

**REGULAR HEARING
VIRTUAL
AUGUST 28, 2025
6:00 PM**

Please use the link below to join the hearing:

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Link to Google Drive

https://drive.google.com/drive/folders/1AAzYBSelpCTpV_HS5EB3s-1IaiBKIShh?usp=sharing

Extension Requests:

Application: ZBA-22-76

Premises: 479-485 Clinton Avenue & 648-652 Bergen St

Block(s)/Lot(s) 2685:30, 31, 32,33,34,35

Ward: South

Applicant: Building Responsible Intelligent Creative Kids, a NJ Nonprofit Corporation

Project: In the South Bergen St. RDV Zone, the applicant proposes to demolish existing structures and construct a new four-story mixed-use community wellness center with 19 off-street parking spaces. **Applicant is seeking a D¹ Use Variance and a D⁶ Height Variance and 3 C Variances for insufficient front yard setback, insufficient side yard setback and insufficient shade trees. Site Plan approval is required. The applicant is requesting a one-year extension.**

Application: ZBA-21-56

Premises: 18-20 Summit Street (Historic)

Block(s)/Lot(s) 2828:51, 52

Ward: Central

Applicant: Norma Lozano Jackson

Project: In the Broad Street RDV Plan, the applicant proposes to demolish existing structures and construct new two family dwellings on each lot with two parking spaces on each lot. **Applicant is seeking Variances for parking and driveway/curb cut. These variances are prohibited in the Broad Street RDV Plan. D¹ Site Plan Approval is not required. The applicant is requesting two one-year extensions.**

Pending Applications

Application: ZBA-25-09

Premises: 93-105 Albert Ave & 31-33 Esther St

Block(s)/Lot(s) 2410-2 & 11

Ward: East
Applicant: Darcey St LLC
Project: In the I-1 Zone the applicant a 1-story addition to existing industrial warehouse building. **Applicant is seeking a D³ Variance for failing to meet conditional use standards and C Variances for exceeding maximum impervious lot coverage, exceeding maximum lot coverage by building, insufficient front yard setback, insufficient side yard setback, insufficient façade transparency. Site Plan Approval is required. This application was adjourned from the July 10th Hearing to this date.**

Application: ZBA-24-08
Premises: 352-358 13th Avenue
Block(s)/Lot(s): 1780:1
Ward: West
Applicant: Franciscan Charities Inc.
Project: In the R-3 Zone the applicant proposes an addition for activities to existing church. **Applicant is seeking a D³ Variance for failing to meet conditional use standards and C Variances for insufficient secondary front yard setback, exceeding maximum impervious lot coverage and insufficient building façade transparency. Site Plan Approval is required. This application was previously adjourned from the January 9, March 13, May 15 and July 10th Hearing to this date.**

Memorialization of resolutions:

ZBA-25-19 117, 119-121 Aldine St & 295-303 Lyons Ave

Memorialization of Minutes

June 26, July 10, July 31

Resolution to convene into Executive Session

End of Meeting: