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

1. Call to Order
2. Sunshine Announcement
3. Roll Call: Jacobs, Donnelly, McCormack, Polanco-Rodriguez, Friedman, Rothman, McMahon, Thakur
4. Swear in Staff
5. Old Business:
   a. Case: Z14-016.001 Administrative Amendment
      Applicant: 17-19 Division Street, LLC
      Address: 17-19 Division Street
      Attorney: Cindy N. Vogelman, Esq.
      Block: 9806 Lot: 6 and 7
      Zone: NC Neighborhood Commercial District
      For: Administrative Amendment to revise the front façade.
      Original approval, granted to 6/19/14 was to construct a 5-story, 18 unit residential building with ground floor commercial space and no parking, with a “d” variance for height. Administrative amendment granted 5/21/15 to reconfigure the first floor to allow for a larger commercial unit at grade, accommodate 4 additional bike parking spaces, and revise the front and rear façade.
      Decision: Approved

6. New Business:
   7. 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: Denied

8. Case: Z15-034 Preliminary and Final Major Site Plan
      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: Approved with conditions

9. Case: Z15-036 Preliminary and Final Major Site Plan
      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: Approved with conditions

10. Case: Z16-012 Preliminary and Final Major Site Plan
      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: Approved with conditions

Cont. on other side
11. 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 August 4, 2016 meeting; Preservation of notices

12. 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 August 4, 2016 meeting; Preservation of notices

13. 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 Preliminary and Final Major Site Plan with ‘c’ & ‘d’ variances #Z16-029 submitted by Bullseye Brunswick, LLC (160-166 Brunswick St.) B: 9904  
   Lots: 1, 2, 3, & 4  
   (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Site Plan Amendment with ‘c’ variances #Z14-002.1 submitted by Ratan Jersey City Urban Renewal, LLC (707 Tonnele Ave.) B: 1101 Lot: 10  
   (fka B: 982 L:17-32)  
   (3) Resolution of the Jersey City Zoning Board of Adjustment Approving ‘c’ variances #Z16-020 submitted by Hasan Riaz (177 Laidlaw Ave.) B: 5602 Lot: 2  
   (4) Resolution of the Jersey City Zoning Board of Adjustment for limited remand of denial of a major site plan application with ‘c’ &‘d’ variance #Z14-013 submitted by Klein Outdoor Advertising, LLC (9 Route 440)  
   B: 30305 Lot: 1

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON