

JERSEY CITY ZONING BOARD OF ADJUSTMENT

PUBLIC NOTICE

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” be advised the following items will be heard at a regular meeting of the Jersey City Zoning Board, scheduled for Thursday, August 8, 2024 at 6:30 pm in the Boardroom at the Holloway Building, City Hall Annex, 4 Jackson Square, Jersey City, NJ 07305. The building is also known as 39 Kearney Avenue, Jersey City, NJ 07305.

ADVISORIES

No new matter involving an applicant will be started after 10PM. At 9PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](http://JerseyCityDataPortal) or the [Jersey City Licensing and Permitting Portal](http://JerseyCityLicensingandPermittingPortal).

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Adjournments
7. **New Business**
8. Case: [Z2024-0030](#)
For: One Year Site Plan Extension
Address: 10-12 Berkeley Place
Attorney: Veronica Chmiel, Esq.
Review Planner: Francisco Espinoza
Block: 7801 Lot: 9 & 10
Zone: R-1
Description: Applicant is requesting final 1 year extension for previously approved Preliminary & Final Major site plan under Case No. Z19-057.
9. Case: [Z2024-0042](#)
For: One Year Site Plan Extension
Address: 88 Highland Ave
Attorney: Michael Higgins, Esq.
Review Planner: Sophia E. Pereira

Block: 13203 Lot: 34

Zone: R-1 Neighborhood Housing District

Description: Applicant request a one (1) year site plan extension for a previously approved Major Site Plan Approval with 'd' and 'c' Variance under Case No. Z21-045.

Variances: None.

10. Case: [Z2023-0019](#)

For: Site Plan Amendment

Address: 136 Delaware Ave

Attorney: Charles J. Harrington III, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 16203 Lot: 1.01

Zone: R-1

Description: Amended Final Site Plan approval for previously-approved Phase II, a 5- story residential building with 54 dwelling units, to allow ground level parking (instead of ground and lower-level) with a total of 52 spaces (instead of 85), of which 16 spaces are for Phase I (as previously approved) and 10 are shared spaces with St. Aloysius Church (instead of 25 dedicated spaces).

11. Case: [Z2024-0013](#)

For: 'c' & 'd' Variance(s)

Address: 212 Hancock Ave

Attorney: James J. Burke, Esq.

Review Planner: Matthew da Silva

Block: 2204 Lot: 14

Zone: R-1 Neighborhood Housing District

Description: The applicant proposes a rear yard expansion of an already existing 3 family dwelling.

'd' Variance: D (5) Density

'c' Variances: minimum side yard setback, minimum combined side yard setbacks, minimum rear yard setback, maximum fire escape and balcony encroachment into required rear yard, maximum stair encroachment into a required rear yard

12. Case: [Z2024-0028](#)

For: Minor Site Plan with 'c' and 'd' Variances

Address: 533 Bergen Avenue

Applicant: New City Kids, Inc.

Attorney: Ronald H. Shaljian, Esq.

Review Planner: Sophia E. Pereira

Block: 18406 Lot: 17

Zone: R-3 Multi-Unit Mid-Rise District

'd' Variance: d(1) Use Variance

'c' Variance: Maximum Lot Coverage

Description: Applicant proposes a business offering a music program to local teens and a summer camp program for ages 6-13 in an existing one (1) story building with a basement, main floor and partial second floor.

13. Case: [Z20-043](#)

For: Preliminary & Final Major Site Plan with 'c' and 'd' variances

Address: 201 Newark Ave

Applicant: 201 Newark Ave Property, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Francisco Espinoza

Block: 12702 Lot: 5

Zone: NC-1 (Neighborhood Commercial 1)

'd' Variance: Use, Height

'c' Variance: Min. Rear Yard, Max. Building Height (Stories), Min. Number of Loading Berths, Max. Signage Area (Ground floor), Illuminated Signs (Internally illuminated)

Description: Applicant proposes to convert the existing Historic Bank, previously used as a Capital One branch, into the Albion Hotel: an 8-Story, 72 room hotel with restaurant and 42 parking spaces.

CARRIED FROM THE JULY 25 REGULAR MEETING WITH PRESERVATION OF NOTICE

14. Memorialization of Resolutions
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

Catherine Coyle, Board of Adjustment Chairperson