

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, February 08, 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@icnj.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.

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Adjournments
7. **Old Business**

- a. [Case: Z22-089](#)

For: Minor Site Plan with 'c' & 'd' Variance(s)

Address: 128 Glenwood Avenue

Applicant: 128 Glenwood Holdings, LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Timothy Krehel, AICP PP / Tanya Marione, PP, AICP

Block: 13204 Lot: 58

Zone: U – University

'd' Variance(s): Use

'c' Variance(s): Min. Buffer Adjacent Setback

CARRIED FROM THE JANUARY 25 REGULAR SCHEDULED MEETING WITH PRESERVATION OF NOTICE & TESTIMONY TAKEN

8. **New Business**

9. [Case: Z22-077](#)

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

Address: 104 Glenwood Ave

Applicant: Glenwood Manor, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 13204 Lot: 50

Zone: U - University

'd' Variance: Use

'c' Variance: Bicycle Parking location, Lot Coverage, Min. Buffer

Description: Applicant proposes to adaptatively reuse and renovate an existing 4 story dormitory to a multifamily apartment building with 21 dwelling units and 10% that are designated affordable housing.

CARRIED FROM THE JANUARY 25 REGULAR SCHEDULED MEETING WITH PRESERVATION OF NOTICE

10. [Case: Z23-028](#)

For: 'c' Variance(s)

Address: 312 Fairmount Ave

Applicant: Sharad C. Sundararakan

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 14905 Lot: 21

Zone: R-1

'c' Variance: Front Yard Setback, Maximum building height, and full bath on consecutive floors

Description: Applicant intends to renovate and provide an addition to an existing 2-story single family dwelling resulting in a 3-story two family dwelling.

CARRIED FROM THE JANUARY 25 REGULAR SCHEDULED MEETING WITH PRESERVATION OF NOTICE

11. [Case: Z22-075](#)

For: Preliminary & Final Major Site Plan with 'd' variance(s)

Address: 850 West Side Ave

Applicant: Glenwood Manor, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 13204 Lot: 69

Zone: U- University

'd' Variance: Use

Description: Applicant proposes to reuse and renovate an existing 3-story dormitory. They intend to add a 4th story and convert the dormitory into a mixed-use building with ground-floor commercial space. There will be 28 dwelling units in total with 3 units designated affordable.

21. [Case: Z22-079](#)

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

Address: 146-152 Glenwood Ave

Applicant: Glenwood Manor, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 13204 Lot: 61 & 62

Zone: U - University

'd' Variance: Use

'c' Variance: Bicycle parking location

Description: Applicant proposes to reuse and renovate an existing 4-story dormitory adaptively, converting the dormitory into a mixed-use building. There will be 53 dwelling units and 10% affordable housing.

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

Catherine Coyle, Board of Adjustment Chairperson