

JERSEY CITY ZONING BOARD OF ADJUSTMENT

Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the April 22, 2021 virtual meeting.

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

- a. 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% (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

CARRIED TO MAY 13 REGULAR MEETING WITH PRESERVATION OF NOTICE

- b. 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

CARRIED TO MAY 13 REGULAR MEETING WITH PRESERVATION OF NOTICE

- c. Case: Z20-077
For: Preliminary & Final Major Site Plan w/ "d" & "c" Variances
Address: 163-165 Delaware Avenue
Applicant: MBD Group LLC
Review Planner: Timothy Krehel, AICP PP
Attorney: Stephen Joseph, Esq.
Block: 16101
Lot: 36
Zone: R-1
Description: Proposed construction of a five (5) story building with fourteen (14) residential units.

Variance(s): Use: Permitted one and two family. Side yard Setback: permitted 2', proposed 0'. Rear Yard Setback: Permitted 35', Proposed 0'. Garage Parking Spaces: Permitted 14, Existing 5, Proposed 13. Parking Curb Cut Width: Permitted 10', Existing 14', Proposed 12'. Driveway Width: Permitted 10', Proposed 12'. Height: Permitted 39'/ 3 Stories, Proposed 53.5'/ 5 Stories. Lot Coverage: permitted 85%, Proposed 100%. Building Coverage: Permitted 60%, Proposed 92.6%

CARRIED TO MAY 13 REGULAR MEETING WITH PRESERVATION OF NOTICE

8. New Business
9. Case: Z20-016 "c" Variances
Applicant: Yogendrakumar & Parul Patel
Review Planner: Lindsey Sigmund, AICP
Address: 132 Hopkins Ave
Attorney: Stephen Joseph, Esq.
Block: 5603 Lot(s): 38
Zone: R-1
For: Proposed three (3)-story residential building containing two (2) dwelling units and two (2) ground floor parking spaces.
"c" Variances: Rear yard setback, Side yard setback, Building coverage
Decision: Approved 7-0 with conditions
10. Case: Z19-001 "d" and "c" Variances
Applicant: 290 7th Street Association, LLC
Review Planner: Lindsey Sigmund, AICP
Address: 290 7th Street
Attorney: Stephen Joseph, Esq.
Block: 10006 Lot: 42
Zone: Historic (H) – Hamilton Park
For: Proposed four (4)-story Townhouse containing four (4) dwelling units.
"d" Variances: Density
"c" Variances: Rear yard setback, Building coverage, Height in feet
Decision: Approved 7-0 with conditions
11. Case: Z20-068 "d" & "c" Variances
Applicant: 192-194 McAdoo Avenue, LLC
Review Planner: Cameron Chester Black, AICP, PP
Address: 192-194 McAdoo Avenue
Attorney: Rita Mary McKenna, Esq.
Block: 25304 Lot: 27
Zone: R-1
For: Three (3)-Family Home with three (3) surface parking spaces
"d" Variances: Use
"c" Variances: Lot Coverage
Decision: Approved 7-0 with conditions
12. Case: Z20-088 "a" Appeal
Applicant: Perrault Jean Paul
Review Planner: Lindsey Sigmund, AICP
Address: 23 Magnolia Avenue
Attorney: Pro Se
Block: 9704 Lot(s): 18

Zone: R-1

For: To appeal the Jersey City Zoning Officer's determination which states that the "proposed rear yard addition and deck at the above location, a non-conforming three (3) unit dwelling located in the R-1 Zone, will require Zoning Board approval with all variances deemed necessary by staff".

Decision: Denied 6-1

13. Case: Z20-051 Preliminary & Final Major Site Plan with "d" & "c" Variances

Applicant: 22-24 Bergen Avenue., LLC

Review Planner: Cameron Chester Black, AICP, PP

Address: 22-24 Bergen Avenue

Attorney: Charles J. Harrington, III, Esq.

Block: 24902 Lot(s): 2 and 3

Zone: R-3

For: Five Story multi-family building with 16 units and 10 parking spaces.

"d" Variances: Density

"c" Variances: (Upper) rear yard setback, front yard setback, (upper) side yard setbacks, and maximum building coverage.

Carried to date uncertain

14. Case: Z20-041 Preliminary & Final Major Subdivision with "d" & "c" Variances

Applicant: 199 Summit LLC

Review Planner: Matt Ward, AICP, PP

Address: 199 Summit Ave, 62-64 Storms Ave

Attorney: Charles Harrington

Block: 15201

Lots: 1-9, 18, 19, 53, 64, 65, 66, and 89

Zone: R-1

For: Proposed subdivision of existing sixteen (16) lots to create five (5) new lots for a proposed multi-site development consisting of open space, mixed-use apartment buildings, and two-three family structures related to Case Z20-042.

"d" Variances: Expansion of a non-conforming use

"c" Variances: Rear yard setback

Testimony Taken – Carried to May 13 regular meeting with preservation of notice

15. Case: Z20-042 Preliminary & Final Major Site Plan with "d" & "c" Variances

Applicant: 199 Summit LLC

Review Planner: Matt Ward, AICP, PP

Address: 199 Summit Ave, 62-64 Storms Ave

Attorney: Charles Harrington

Block: 15201

Lots: 1-9, 18, 19, 53, 64, 65, 66, and 89

Zone: R-1

For: Proposed multi-site project consisting of 172 new residential units, 1,045 square feet of ground floor retail, and 105 off-street parking spaces in two (2), five-story buildings, open space with transformer, and the rehabilitation of two (2) historically significant three-family dwellings at 62-64 Storms. The applicant is also proposing improvements and a franchise request of Ingwerson Place, a public right-of-way, so that it may be treated as a public open space with playground equipment accessible from Storms Ave. Ten (10) dwellings are proposed to be affordable housing.

"d" Variances: Use, Height

"c" Variances: Exterior Loading Space, Curb Cut Width, Minimum Drive Aisle Width, Signage

Testimony Taken – Carried to May 13 regular meeting with preservation of notice

16. 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 'd' & 'c' variances #Z19-084, submitted by Lafayette Luxury Developers Group (10 Brinkerhoff St.) block 16902 lot 33
 2. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan with 'c' & 'd' variances #Z20-069, submitted by BLDGup Management LLC (130 Summit Ave) block 15305 Lot 11.02
 3. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving 'c' & 'd' variances #Z20-052, submitted by Hard Four Capital LLC (130 West Side Ave) block 24703 lot 76
 4. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving administrative amendment #Z20-090, submitted by Singh realty LLC (3294 Kennedy Blvd) block 4301 lot 45
 5. Resolution of the Zoning Board of Adjustment of the City of Jersey City denying an 'a' appeal #Z20-084, submitted by Jersey City Landmarks Conservancy, Inc (500 Communipaw Ave) block 17003 lot 36

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

18. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson

Kate Donnelly, Board of Adjustment Vice Chairperson