Please take notice that the Board of Adjustment took the following actions at the March 17, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – McCormack, Shedeed, McMahon, Youseff, Thakur
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment

a. Case: Z16-007 Preliminary and Final Major Site Plan with “d” and “c” Variances
   Applicant: NJ Dragon Property LLC
   Address: 155 Morgan Street
   Attorney: Eugene T. Paolino, Esq
   Block: 13002 Lot: 5
   Zone: R-3 – Multi-Family Mid-Rise Housing District
   For: 2 story addition to an existing 2-story building used entirely for office space
   “d” Variance: Expansion of a non-conforming use
   Adjourned to the April 21, 2016 meeting

b. Case: Z15-042
   Applicant: Tashawna Steward
   Address: 204 Claremont Avenue
   Attorney: Pro Se
   Block: 22503 Lot: 73
   Zone: R-1 – One and Two Family Housing District
   For: The conversion of a 2-family to a 3-family
   “d” Variance: Use
   Adjourned to the April 21, 2016 meeting

8. Case: Z15-021 Preliminary and Final Major Site Plan with “d” and “c” Variances
   Applicant: 3224-3228 Kennedy Blvd. JC, LLC
   Address: 3224-3230 Kennedy Boulevard
   Attorney: Charles J. Harrington, III, Esq
   Block: 4701 Lot: 36-39
   Zone: R-1 – One and Two Family Housing District
   For: Construction of a 4-story 42-unit building with 38 onsite parking spaces to be located in the basement.
   “c” Variance: Number of Parking Spaces
   “d” Variance: Use, Height
   Decision: Carried to the April 7, 2016 meeting

9. 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 April 21, 2016 meeting

10. Case: Z15-067 Preliminary and Final Major Site Plan with “d” and “c” Variances
    Applicant: Oakland Waverly, LLC
    Address: 83 Waverly St/163 Oakland Ave
    Attorney: James J. Burke, Esq
    Block: 4901 Lot: 22, 25, 27
    Zone: R-1 – One and Two Family Housing District
    For: Construction of a 7 unit building with 7 onsite parking spaces on an L-shaped lot that fronts on both Oakland Avenue and Waverly Street. 5 stories is proposed along the Oakland Avenue frontage and 4 stories is proposed along the Waverly Street frontage.
    “d” Variance: Use, Height
    Decision: Adjourned to April 21, 2016 meeting

Cont. on other side →→
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: A 3-story high and 14' 5" long front yard extension to an existing 4-unit building  
“c” Variance: Front yard setback, Rear yard setback, Building Coverage, Lot Coverage  
“d” Variance: Expansion of a non-conforming use  
Decision: Approved with conditions

12. 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: Approved with conditions

13. 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: 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 “d” variances #Z15-054 submitted by Eva Johannesdottir (38 Congress St.) B: 1704 Lot: 21 Lots: 21 & 23  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with a “d” variance #Z15-064 submitted by 280 Newark. LLC (280 Newark Ave.) B: 11010 Lot: 1.01

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON