

JERSEY CITY ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the "Open Public Meetings Act," you are hereby notified of a Virtual Meeting of the Jersey City Zoning Board of Adjustment on the Regular Meeting date of October 13, 2022 at 6:30 pm.

ADVISORIES

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.

No new matter involving an applicant will be started after 11PM. At 10PM 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.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Zoning Board of Adjustment is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

If you wish to **participate** during the public comment portion of an agenda item, then you must

- Join the meeting using Zoom: <https://us02web.zoom.us/j/85950181794>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the "raise hand" button in order to indicate to the Board Chair or Secretary that you wish to speak. If you are calling in to access the meeting you must dial *9 to raise your hand. *6 allows you to mute/unmute.
- After clicking "raise hand" listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 929 205 6099 or +1 312 626 6799 and **Webinar ID: 859 5018 1794**

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>

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](#).

AGENDA

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

a. [Case: Z21-069](#)

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

Address: 329 Sip Ave

Applicant: 331 Sip, LLC

Attorney: James Burke, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 11902 Lot: 03

Zone: R-1

Description: Applicant proposed to demolish an existing non-conforming

'd' Variances: Use

'c' Variances: stories, height, lot coverage, building coverage, rear-yard setback

CARRIED TO OCTOBER 27, 2022 REGULAR MEETING WITH PRESERVATION OF NOTICE

Also carried from 8/11/22, 8/25/22, 9/8/22, 9/22/22

b. [Case: Z20-092](#)

For: Preliminary and Final Major Site Plan with 'd' Variance

Address: 127 Delaware Avenue

Applicant: LCM OP 127 Delaware, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 16202 Lot: 19

Zone: R-1

Description: Proposed development of a five (5) story residential building with thirty-two (32) residential units and thirty-one (31) parking spaces with a garage.

'd' Variance(s): Use

'c' Variance(s): None

CARRIED TO A DATE UNCERTAIN

7. Old Business

a. [Case: Z20-077](#)

For: Minor Subdivision / Minor Site Plan with 'd' 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 (2) three (3)-story, multi-family homes with three (3) dwelling units, two (2) parking spaces each.

'd' Variance(s): Use where one- and two-family homes are permitted, and a multi-family building (three dwelling units) is proposed on each new lot.

CARRIED FROM SEPTEMBER 8, 2022 REGULAR MEETING WITH PRESERVATION OF NOTICE

Also carried from: 5/26/22, 6/9/22, 7/14/22, 7/28/22, 8/25/22, 9/8/22, 9/22/22

8. New Business

9. [Case: Z22-050](#)

For: Administrative Amendment

Address: 1072-1075 West Side Avenue

Applicant: The Avenir LP c/o Lantree Development

Review Planner: Timothy Krehel, AICP PP

Attorney: Francis X. Regan, Esq.

Block: 9301 Lot: 30.01

Zone: R-3

Description: The Avenir – Received Preliminary and Final Site Plan approval with 'd' and 'c' variances on 6/27/2019 and resolution memorialized on 8/15/2019, an extension was granted on 8/12/2021. The applicant is proposing amendments to the architectural plans for the building but no changes in unit count, building footprint, building height, and parking.

'd' Variance(s): previously approved

'c' Variance(s): previously approved

CARRIED FROM SEPTEMBER 22, 2022 REGULAR MEETING WITH PRESERVATION OF NOTICE

Also carried from: 9/8/22, 9/22/22

10. [Case: Z19-094](#) /

For: 'D' Variance

Address: 475 Liberty Avenue

Applicant: Anil & Reshma Patel

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Chester Black, AICP, PP

Block: 2003 Lot: 5

Zone: R-1

Description: New 2-Family home in the R-1 Zone on an undersized lot

'd' Variance(s): Height

'c' Variance(s): 0' side yard and 61% building coverage proposed

CARRIED FROM SEPTEMBER 22, 2022 REGULAR MEETING WITH PRESERVATION OF NOTICE

11. [Case: Z22-002](#)

For: 'D' Variance

Address: 34 Fulton Street

Applicant: Lesa Cormack

Attorney: Eugene P. O'Connell

Review Planner: Cameron Chester Black, AICP, PP

Block: 25202 Lot: 61

Zone: R-1

Description: Conversion of a 2-family home into a 3-family home with existing bulk variances.

'd' Variance(s): Use

'c' Variance(s): Lot size, lot depth, front yard setback, side yard setback and height

CARRIED FROM SEPTEMBER 22, 2022 REGULAR MEETING WITH PRESERVATION OF NOTICE

12. [Case: Z18-128](#)

For: 'C' Variances

Address: 9 Minerva Street

Applicant: Felix Santiago

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Chester Black, AICP, PP

Block: 21304 Lot: 19

Zone: R-1

Description: Construction of a new 2-family home on an undersized lot

'c' Variance(s): side yard, rear yard, building coverage, and lot coverage

CARRIED FROM SEPTEMBER 22, 2022 REGULAR MEETING WITHOUT PRESERVATION OF NOTICE

13. [Case: Z22-062](#)

For: Administrative Amendment

Address: 869-877 Communipaw Ave

Applicant: 869 Communipaw Jersey City, LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Francisco Espinoza

Block: 18206 Lot: 5, 6, 7

Zone: Commercial/ Automotive (C/A)

Description: Received Preliminary and Final Major Site Plan approval with 'd' and 'c' variances on 12/2/21 and resolution memorialized on 1/13/22. The applicant is proposing amendments to the architectural plans for the building but no changes in approved bulk regulations, such as building lot coverage, setbacks (side & rear) height, number of apartments, building exterior façade material and color, number of parking spaces and circulation.

14. [Case: Z22-060](#)

For: Administrative Amendment

Address: 859 Communipaw Ave

Applicant: 859 Communipaw JC, LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Francisco Espinoza

Block: 18206 Lot: 8, 9, 10

Zone: Commercial/ Automotive (C/A)

Description: Received Preliminary and Final Major Site Plan approval with 'd' and 'c' variances on 12/2/21 and resolution memorialized on 1/13/22. The applicant is proposing amendments to the architectural plans for the building but no changes in approved bulk regulations, such as building lot coverage, setbacks (side & rear) height, number of apartments, building exterior façade material and color, number of parking spaces and circulation.

15. [Case: Z21-022](#)

For: Preliminary & Final Major Site Plan with "D" & "C" Variances

Address: 2 Troy Street

Applicant: Dharmest & Parulben Patel

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Francisco Espinoza / Lindsey Sigmund PP, AICP

Block: 4702 Lot: 22

Zone: R-1

Description: The applicant is seeking Preliminary & Final Major Site Plan approval in order to construct a four (4) story residential structure with eight (8) residential units, four (4) parking spaces, roof deck area and other streetscape improvements.

'd' Variance(s): Use, Density, Height

'c' Variance(s): Front & rear yard setback

CARRIED FROM SEPTEMBER 22, 2022 REGULAR MEETING WITHOUT PRESERVATION OF NOTICE

16. [Case: Z20-044](#)

For: Preliminary & Final Major Site Plan with "D" & "C" Variances

Address: 141-143 Broadway

Applicant: Broadway at Marion Realty, LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Francisco Espinoza / Lindsey Sigmund PP, AICP

Block: 10301 Lot: 40, 41, 42

Zone: R-1

Description: The applicant is seeking Preliminary & Final Major Site Plan approval in order to construct a four (4) story multi-family building consisting of twenty-six (26) units and nineteen (19) off street parking spaces contained within a ground parking garage with other streetscape improvements.

'd' Variance(s): Use, Height (stories)

'c' Variance(s): Height (feet), Place of rooftop Appurtenance, and Bulk relief associated with multifamily use.

17. [Case: Z22-054](#)

For: "a" Appeal

Address: 71 Pollock Street

Applicant: Culture Jersey City Inc

Attorney: Thomas P. Leane Esq.

Review Planner: Francisco Espinoza

Block: 22101 Lot: 1

Zone: Route 440- Culver Avenue Redevelopment Plan

Description: Appeal of a Zoning Determination dated June 22, 2022, alleging that an amendment to the Redevelopment Plan would be required to permit the Class 5 Cannabis Retail License at the Property.

18.

19. Memorialization of Resolutions

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

21. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson