Please take notice that the Board of Adjustment took the following actions at the April 7, 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:
7. Requests for Adjournment
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: Approved with conditions
9. 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“ Variance: Minimum Lot Depth
   “d“ Variance: Use, Height
   Decision: Approved with conditions
10. 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: Adjourned to the April 21, 2016 regular meeting
11. 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“ Variance: Lot area, Lot depth, Side Yard Setback, Rear Yard setback
    “d“ Variance: Height
    Decision: Approved with conditions
12. Case: Z15-051
    Applicant: Nitin Kumar
    Address: 98 Colgate Street
    Attorney: Eugene P. O’Connell, Esq
    Block: 11009 Lot: 27
    Zone: R-1, One and Two Family Housing District
    For: Construction of a new Single Family House on an Undersized Lot
    “c“ Variance: Minimum Lot Area, Minimum Lot width, Minimum Lot Depth, Minimum Rear Yard Setback, Maximum Building Coverage, and Maximum Lot Coverage
    “d“ Variance: Height
    Decision: Adjourned to the April 21, 2016 regular meeting

Cont. on other side →→
13.  Case: Z15-066  Minor Site Plan
Applicant: Coles 58, LLC
Address: 58 Coles Street
Attorney: Charles J. Harrington, III, Esq
Block: 11104 Lot: 3
Zone: H- Harsimus Cove Historic District
For: Construction of a 4-story, 6 unit building
“d” Variances: Use, Density, Height
Decision: Approved with conditions

14.  Case: Z15-034  Preliminary and Final Major Site Plan with “d” and “c” Variances
Applicant: Arlington Ave Group, LLC
Address: 217 Randolph Avenue and 286-294 Arlington Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 19801 Lot: 13 and 14
Zone: R-1, One and Two Family Housing District
For: Construction of a 6 story building with 43 units and 29 onsite parking spaces
“d” Variances: Use, Height
Decision: Adjourned to the May 5, 2016 regular meeting

15.  Case: Z15-036  Preliminary and Final Major Site Plan with “d” and “c” Variances
Applicant: Pronti Construction, Inc
Address: 201-205 Randolph Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 21403 Lot: 2 and 3
Zone: R-1, One and Two Family Housing District
For: Construction of a 4-story building with 15 units and 7 onsite parking spaces
“d” Variances: Use, Height
Decision: Adjourned to the May 5, 2016 regular meeting

16.  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 minor subdivision with “c’ variances #Z15-035 submitted by Frank Peraza (9, 15, 17 Gautier Ave. and 178 Kensington Ave.) B: 16230 Lots: 1,2,3,8 & 9.01
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving preliminary and final major site plan with “c” & “d” variances #Z15-019 submitted by Frank Peraza (9, 15, 17 Gautier Ave. and 178 Kensington Ave.) B: 16230 Lots: 1,2,3,8 & 9.01
(3) Resolution of the Jersey City Zoning Board of Adjustment denying preliminary and final major site plan with “c” & “d” variances #Z15-031 submitted by Ma Ambey Fifth, LLC (375 Fifth St.) B: 9901 Lot: 5
(4) Resolution of the Jersey City Zoning Board of Adjustment approving “c” & “d” variances #Z15-038 submitted by Marc and Kelly Isikoff (355 Fifth St) B: 9904 Lot: 12
(5) Resolution of the Jersey City approving “c” variance #Z15-065 submitted by Dennis M. Devino (67 Sussex St.) B: 14402 Lot: 9
(6) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with “c” & “d” variance #Z16-005 submitted by Rafa Realty, LLC (387-389 8th St. and 34-40 Division St.) B: 9802 Lots: 2,35 & 36 Lot: 1.01

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON