Please be advised the following items were heard and decided at the Regular Meeting of the Jersey City Board of Adjustment, on Thursday, May 19, 2016 at 6:30 p.m, in the Council Chambers of City Hall, 280 Grove Street, Jersey City, NJ

1. Call to Order
2. Sunshine Announcement
3. Roll Call  
   Loughlin, Jacobs, Donnelly, Shedeed, McMahon, Youseff, Friedman, Thakur
4. Swear in Staff
5. Old Business:
   Case: Z05-010  
   Applicant: Grant 170, LLC  
   Attorney: Charles J. Harrington, III, Esq  
   Address: 170-172 Grant Avenue  
   Block: 1779  
   Lots: 10.B1, A.2  
   Zone: R-3 Multi-Family Mid Rise District/R-1 One & Two Family Housing District  
   For: 1 year extension of Final Major Site Plan and Variance approvals to June 23, 2017 (original approval memorialized June 23, 2005) to construct construction of a 5-story building with 20 dwelling units and on-site accessory parking for 19 cars.  
   Decision: Granted

7. Requests for Adjournment
   a. 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: Carried to the June 2, 2016 meeting
   b. Case: Z16-015  
      Applicant: 87 Bright Street JC LLC  
      Address: 87 Bright Street  
      Attorney: Charles J. Harrington, III, Esq  
      Block: 13905  
      Lot: 12  
      Zone: Van Vorst Historic District  
      For: Construct a 4-story building with 2-units and 2 onsite parking spaces  
      “d” Variances: Height  
      “c” Variances: Curb cut, Parking Prohibited on lots with less than 10 units  
      Decision: Carried to the June 16, 2016 meeting

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: Approved 7-0

9. Case: Z16-013  
   Applicant: Ankur Pahwa  
   Address: 286 Griffith Street  
   Attorney: Charles J. Harrington, III, Esq  
   Block: 3704  
   Lot: 28  
   Zone: R-1, One and Two Family Housing District  
   For: Construction of a new 2-family home  
   “c” Variances: Side Yard Setback  
   Decision: Approved 7-0

Cont. on other side ➔
10. 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: Approved with Conditions 7-0

11. Case: Z16-012
    Applicant: Bullseye Brunswick, LLC
    Address: 156-158 Brunswick St/364.5 4th St
    Attorney: Charles J. Harrington, III, Esq
    Block: 9903 Lot: 1&6
    Zone: NC, Neighborhood Commercial District
    For: Construction of a 6 story building with 16 residential units and 8 onsite parking spaces
    “d” Variances: Height
    “c” Variances: Minimum rear yard setback
    Decision: Carried to the July 21, 2016 meeting

12. Case: Z16-011
    Applicant: Bullseye Brunswick, LLC
    Address: 160-166 Brunswick St
    Attorney: Charles J. Harrington, III, Esq
    Block: 9904 Lot: 1-4
    Zone: R-1, One and Two Family Housing District
    For: Construction of a 5 story building with 16 residential units and 9 onsite parking spaces
    “d” Variances: Use, Height
    Decision: Denied 4-3

Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON