Please take notice that the Board of Adjustment took the following actions at the June 16, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Loughlin, Jacobs, Polanco-Rodriguez, Friedman, McMahon
4. Swear in Staff
5. Correspondence
6. Old Business:
   
a. Case: Z14-002.1  Site Plan Amendment with “c” Variance
      Applicant: Ratan Jersey City, LLC
      Address: 707 Tonnele Avenue
      Attorney: Robert Verdibello, Esq
      Block: 1101  Lot: 10
      Zone: HC – Highway Commercial District
      For: Site Plan Amendment for the 4/17/14 Zoning Board approval of the construction of a 7-story hotel with 75 onsite parking spaces. Amendment is required in response to a Department of Transportation (DOT) review requesting a change to the driveway location that will reduce the number of onsite parking spaces to 73.
      “c” Variance: Parking
      Decision: Carried to the July 7, 2016 meeting for public hearing

   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 a 6-story building with 43 units and 29 onsite parking spaces
      “d” Variances: Use, Height
      “c” Variances: 2 principle uses on one lot
      Decision: Carried to the July 7, 2016 meeting

   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
      “c” Variances: Number of Stories
      Decision: Carried to the July 7, 2016 meeting

   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 with an expansion of a non-conforming use
      “d” Variances: Expansion of a non-conforming use
      “c” Variances: Number of Stories
      Decision: Carried to the July 7, 2016 meeting

8. 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 the July 21, 2016 meeting
9. 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: Adjourned to the July 21, 2016 meeting

10. Case: Z16-027
Applicant: Oakland Waverly, LLC
Address: 83 Waverly Street & 163 Oakland Avenue
Attorney: James J. Burke, Esq
Block: 4901 Lot: 25 & 27
Zone: R-1, One and Two Family Housing District
For: Construction of a 4 story, 8 unit building with 9 below grade onsite parking spaces
“d” Variances: Use, Height
Decision: Adjourned to the July 21, 2016 meeting

11. 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 ‘c’ and ‘d’ variances #Z15-051 submitted by Nitin Kumar (98 Colgate St.) B: 11009 Lot: 27
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variance #Z16-013 submitted by Ankur Pahwa (286 Griffith St.) B: 3704 Lot: 28
(3) Resolution of the Jersey City Zoning Board of Adjustment approving relief from condition of approval Z04-009 submitted by City of Jersey City (311 Washington Ave.) B: 11612 (fka 106) Lot: 2 (fka A.1)

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON