Please take notice that the Board of Adjustment took the following actions at the April 21, 2016 regular meeting:

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

8. 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 to allow for contribution to the affordable housing trust fund, instead of onsite affordable units.
   “d” Variance: Relief from condition of approval
   Decision: Adjourned to the May 5, 2016 meeting

9. 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 Two 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: Carried to the May 5, 2016 meeting

10. 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
    Decision: Carried to the May 19, 2016 meeting

11. Case: Z15-061/62
    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: Approved with staff conditions

12. Case: Z15-067
    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 Oakcland Avenue frontage and 4 stories is proposed along the Waverly Street frontage.
    “d” Variance: Use, Height
    Decision: Denied

Cont. on other side ➔
13. Case: Z16-007
   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
   Decision: Approved with staff conditions

14. Case: Z16-014
   Applicant: 75 Jordan Avenue, LLC
   Address: 75-81 Jordan Avenue
   Attorney: Eugene T. Paolino, Esq
   Block: 12202
   Lot: 34
   Zone: R-1 – One and Two Family Housing District
   For: Construction of a 6 story residential building with 35 units and 15 parking spaces
   “d” Variances: Use, Height
   “c” Variances: Minimum parking space dimensions, Parking aisle width
   Decision: Adjourned to the May 5, 2016 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 Minor Site Plan with “d” variance #Z15-066 submitted by Coles 58, LLC (58 Coles St.) B: 11104 Lots: 3
   (2) Resolution of the Jersey City Zoning Board of Adjustment Approving preliminary and final major site plan with “c” & “d” variances #Z15-021 submitted by 3224-3228 Kennedy Blvd JC, LLC (3224-3230 Kennedy Blvd) B: 4701 Lots: 36,37,38,39
   (3) Resolution of the Jersey City Zoning Board of Adjustment approving “c” variances #Z15-060 submitted by Onan Properties, LLC (171 Jewett Ave.) B: 16602 Lot: 4
   (4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with “c” & “d” variance #Z16-006 submitted by Ma Ambey Fifth, LLC (375 5th St.) B: 9901 Lot: 5

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON