Please take notice that the Board of Adjustment took the following actions at the February 4, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call: Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment:
   a. Case: Z15-047
      Applicant: 8 Congress, LLC
      Address: 8 Congress Street
      Attorney: James J. Burke, Esq
      Block: 1703
      Lot: 30
      Zone: R-1, One and Two Family Housing District
      For: Front yard expansion of an existing 4-unit building
      “d” Variance: Expansion of a non-conforming use
      “c” Variance: Front yard setback
      Decision: Adjourned; Re-notice required

8. Case: Z15-038
   Applicant: Marc and Kelly Isikoff
   Address: 355 Fifth Street
   Attorney: Nicholas J. Cherami, Esq
   Block: 9904
   Lot: 12
   Zone: R-1, One and Two Family Housing District
   For: Expansion of an existing 2-family, 3 ½ story building to create a full 4th floor, and a full 4 floor 24’ 8” rear yard addition
   “d” Variance: Height
   “c” Variance: Minimum lot area, Minimum lot width, Minimum lot depth
   Decision: Approved with conditions

9. Case: Z15-065
   Applicant: Dennis M. Devino
   Address: 67 Sussex Street
   Attorney: Pro Se
   Block: 14402
   Lot: 9
   Zone: Paulus Hook Historic District
   For: Creation of a rear yard deck at the second level
   “c” Variance: Rear yard setback
   Decision: Adjourned; Re-notice required

10. Case: Z15-035
    Minor Subdivision
    Applicant: Frank Peraza
    Address: 9-17 Gautier Avenue and 178 Kensington Avenue
    Attorney: Charles J. Harrington, III, Esq
    Block: 16203
    Lot: 1, 2, 3 and 9.01
    Zone: R-1, One and Two Family Housing District
    For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.
    Decision: Carried to March 3, 2016 (to be held in the Council Chambers at City Hall, 280 Grove St. JC, NJ)

11. Case: Z15-019
    Preliminary and Final Major Site Plan
    Applicant: Frank Peraza
    Address: 9-17 Gautier Avenue and 178 Kensington Avenue
    Attorney: Charles J. Harrington, III, Esq
    Block: 16203
    Lot: 9.01 and 9.02
    Zone: R-1, One and Two Family Housing District
    For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:
        Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot
        Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces
    “c” Variances: Parking aisle width, Minimum parking space dimensions
    “d” Variances: Use, Height
    Decision: Carried to March 3, 2016 (to be held in the Council Chambers at City Hall, 280 Grove St. JC, NJ)
12. Case: Z16-004  
Applicant: Brunswick Quarters, LLC  
Address: 183-187 Brunswick Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 9803 Lot: 6  
Zone: R-1, One and Two Family Housing District  
For: Conversion of an existing convent into a mixed use building which would allow any permitted use allowed in the NC – Neighborhood Commercial zone. Additionally, for the reconfiguration of the ancillary surface parking lot.  
“d” Variance: Use  
Decision: Approved with conditions

13. Case: Z15-063  
Applicant: Village Masters, LLC  
Address: 323 4th Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 1101 Lot: 9  
Zone: R-1, One and Two Family Housing District  
For: Minor site plan approval for the construction of a 4-story, 4 unit building with 2 rear yard parking spaces  
“d” Variance: Use, Height  
Decision: Approved with conditions

14. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th fl., Jersey City, NJ  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with a “d” variance #Z14-021 submitted by Juan Da Silva and Sara Da Silva Grow, Learn & Play Day Care (423 Palisade Ave.) B: 3902 Lot: 32  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances #Z15-011 submitted J.V.J Enterprises, LLC (414-416 First St.) B: 11007 Lot: 13  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment #Z12-025.1 submitted by Diamond Tech Group, LLC (512 Paterson Plank Rd.) B: 503 Lots: 21 & 23  
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance #Z15-053 submitted by Linda Bermudez Smith (271-273 Ocean Ave.) B: 27203 Lot: 11  
(5) Resolution of the Zoning Board of Adjustment Adopting the 2014 and 2015 Annual Zoning Reports

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON