

**RESOLUTION OF THE CITY OF JERSEY CITY ZONING
BOARD OF ADJUSTMENT GRANTING AN EXTENSION
OF TIME TO PERFECT A PREVIOUSLY APPROVED
VARIANCE FOR 32 GLENWOOD AVENUE BLOCK 13303
LOT 24**

WHEREAS, on November 20, 2025, at its regularly scheduled meeting, the City of Jersey City Zoning Board of Adjustment (“Board”) considered the request of the successor in interest to the prior owner/applicant, Franklin Development Group, LLC, by the present owner 32 Glenwood Ave, LLC (“Applicant”), to extend the time to perfect the previously approved resolution regarding Application Number Z22-028, for Preliminary and Final Major Site Plan Approval and “C” and “D” variances and conditions (the “Application”), as set forth more fully herein; and

WHEREAS, the Applicant appeared before the Board on November 20, 2025, represented by Benjamin Lindeman, Esq. of Murphy Schiller & Wilkes LLP; and

WHEREAS, the Applicant received Preliminary and Final Major Site Plan approval for the construction of a five-story residential structure on 32 Glenwood Avenue, designated as Block 13303, Lot 24 on the official Tax Map of the City of Jersey City, County of Hudson State of New Jersey (the “Property”); and

WHEREAS the Applicant’s attorney presented support of Applicant’s request by providing the information that Applicant recently purchased the Property and requested that the land use approvals be extended in order to be able to provide time to obtain building permits; and

WHEREAS, members of the public were given the opportunity to question the Applicant; and

WHEREAS, all the facts provided during the hearing are incorporated herein as consideration of facts for this Board as if set forth herein at length.

NOW THEREFORE, the Board hereby makes the following Findings of Fact and Conclusions of Law:

1. The Applicant has provided a significant factual basis to be granted a one-year extension in its Application in order to provide time to begin construction on the project on the Property.

2. For these reasons, the Board hereby finds that the Applicant has demonstrated that it is entitled to the relief requested.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the City of Jersey City, based upon the findings and conclusions aforesaid, and upon the Laws established in the City of Jersey City, State of New Jersey, hereby approves the application for a one year extension of all approvals which the Applicant previously received for the Property.

1. The Applicant shall arrange for all approvals and/or permits required for the development of the proposal from the Municipal, County, State or Federal procedures, and this Resolution is specifically conditioned on completion of that process, as applicable; and

2. The Applicant shall be bound by the content of its testimony as if this testimony was incorporated herein.

RESOLUTION
City of Jersey City
Zoning Board of Adjustment
Case No.: Z2025-0078

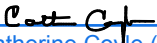
Applicant: 32 Glenwood Ave, LLC
Address
32 Glenwood Avenue
Jersey City, New Jersey
Block 13303, Lot 24

Decided on: November 20, 2025.
Memorialized on: February 5, 2026.
Application for One-Year Extension

ROLL CALL

	In favor	Opposed	Abstained	Not Voting
Acting Chairwoman Araujo	X			
Commissioner Allen	X			
Commissioner Burns	X			
Commissioner Czaplicki	X			
Commissioner DiAngelo	X			
Commissioner Shedeed	X			

Approved: 6-0


[Catherine Coyle \(Feb 21, 2026 13:17:06 EST\)](#)
Catherine Coyle, Acting Chairwoman
JERSEY CITY BOARD OF
ADJUSTMENT


[Vincent LaPaglia \(Feb 21, 2026 14:06:18 EST\)](#)
Vincent LaPaglia Esq.
Approved as to Legal Form.


[Joseph Pangilinan \(Feb 20, 2026 12:42:32 EST\)](#)
Joseph Pangilinan, Secretary
JERSEY CITY BOARD OF
ADJUSTMENT

Date Application Approved:
Date Application Memorialized:

November 20 2025
February 5, 2026