Please take notice that the Board of Adjustment took the following actions at the March 3, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon, Filak
4. Swear in Staff
5. Correspondence
6. Old Business:
   a. Case: Z09-008.1 Site Plan Amendment
      Applicant: Waseem Enterprises, LLC
      Address: 3080 Kennedy Boulevard
      Attorney: Jason R. Tuvel, Esq
      Block: 6401 Lot: 8
      Zone: R-4, Multi-Family High-Rise Housing District
      For: The reconfiguration of the existing parking, relocate the existing canopy and alter the canopy signage, and relocate the pre-existing free standing sign
      Decision: Approved with conditions

7. Requests for Adjournment
   a. Case: Z04-009
      Applicant: City Of Jersey City
      Address: 311 Washington Street
      Attorney: Corporation Counsel
      Block: 106 Lot: A.1
      Zone: R-4, Multi-Family High-Rise Housing District
      For: Relief from condition of approval to convert 7 affordable rental artist work/live units to fair market rate units
      “d” Variance: Relief from condition of approval
      Decision: Carried to April 7, 2016 regular meeting

8. 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: Approved with conditions

9. 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: Approved with conditions

10. Case: Z15-054
    Applicant: Eva Johannesdottir
    Address: 38 Congress Street
    Attorney: Thomas J. Brady, Esq
    Block: 1704 Lot: 21
    Zone: R-1, One and Two Family Housing District
    For: Construct a café with 20 seats in the rear yard
    “d” Variance: Relief from condition for a café, a conditional use, to provide rear yard seating
    Decision: Approved with conditions

Cont. on other side ➔
11. Case: Z15-065
   Applicant: Dennis M Devino
   Address: 67 Sussex Street
   Attorney: George L. Garcia, Esq
   Block: 14402  Lot: 9
   Zone: Van Vorst Historic District
   For: Construct a rear yard deck
   “c” Variance: Minimum rear yard setback
   Decision: Carried to March 17, 2016 regular meeting

12. Case: Z16-005
    Preliminary and Final Major Site Plan
    Applicant: Rafa Realty, LLC
    Address: 34-40 Division Street and 387-389 8th Street
    Attorney: Charles J. Harrington, III, Esq
    Block: 9802  Lots: 2, 35, 36
    Zone: NC – Neighborhood Commercial District
          R-1, One and Two Family Housing District
    For: Preliminary and Final major site plan approval for the construction of a 6-story building with 59 residential units and 60 onsite parking spaces, some of which will be provided by using hydrologic stackers
    “c” Variances: Minimum drive aisle width, Stacked parking, Rear yard setback
    “d” Variances: Use, Height
    Decision: Carried to March 17, 2016 regular meeting

13. Case: Z16-006
    Preliminary and Final Major Site Plan
    Applicant: Ma Ambey Fifth, LLC
    Address: 375 5th Street
    Attorney: Donald M. Pepe, Esq
    Block: 9901  Lot: 5
    Zone: R-1, One and Two Family Housing District
    For: Construction of a 5-story, 12 unit building with no onsite parking
    “c” Variances: Minimum Lot Depth
    “d” Variances: Use, Height
    Decision: Carried to April 7, 2016 regular meeting

14. Case: Z15-060
    Applicant: Onan Properties, LLC
    Address: 171 Jewett Avenue
    Attorney: Harold P. Cook, III, Esq
    Block: 16602  Lot: 4
    Zone: H – West Bergen/East Lincoln Park Historic District
    For: Renovation and Expansion of an existing 2 family, 3 story building with a 3 story, 7.4’ long rear yard addition
    “c” Variances: Lot area, Lot depth, Side Yard Setback, Rear Yard setback
    Decision: Carried to April 7, 2016 regular meeting

15. 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” and “d” variances #Z15-049 submitted by John & Maryann, LLC (52-58 Cambridge Ave.) B: 3802 Lot: 23
    (2) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance #Z15-056 submitted by R & F Realty, LLC (233 Beacon St.) B: 5502 Lot: 1
    (3)Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “c’ & “d” variances #Z15-024 submitted by 565 Bergen Ave, JC, LLC (565 Bergen Ave.) B: 17802 Lot: 13

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON