

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, December 12, 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. Discussion of annual Zoning Board reorganization
7. Adjournments
8. **Withdrawal**
 - a. **Case: [Z21-093](#)**

For: Termination/Withdrawal of Preliminary and Final Major Site plan with deviations
Address: 225 Dwight Street
Ward: A
Attorney: Benjamin Wine, Esq.
Review Planner: Cameron Black, PP, AICP
Block: 24904 Lot: 9
Applicant: 225 Dwight Street Holdings, LLC
Zone: R-1

9. Old Business

10. 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

Ward E

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: A 9-Story, 72 room hotel with restaurant and 36 parking spaces.

CARRIED FROM THE NOVEMBER 14 REGULAR MEETING WITH TESTIMONY

11. New Business

12. Case: [Z2024-0007](#)

For: 'c' variances

Address: 659 Jersey Ave

Applicant: Timothy Karcher and Roberta Karcher

Attorney: Stephen Joseph, Esq.

Review Planner: Xunru Huang

Block: 10006 Lot: 24

Ward: E

Zone: H

'c' variance: Minimum rear yard setback, maximum rear yard encroachment

Description: New 67.5SF addition to the rear of the building with stairs to access the rear yard. Rear facade improvements also proposed.

CARRIED FROM THE NOVEMBER 14 REGULAR MEETING WITH PRESERVATION OF NOTICE

13. Case: [Z2024-0027](#)

For: 'c' variance

Address: 198 Freeman Ave

Applicant: Janelle Payne

Attorney: Pro Se

Review Planner: Francisco Espinoza

Block: 14602 Lot: 48

Ward B

Zone: R-1

'c' variance: Min Rear Yard

Description: Applicant intends to renovate and add a new addition on the 2nd floor to add two new bedrooms.

14. 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

Ward B

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).

CARRIED FROM THE NOVEMBER 14 REGULAR MEETING WITH PRESERVATION OF NOTICE

15. Case: [222-078](#)

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

Address: 140 Glenwood Ave

Attorney:

Review Planner: Francisco Espinoza

Block: 13204 Lot: 60

Ward: C

Zone: U (University) - Zone

'd' variance: Use, Height

'c' variance: Minimum Buffer

Description: Applicant intends to adaptively reuse and renovate an existing 4-story dormitory into a multifamily apartment building with 43 dwelling units with 10% affordable housing triggered by the IZO.

CARRIED FROM THE NOVEMBER 14 REGULAR MEETING WITH PRESERVATION OF NOTICE

16. Case: [222-021](#)

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

Address: 443-447 Jersey Ave

Applicant: 445 Jersey Ave SPE, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 13902 Lot: 23

Ward: F

Zone: H- Van Vorst Historic District

'd' Variance: Use

'c' Variance: Maximum Building Height, Parking, Minimum Rear Yard, Max Building Coverage, Maximum Lot Coverage

Description: Applicant intends to convert the existing church into a multifamily (10 unit) residential building.

CARRIED FROM THE NOVEMBER 14 REGULAR MEETING WITH PRESERVATION OF NOTICE

17. Case: [22024-0031](#)

For: "a" appeal

Address: 2800 John F. Kennedy Blvd.

Applicant: Medina Pharmacy

Attorney: Vincent S. Verdiramo Esq.

Review Planner: Francisco Espinoza

Block: 12102 Lot: 1

Ward: C

Zone: Journal Square 2060 Redevelopment Plan – Zone 3 Commercial Center

Description: Applicant received a violation for excessive signage on 04/16/2024

18. Memorialization of Resolutions

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

20. Adjournment

Catherine Coyle, Board of Adjustment Chairperson