Please take notice that the Board of Adjustment took the following actions at the May 5, 2016 regular meeting:

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

a. 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
   “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 May 19, 2016

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 May 19, 2016

9. 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” Variance: Use, Height
   “c” Variance: Minimum parking space dimensions, Parking aisle width
   Decision: Approved with conditions

10. Case: Z15-034
    Applicant: Arlington Ave Group, LLC
    Address: 217 Randolph Avenue/286-294 Arlington Avenue
    Attorney: Charles J. Harrington, III, Esq
    Block: 19801 Lot: 13 & 14
    Zone: R-1, One and Two Family Housing District
    For: Construction of 6-story building with 43 units and 29 onsite parking spaces
    “d” Variance: Use, Height
    Decision: Adjourned to June 2, 2016

11. Case: Z15-036
    Applicant: Pronti Construction, Inc
    Address: 201-205 Randolph Avenue
    Attorney: Charles J. Harrington, III, Esq
    Block: 21403 Lot: 2 & 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” Variance: Use, Height
    Decision: Adjourned to June 2, 2016

Cont. on other side ➔➔
12. Case: Z15-052
   Applicant: LN Signature Realty LLC
   Address: 144 Bergen Avenue
   Attorney: Rita Mary McKenna, Esq
   Block: 23402 Lot: 2
   Zone: R-3, Multi-Family Mid-Rise District
   For: Construction of a 5-story, 24 unit building with 19 onsite parking spaces.
   “d” Variances: Density
   “c” Variances: Parking aisle width
   Decision: Approved with conditions

13. Case: Z15-058
   Applicant: 327 Danforth, LLC
   Address: 327 Danforth Avenue
   Attorney: Rita Mary McKenna, Esq
   Block: 26801 Lot: 28
   Zone: R-1, One and Two Family Housing District
   For: Expansion of a 5-unit building to a 6-unit building. Additionally, conversion of the separate rear yard garage into a 1-bedroom unit, for a total of 7-units on the lot.
   “d” Variances: Expansion of a non-conforming use
   “c” Variances: 2 principle uses on one lot
   Decision: Adjourned to May 19, 2016

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 Site Plan Amendment #Z09-008.1 submitted by Waseem Enterprises, LLC (3080 Kennedy Blvd.) B: 6401 Lot: 8

   Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON