Please take notice that the Board of Adjustment took the following actions at the February 18, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, Filak
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment

8. Case: Z15-049  Preliminary and Final Major Site Plan
   Applicant: John & Maryann, LLC
   Address: 52-56 Cambridge Avenue
   Attorney: Ronald H. Shaljian, Esq
   Block: 3802  Lot: 23
   Zone: R-1, One and Two Family Housing District
   For: Preliminary and Final major site plan approval to convert and expand an existing single story industrial building into a 5 story, with 32 units, and 20 onsite parking spaces.
   “c” Variance: Parking
   “d” Variance: Use, Height
   Decision: Approved with conditions

   Applicant: Peter Bowers
   Address: 217 Pavonia Avenue
   Attorney: Anne P. Ward, Esq
   Block: 10105  Lot: 4
   Zone: Hamilton Park Historic District
   For: Appeal of the Historic Preservation Commission, case H15-248, to deny applicant’s proposed materials for replacement windows, based on the board’s conclusion that the proposed materials were inappropriate and didn’t match the historic windows in terms of configurations, operations, materials and finish per 345-71.L.1.(a)
   Decision: Withdrawn by applicant

10. Case: Z15-024
    Applicant: 565 Bergen Ave JC, LLC
    Address: 565 Bergen Avenue
    Attorney: Charles J. Harrington, III, Esq
    Block: 17802  Lot: 13
    Zone: R-3, Multi-Family, Mid-Rise District
    For: Conversion of the existing non-conforming ground floor commercial space into 2 additional units in a 31 unit building.
    “d” Variance: Density
    Decision: Approved with conditions

11. Case: Z15-056
    Applicant: R&F Realty, LLC
    Address: 233-239 Beacon Avenue
    Attorney: Richard N. Campisano, Esq
    Block: 5502  Lot: 1
    Zone: R-1, One and Two Family Housing District
    For: To permit a ground floor apartment in a pre-existing non-conforming 16 unit building.
    “d” Variance: Expansion of a non-conforming use
    Decision: Approved with conditions

Cont. on other side →→
12. Case: Z15-061/62
   Minor Subdivision with Preliminary and Final Major Site Plan with “d” and “c” Variances
   Applicant: Jersey City University Lofts, LLC
   Address: 25, 107-111, 151 West Side Avenue
   Attorney: Donald M. Pepe, Esq
   Block: 26101 Lot: 2,3,4
   Zone: HC – Highway Commercial District
   For: A minor subdivision, along with a preliminary and final major site plan approval to allow for the partial demolition of an existing warehouse building and conversion of the remainder as a 2-story residential building consisting of 116 units with 118 parking spaces
   “d” Variance: Use
   Decision: Adjourned to March 17, 2016 (Council Chambers of City Hall, 280 Grove Street)

13. Case: Z15-064
    Minor Site Plan Approval
    Applicant: 280 Newark, LLC
    Address: 280 Newark Avenue
    Attorney: Eugene O’Connell, Esq
    Block: 11010 Lot: 1.01
    Zone: NC – Neighborhood Commercial District
    For: Construction of a 6 story, mixed use building with 5 units and ground floor commercial.
    “d” Variance: 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 “c” & “d” variances, #Z14-025 submitted by JC General Construction, LLC (30 Clinton Ave.)
        B: 18603 Lot: 34
    (2) Resolution of the Jersey City Zoning Board of Adjustment Approving a (d) 3 variance, #Z15-030 submitted by 61 Erie Street, LLC (61 Erie St.) B: 11105 Lot 18
    (3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with a “d” variance, #Z16-004 submitted by Brunswick Quarters, LLC (183-187 Brunswick Ave.)
        B: 9803 Lot: 6
    (4) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “c” & “d” variances, Z15-063 submitted by Village Masters, LLC (323 Fourth St.) B: 11101 Lot: 9

Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON