Please take notice that the Board of Adjustment took the following actions at the November 17, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Guzman, Shedeed, Polanco-Rodriguez, Rothman, Jacobs
4. Swear in Staff
5. Old Business

6. Case: Z16-035
   Applicant: Rohit and Jita Shah
   Address: 402 Central Avenue
   Attorney: Hugh A. McGuire, III, Esq
   Block: 2201 Lot: 13
   Zone: NC – Neighborhood Commercial
   R-1 – One and Two Family Housing District
   For: Expansion of an 2 story building with ground floor commercial and 1 unit into a 4-story building with ground floor commercial and 14 units
   “d” Variances: Expansion of a non-conforming use
   Decision: Approved w/ conditions

7. Case: Z16-048
   Applicant: Rohit and Jita Shah
   Address: 114 Lincoln Street
   Attorney: Hugh A. McGuire, III, Esq
   Block: 2605 Lot: 40
   Zone: R-1 – One and Two Family Housing District
   For: Renovation and Expansion of an existing 2 story industrial building into a 4-story building with 8 parking spaces on the ground floor, adult daycare on the 2nd floor, and 8 units on the top 2 floors
   “c” Variances: Signage
   “d” Variances: Use, Height
   Decision: Approved w/ conditions

8. Case: Z16-051
   Applicant: Amiraj Lalli
   Address: 735 Garfield Avenue
   Attorney: Rita Mary McKenna, Esq
   Block: 23703 Lot: 15
   Zone: R-1 – One and Two Family Housing District
   For: Construction of a 2-family house on an undersized lot
   “c” Variances: Rear Yard Setback, Minimum Parking Required, Minimum Ground Floor Garage Dimensions, Minimum Percentage of Ground floor garage
   Decision: Approved w/ conditions

9. 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’ variances #Z16-041 submitted by Sheridan and Sylvie Bell (310 Varick St.) B: 12807 Lot: 4

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON