

JERSEY CITY ZONING BOARD

Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the March 11, 2021 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Jacobs, Donnelly, McCormack, Shedeed, Bhakta, Greene, Araujo*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments
 - a. Case: Z20-090 Administrative Amendment
Applicant: Singh Realty, LLC
Review Planner: Lindsey Sigmund, AICP
Address: 3294 John F. Kennedy Boulevard
Attorney: Charles Harrington III, Esq.
Block: 4301 Lot: 45
Zone: R-1
For: Proposed amendments to previously approved Case Z17-053 for Minor Site Plan Approval with D(1) Use Variance. The proposed amendment includes façade material changes, window placement changes, and interior layout changes.
CARRIED TO MARCH 25 REGULAR MEETING WITH PRESERVATION OF NOTICE
 - b. Case: Z20-052 “d” & “c” Variances
Applicant: HF Realty Orle, LLC
Address: 130 West Side Avenue
Attorney: Charles Harrington III, Esq.
Block: 24703 Lot: 76
Zone: R-1
For: Proposed renovation of an existing two (2)-story commercial building and conversion to a mixed-use building with ground floor commercial and two (2) residential units on the second floor.
“d” Variances: Use
“c” Variances: Rear yard setback
CARRIED TO MARCH 25 REGULAR MEETING WITH PRESERVATION OF NOTICE
 - c. Case: Z19-084
Preliminary & Final Major Site Plan with “c” & “d” Variances
Applicant: Lafayette Luxury Developers Group
Review Planner: Mallory Clark-Sokolov, AICP
Address: 10 Brinkerhoff Street
Attorney: Patrick Conlon, Esq.
Block: 16902 Lot(s): 33
Zone: R1
For: Multifamily new construction with four (4) stories containing eight (8) units and five(5) parking spaces on an oversized lot
“d” Variances: use
“c” Variances: rear-yard setback, height
CARRIED TO MARCH 25 REGULAR MEETING WITH PRESERVATION OF NOTICE
8. New Business

9. Case: Z20-091 Administrative Amendment
Applicant: David Emanuel for Eyland of Roxbury, LLC
Review Planner: Erica Baptiste
Address: 13 Boland Street
Attorney: Pro Se
Block: 14905 Lot(s): 14
Zone: R-1, One- and two-family
For: Administrative amendment to previous approval to change façade material from fiber cement to brick.
Decision: Approved 7-0 with conditions
10. Case: Z20-059 Preliminary & Final Major Site Plan w/ “d” & “c” Variances
Applicant: Sam Steinberg
Review Planner: Lindsey Sigmund, AICP
Address: 387-391 1st Street
Attorney: Charles J. Harrington, Esq.
Block: 12603 Lot(s): 8-10
Zone: R-5
For: Proposed four (4)-story multi-family building containing twelve (12) dwelling units and nine (9) parking spaces.
“d” Variances: Density
“c” Variances: Rear yard setback, Building coverage, Lot coverage, Landscaping, Drive aisle width
Decision: Approved 7-0 with conditions
11. Case: Z20-033 Preliminary & Final Major Site Plan with “d” Variances
Applicant: 475 Communipaw Ave JT, LLC
Review Planner: Lindsey Sigmund, AICP
Address: 475 Communipaw Avenue
Attorney: Stephen Joseph, Esq.
Block: 17206 Lot(s): 12
Zone: R-1
For: Proposed five (5)-story mixed-use building containing forty (40) dwelling units, 6,177 SF of ground floor commercial space, and twenty-two (22) parking spaces. Four (4) of the one (1)-bedroom residential units will be affordable units.
“d” Variances: Use, Height
Decision: Approved 7-0 with conditions
12. Case: Z20-084 “a” Appeal
Applicant: Jersey City Landmarks Conservancy, Inc.
Review Planner: Lindsey Sigmund, AICP
Address: 500 Communipaw Avenue
Attorney: Cynthia A. Hadjiyannis, Esq.
Block: 17003 Lot(s): 36
Zone: NC – Neighborhood Commercial
For: Applicant seeks to appeal the findings of a Determination of Significance issued by the City determining that the structure at 500 Communipaw Avenue does not possess historic integrity that would prevent its demolition.
Decision: Denied 7-0
13. Case: Z20-071 Preliminary & Final Major Site Plan with “d” & “c” Variances
Applicant: 859 Communipaw Jersey City, LLC
Review Planner: Cameron C. Black
Address: 851-859 Communipaw Avenue
Attorney: Charles Harrington III, Esq.
Block: 18206 Lot(s): 8, 9, & 10
Zone: Commercial Automotive

For: Proposed ninety (90) unit, six (6) story residential building with 10 percent (9 units) moderate affordable units, ground floor commercial (3,794 sq. ft.), and 39 parking spaces.

“d” Variances: Use and Height

“c” Variances: Compact car spaces

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14. Case: Z20-072 Preliminary & Final Major Site Plan with “d” & “c” Variances

Applicant: 869 Communipaw Jersey City, LLC

Review Planner: Cameron C. Black

Address: 869-877 Communipaw Avenue

Attorney: Charles Harrington III, Esq.

Block: 18206 Lot(s): 5, 6, and 7

Zone: Commercial Automotive

For: Proposed 70 unit six story residential building, ground floor commercial (1,530 sq. ft.), and 27 parking spaces.

“d” Variances: Use and Height

“c” Variances: Compact car spaces

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15. Case: Z20-063 “c” and “d” variances

Applicant: 377 Ogden Avenue JC LLC

Review Planner: Erica Baptiste

Address: 90 Webster Avenue

Attorney: Benjamin A. Nadell, Esq.

Block: 4505 Lot(s): 16

Zone: R-1, One- and two-family

For: Proposal to renovate and expand existing two (2) family dwelling to create a three (3) family dwelling along with associated site improvements including landscaping and balcony improvements. Applicant will also remove existing 1 car garage located on the ground floor.

“d” Variances: use

“c” Variances: front yard setback, rear yard setback

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16. Case: Z20-069 Prel. & Final Major Site Plan Amendment w/ “d” & “c” Variances

Applicant: BLDG up Management

Review Planner: Erica Baptiste

Address: 130 Summit Avenue

Attorney: Patrick Conlon, Esq.

Block: 1617 Lot(s): 16A

Zone: R-1, One- and two-family

For: Rehabilitation and restoration of existing church to adaptively re-use it for residential use. New construction of two new five story residential buildings that will be connected to the existing church. The project proposes 82 units and thirty (30) parking spaces.

“d” Variances: use, height

“c” Variances: front yard setback, rear yard setback, parking requirements and rooftop appurtenances

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17. Memorialization of Resolutions – None

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

19. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson

Kate Donnelly, Board of Adjustment Vice Chairperson