Please take notice that the Board of Adjustment took the following actions at the June 2, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, Friedman
4. Swear in Staff
5. Correspondence
6. Old Business:
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 June 16, 2016; Preservation of notices

b. Case: Z15-034 Preliminary and Final Major Site Plan with “d” and “c” Variances
   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” Variances: Use, Height
   Decision: Carried to June 16, 2016; Preservation of notices

c. 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” Variances: Use, Height
   Decision: Carried to June 16, 2016; Preservation of notices

Cont. on other side →→
d. Case: Z16-009
Applicant: Cresencias Legacy, LLC
Address: 107 Laidlaw Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 5705 Lot: 9
Zone: R-1, One and Two Family Housing District
For: Expansion of a non-conforming 3 unit building to construct a 4 floor for a total building height of 35 ft, and creating a 4 story, 24 ft long rear addition
“d” Variances: Expansion of a non-conforming use
“c” Variance: Number of Stories
Decision: Carried to June 16, 2016; Preservation of notices

e. Case: Z16-021
Applicant: Kokes-Brownstone Fund I LLC
Address: 385 8th Street
Attorney: Donald M. Pepe, Esq
Block: 9802 Lot: 3
Zone: R-1, One and Two Family Housing District
For: Construction of a 3-story, 58’ high building with 5 units with no onsite parking
“d” Variances: Use, Height
Decision: Carried to June 16, 2016; Preservation of notices

15. Memorized 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’ & ‘d’ variances #Z15-061 and Z15-062 submitted by Jersey City University Lofts, LLC (25,107-111,151 West Side Ave.) B: 26101 Lots: 2, 3, 4
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving preliminary and final major site plan with “c” & “d” variances #Z16-014 submitted by 75 Jordan Avenue, LLC (75-81 Jordan Ave.) B: 12202 Lot: 34
(3) Resolution of the Jersey City Zoning Board of Adjustment approving “c” & ‘d’ variances #Z15-052 submitted by LN Signature Realty, LLC (144 Bergen Ave.) B: 23402 Lot: 2
(4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with “c” & “d” variance #Z16-007 submitted by NJ Dragon Property, LLC (155 Morgan St.) B: 13002 Lot: 5
(5) Resolution of the Jersey City Zoning Board of Adjustment approving a one year extension #Z05-010 submitted by Grant 170, LLC (170-172 Grant Ave.) B: 22402 (f/k/a 1779) Lot: 19 (f/k/a 10.B1 & A.2)

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON