward, PP AICP
Address: 1041 Garfield Avenue
Attorney: Stephen Joseph
Block: 19703
Lot: 36
Zone: Parks / Open Space District
For: Proposed renovation of a structure for ice cream production and retail uses.
"d" Variances: d(1) use variances
Decision: Approved with conditions (6 in favor, 1 abstention)

10. Case: Z20-078
For: Minor Site Plan w/ "d" Variance
Address: 84 Ferry Street
Applicant: 6th Boro Development LLC
Review Planner: Timothy Krehel, AICP PP
Attorney: Stephen Joseph, Esq.
Block: 4402 Lot: 40
Zone: R-1
Description: Proposed rear yard expansion of an existing non-conforming multifamily use.
Variance(s): Expansion of a preexisting non-conforming use.
Decision: Approved with conditions 7-0

11. Case: Z19-103 "d" and "c" Variances
Applicant: Arvind and Kalpana Patel
Review Planner: Lindsey Sigmund, AICP
Address: 795 Secaucus Road
Attorney: Eugene O'Connell, Esq.
Block: 401 Lot(s): 21
Zone: R-1
For: Proposed third dwelling unit in an existing two (2)-family home.
"d" Variances: Use
"c" Variances: Landscaping
Decision: Approved with conditions 7-0

12. Case: Z20-025 Preliminary & Final Major Site Plan with “d” & “c” Variances
Applicant: Nooran, LLC
Review Planner: Lindsey Sigmund, AICP
Address: 319-321 Old Bergen Road
Attorney: Eugene O’Connell, Esq.
Block: 27005 Lot(s): 5.01, 5.02
Zone: R-1
For: Proposed four (4)-story multi-family building containing ten (10) dwelling units and eight (8) ground floor parking spaces.
“d” Variances: Use, Height
“c” Variances: Curb cut width, Drive aisle width
Decision: Approved with conditions 7-0
13. Case: Z20-017 Preliminary & Final Major Site Plan with “d” & “c” Variances
Applicant: Nicola Flora
Review Planner: Lindsey Sigmund, AICP
Address: 67 Clifton Place
Attorney: Robert Weinberg, Esq.
Block: 15302 Lot(s): 44
Zone: R-1
For: Proposed renovation and expansion of an existing four (4)-story three (3)-unit residential building, increasing the total unit count to six (6) units. Four (4) compact surface parking spaces are proposed.
“d” Variances: Expansion of a Non-conforming Use, Height
“c” Variances: Compact parking, Drive aisle width
Decision: Approved with conditions 7-0
14. **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 preliminary and final major site plan with variances #Z20-003, submitted by John and Maryan, LLC (80 Romaine Ave.) Block 10503 lot 28
2. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving one year extension #Z18-064, submitted by Pronti Construction, Inc. (201-205 Randolph Ave.) Block 21403 lots: 2 & 3
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson
Kate Donnelly, Board of Adjustment Vice Chairperson