Please take notice that the Board of Adjustment took the following actions at the November 3, 2016 regular meeting:

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

6. Case: Z15-057
   Applicant: Chintan R. Sheth
   Address: 64 Beach Street
   Attorney: Charles J. Harrington, III, Esq
   Block: 4301 Lot: 32
   Zone: R-1, One and Two Family Housing District
   For: Construction of a 4-story, 5-unit building with 5 onsite parking spaces
   “c” Variances: Minimum drive aisle width
   “d” Variances: Use, Height
   Decision: Carried to December 1, 2016 meeting

7. Case: Z16-049
   Applicant: 309 Fifth St, LLC
   Address: 309 Fifth Street
   Attorney: Pro Se
   Block: 11208 Lot: 19
   Zone: R-1, One and Two Family Housing District
   For: Renovation and Expansion of a 2-family, 2-story into a 4-story single family house
   “c” Variances: Height (number of stories)
   Decision: Approved w/ conditions

8. Case: Z16-041
   Applicant: Sheridan and Sylvie Bell
   Address: 301 Varick Street
   Attorney: Pro Se
   Block: 12807 Lot: 4
   Zone: H – Van Vorst Historic District
   For: Construction of a rear yard deck
   “c” Variances: Rear yard setback
   Decision: Approved w/ conditions

9. Case: Z16-039
   Applicant: RER, LLC
   Address: 66 Hutton Street and 49 Hancock Street
   Attorney: William J. Rush, Esq
   Block: 3802 Lot: 15.01
   Zone: R-1, One and Two Family Housing District
   For: Expansion and renovation of an existing combination of single and three story buildings into one, three story building. Tax records state there are 3 residential units and 1 commercial unit; however the building has been used as a 6-unit multi-family building. This application is to legalize the existing 6 units and add an additional unit for a total of 7 units. The final construction is for a 3 story, 7-unit building.
   “d” Variances: Expansion of a non-conforming use
   “c” Variances: Rear yard setback, Side yard setback
   Decision: Approved w/ conditions

Cont. on other side →→
10. Case: Z16-001  Preliminary and Final Major Site Plan Approval
Applicant: Onkar Singh and Inderjit Singh
Address: 65-67 Storms Avenue
Attorney: Robert P. Weinberg, Esq
Block: 15203  Lot: 10
Zone: R-1, One and Two Family Housing District
For: Construction of a 4 story, 9 unit building with 9 onsite parking spaces
“d” Variances: Use, Height
“c” Variances: Maximum building coverage, Maximum curb cut width, Maximum garage door width
Decision: Approved w/ conditions

11. Case: Z16-045  Preliminary and Final Major Site Plan Approval
Applicant: 165-169 St Pauls Ave LLC
Address: 165-169 St Pauls Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 6603  Lot: 2 and 3
Zone: R-1, One and Two Family Housing District
For: Construction of a 4 story, 21 unit building with 12 onsite parking spaces
“d” Variances: Use, Height
“c” Variances: Minimum lot depth, Side yard setback, Maximum building coverage, Maximum lot coverage, Parking
Decision: Carried to December 1, 2016 meeting

12. 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 & final major site plan w/ “d” variance #Z16-008 submitted by Myneni and Sons, LLC (678-682-684 Grand St., 686-690 Grand St., 17-21 Westervelt Pl., & 4 Ivy Pl.) B: 17204 Lots: 12, 13,14,15,16,17,18,19
(2) Resolution of the Jersey City Zoning Board of Adjustment approving administrative amendment #Z15-013.001 (corrected case number- listed on 10-20-16 agenda as Z16-013.001) submitted by 500 Palisade, LLC (500-506 Palisade Ave.) B: 2401 Lot: 1 & 2
(3) Resolution of the Jersey City Zoning Board of Adjustment approving “d” variances #Z16-033 submitted by Emad E. Masoud (181-183 Broadway) B: 9104 Lot: 3

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the March 3, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon, Filak
4. Swear in Staff
5. Correspondence
6. Old Business:
   a. Case: Z09-008.1 Site Plan Amendment
      Applicant: Waseem Enterprises, LLC
      Address: 3080 Kennedy Boulevard
      Attorney: Jason R. Tuvel, Esq
      Block: 6401 Lot: 8
      Zone: R-4, Multi-Family High-Rise Housing District
      For: The reconfiguration of the existing parking, relocate the existing canopy and alter the canopy signage, and relocate the pre-existing free standing sign
      Decision: Approved with conditions

7. Requests for Adjournment
   a. 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 of approval to convert 7 affordable rental artist work/live units to fair market rate units
      "d" Variance: Relief from condition of approval
      Decision: Carried to April 7, 2016 regular meeting

8. Case: Z15-035 Minor Subdivision
   Applicant: Frank Peraza
   Address: 9-17 Gautier Avenue and 178 Kensington Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 16203 Lot: 1, 2, 3 and 9.01
   Zone: R-1, One and Two Family Housing District
   For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02
   Decision: Approved with conditions

9. Case: Z15-019 Preliminary and Final Major Site Plan
   Applicant: Frank Peraza
   Address: 9-17 Gautier Avenue and 178 Kensington Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 16203 Lot: 9.01 and 9.02
   Zone: R-1, One and Two Family Housing District
   For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:
   Phase I - Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot
   Phase II - Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces
   "c" Variances: Parking aisle width, Minimum parking space dimensions
   "d" Variances: Use, Height
   Decision: Approved with conditions

10. Case: Z15-054
    Applicant: Eva Johannesdottir
    Address: 38 Congress Street
    Attorney: Thomas J. Brady, Esq
    Block: 1704 Lot: 21
    Zone: R-1, One and Two Family Housing District
    For: Construct a café with 20 seats in the rear yard
    "d" Variance: Relief from condition for a café, a conditional use, to provide rear yard seating
    Decision: Approved with conditions

Cont. on other side
11. Case: Z15-065  
Applicant: Dennis M Devino  
Address: 67 Sussex Street  
Attorney: George L. Garcia, Esq  
Block: 14402  
Lot: 9  
Zone: Van Vorst Historic District  
For: Construct a rear yard deck  
“c” Variance: Minimum rear yard setback  
Decision: Carried to March 17, 2016 regular meeting

12. Case: Z16-005 Preliminary and Final Major Site Plan  
Applicant: Rafa Realty, LLC  
Address: 34-40 Division Street and 387-389 8th Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 9802  
Lots: 2, 35, 36  
Zone: NC – Neighborhood Commercial District  
R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval for the construction of a 6-story building with 59 residential units and 60 onsite parking spaces, some of which will be provided by using hydrologic stackers  
“c” Variances: Minimum drive aisle width, Stacked parking, Rear yard setback  
“d” Variances: Use, Height  
Decision: Carried to March 17, 2016 regular meeting

13. Case: Z16-006 Preliminary and Final Major Site Plan  
Applicant: Ma Ambey Fifth, LLC  
Address: 375 5th Street  
Attorney: Donald M. Pepe, Esq  
Block: 9901  
Lot: 5  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 5-story, 12 unit building with no onsite parking  
“c” Variances: Minimum Lot Depth  
“d” Variances: Use, Height  
Decision: Carried to April 7, 2016 regular meeting

14. Case: Z15-060  
Applicant: Onan Properties, LLC  
Address: 171 Jewett Avenue  
Attorney: Harold P. Cook, III, Esq  
Block: 16602  
Lot: 4  
Zone: H – West Bergen/East Lincoln Park Historic District  
For: Renovation and Expansion of an existing 2 family, 3 story building with a 3 story, 7.4’ long rear yard addition  
“c” Variances: Lot area, Lot depth, Side Yard Setback, Rear Yard setback  
Decision: Carried to April 7, 2016 regular meeting

15. 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 a Preliminary and Final Major Site Plan with “c” and “d” variances #Z15-049 submitted by John & Maryann, LLC (52-58 Cambridge Ave.) B: 3802 Lot: 23  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance #Z15-056 submitted by R & F Realty, LLC (233 Beacon St.) B: 5502 Lot: 1  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “c” & “d” variances #Z15-024 submitted by 565 Bergen Ave, JC, LLC (565 Bergen Ave.) B: 17802 Lot: 13

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the January 7, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call: Loughlin, McCormack, Shedeed, Polanco-Rodriguez, Musktaq, MaMahon, Youseff
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment:

a) Case: Z15-043
   Applicant: Eerlijk Consultants, LLC
   Address: 506-508 Central Avenue
   Attorney: Jennifer Mazawey, Esq.
   Block: 1601 Lot: 7
   Zone: NC – Neighborhood Commercial District
   R-1 – One and Two Family Housing District
   For: Preliminary and Final major site plan approval to rehabilitate and expand an existing
   single story grocery store to a 5 story, mixed use building
   “c” Variance: Parking
   “d” Variance: Use, Height
   Decision: Carried to the January 21, 2016 regular meeting

8. Case: Z15-049
   Applicant: John & Maryann, LLC
   Address: 52-58 Cambridge Avenue
   Attorney: Ronald H. Shaljian, Esq
   Block: 3802 Lot: 23
   Zone: R-1, One and Two Family Housing District
   For: Preliminary and Final major site plan approval to convert and expand an existing single story
   industrial building into a 5 story, with 32 units, and 20 onsite parking spaces.
   “c” Variance: Parking
   “d” Variance: Use, Height
   Decision: Carried to the February 4, 2016 regular meeting

   Applicant: J.V.J. Enterprises, LLC
   Address: 414-416 First Street
   Attorney: James J. Burke, Esq
   Block: 11007 Lot: 13
   Zone: R-1, One and Two Family Housing District
   For: Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite
   parking spaces
   “c” Variance: Minimum lot depth, Parking space dimensions, Tandem Parking spaces
   “d” Variance: Use, Height
   Decision: Approved with conditions

10. Case: Z15-025
    Applicant: JC General Construction, LLC
    Address: 30 Clinton Avenue
    Attorney: Jennifer Carrillo-Perez, Esq
    Block: 18603 Lot: 34
    Zone: R-1, One and Two Family Housing District
    For: Preliminary and Final major site plan approval to convert and rehab a vacant community building
    into 17 units.
    “c” Variance: Parking
    “d” Variance: Use
    Decision: Approved with conditions

Cont. on other side →→
11. 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 Single 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: Adjourned to the February 18, 2016 regular meeting; Re-notice required

12. Case: Z15-030
   Applicant: 61 Erie Street Associates, LLC
   Address: 61 Erie Street
   Attorney: Rita Mary McKenna, Esq
   Block: 11105 Lot: 18
   Zone: H – Harsimus Cove Historic District
   For: Conversion of a retail space into a Category 2 restaurant or in the alternative Relief from a conditional variance for a Category 2, Restaurant to exceed maximum seating
   “d” Variance: Use, Conditional Use
   Decision: (d) 3 Approved: relief from condition “d” of cafe, Category 2 Restaurant

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 Zoning Board of Adjustment Approving a Minor Site Plan with “c” & “d” variances #Z15-048 submitted by Gotham West Development, LLC (359-359.5 Fifth St.) B: 9904 Lots: 8 & 9

   Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the January 21, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - McCormack, Donnelly, Shedeed, McMahon, Filak, Thakur
4. Swear in Staff
5. Correspondence
7. Requests for Adjournment:
   a. Case: Z15-061/62
      Applicant: Jersey City University Lofts, LLC
      Address: 25, 107-111, 151 West Side Avenue
      Attorney: Donald M. Pepe, Esq
      Block: 26101 Lot: 2,3,4
      Zone: HC – Highway Commercial District
      For: A minor subdivision, along with a preliminary and final major site plan approval to allow for the partial demolition of an existing warehouse building and conversion of the remainder as a 2-story residential building consisting of 116 units with 118 parking spaces
      "d" Variance: Use
      Adjourned to February 18, 2016 meeting

8. Case: Z15-055 “a” Appeal
   Applicant: Peter Bowers
   Address: 217 Pavonia Avenue
   Attorney: Anne P. Ward, Esq
   Block: 10105 Lot: 4
   Zone: Hamilton Park Historic District
   For: Appeal of the Historic Preservation Commission, case H15-248, to deny applicant’s proposed materials for replacement windows, based on the board’s conclusion that the proposed materials were inappropriate and didn’t match the historic windows in terms of configurations, operations, materials and finish per 345-71L.1.(a)
   Decision: Carried to February 18, 2016

9. Case: Z14-021 Preliminary and Final Major Site Plan
   Applicant: Grow, Learn, & Play Day Care Center
   Address: 423 Palisade Avenue
   Attorney: Alexis E. Lazzara, Esq
   Block: 3902 Lot: 32
   Zone: R-2, Multi-Family Attached Housing
   For: Preliminary and Final major site plan approval to convert and rehab a building that currently houses a daycare facility on the 1st and 2nd floor and expand the use to the 3rd and 4th floors, so that the daycare facility will occupy the entire building.
   "d" Variance: Use
   Decision: Approved with conditions

10. Case: Z15-038
    Applicant: Marc and Kelly Isikoff
    Address: 355 Fifth Street
    Attorney: Nicholas J. Cherami, Esq
    Block: 9904 Lot: 12
    Zone: R-1, One and Two Family Housing District
    For: Expansion of an existing 2-family, 3 ½ story building to create a full 4th floor, and a full 4 floor 24’ 8” rear yard addition
    "d" Variance: Height
    "c" Variance: Minimum lot area, Minimum lot width, Minimum lot depth
    Decision: Adjourned to February 4, 2016

Cont. on other side →→
11. Case: Z15-035  
   Minor Subdivision
   Applicant: Frank Peraza
   Address: 9-17 Gautier Avenue and 178 Kensington Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 16203 Lot: 1, 2, 3 and 9.01
   Zone: R-1, One and Two Family Housing District
   For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.
   Decision: Adjourned to February 4, 2016

Case: Z15-019  
   Preliminary and Final Major Site Plan
   Applicant: Frank Peraza
   Address: 9-17 Gautier Avenue and 178 Kensington Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 16203 Lot: 9.01 and 9.02
   Zone: R-1, One and Two Family Housing District
   For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:
   Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot
   Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces
   “c” Variances: Parking aisle width, Minimum parking space dimensions
   “d” Variances: Use, Height
   Decision: Adjourned to February 4, 2016

12. Case: Z15-053
   Applicant: Linda Bermudez Smith
   Address: 271-273 Ocean Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 27203 Lot: 11
   Zone: R-1, One and Two Family Housing District
   For: Conversion of an existing ground floor deli into a Category One restaurant use
   “d” Variance: Use
   Decision: Approved with conditions

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 a minor subdivision #Z15-045 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11
   (2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Major Site plan with “c” & “d” variances #Z15-049 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11
   (3) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances #Z15-044 submitted by 36 Hancock, LLC (36 Hancock Ave) B: 4406 Lot:4
   (4) Resolution of the Jersey City Zoning Board of Adjustment Approved “c” variances #Z15-050 submitted by Rekha Patel (344 Fifth St.) B: 9905 Lot: 34

Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the February 4, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call: Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment:
   a. Case: Z15-047
      Applicant: 8 Congress, LLC
      Address: 8 Congress Street
      Attorney: James J. Burke, Esq
      Block: 1703
      Lot: 30
      Zone: R-1, One and Two Family Housing District
      For: Front yard expansion of an existing 4-unit building
      “d” Variance: Expansion of a non-conforming use
      “c” Variance: Front yard setback
      Decision: Adjourned; Re-notice required

8. Case: Z15-038
   Applicant: Marc and Kelly Isikoff
   Address: 355 Fifth Street
   Attorney: Nicholas J. Cherami, Esq
   Block: 9904
   Lot: 12
   Zone: R-1, One and Two Family Housing District
   For: Expansion of an existing 2-family, 3 ½ story building to create a full 4th floor, and a full 4 floor 24’ 8” rear yard addition
   “d” Variance: Height
   “c” Variance: Minimum lot area, Minimum lot width, Minimum lot depth
   Decision: Approved with conditions

9. Case: Z15-065
   Applicant: Dennis M. Devino
   Address: 67 Sussex Street
   Attorney: Pro Se
   Block: 14402
   Lot: 9
   Zone: Paulus Hook Historic District
   For: Creation of a rear yard deck at the second level
   “c” Variance: Rear yard setback
   Decision: Adjourned; Re-notice required

10. Case: Z15-035
    Applicant: Frank Peraza
    Address: 9-17 Gautier Avenue and 178 Kensington Avenue
    Attorney: Charles J. Harrington, III, Esq
    Block: 16203
    Lot: 1, 2, 3 and 9.01
    Zone: R-1, One and Two Family Housing District
    For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.
    Decision: Carried to March 3, 2016 (to be held in the Council Chambers at City Hall, 280 Grove St. JC, NJ)

11. Case: Z15-019
    Applicant: Frank Peraza
    Address: 9-17 Gautier Avenue and 178 Kensington Avenue
    Attorney: Charles J. Harrington, III, Esq
    Block: 16203
    Lot: 9.01 and 9.02
    Zone: R-1, One and Two Family Housing District
    For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:
        Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot
        Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces
    “c” Variances: Parking aisle width, Minimum parking space dimensions
    “d” Variances: Use, Height
    Decision: Carried to March 3, 2016 (to be held in the Council Chambers at City Hall, 280 Grove St. JC, NJ)
12. Case: Z16-004  
Applicant: Brunswick Quarters, LLC  
Address: 183-187 Brunswick Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 9803  
Lot: 6  
Zone: R-1, One and Two Family Housing District  
For: Conversion of an existing convent into a mixed use building which would allow any permitted use allowed in the NC – Neighborhood Commercial zone. Additionally, for the reconfiguration of the ancillary surface parking lot.  
“d” Variance: Use  
Decision: Approved with conditions

13. Case: Z15-063  
Applicant: Village Masters, LLC  
Address: 323 4th Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 1101  
Lot: 9  
Zone: R-1, One and Two Family Housing District  
For: Minor site plan approval for the construction of a 4-story, 4 unit building with 2 rear yard parking spaces  
“d” Variance: Use, Height  
Decision: Approved with conditions

14. 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 a Preliminary and Final Major Site Plan with a “d” variance #Z14-021 submitted by Juan Da Silva and Sara Da Silva Grow, Learn & Play Day Care (423 Palisade Ave.) B: 3902 Lot: 32  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances #Z15-011 submitted J.V.J Enterprises, LLC (414-416 First St.) B: 11007 Lot: 13  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment #Z12-025.1 submitted by Diamond Tech Group, LLC (512 Paterson Plank Rd.) B: 503 Lots: 21 & 23  
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance #Z15-053 submitted by Linda Bermudez Smith (271-273 Ocean Ave.) B: 27203 Lot: 11  
(5)Resolution of the Zoning Board of Adjustment Adopting the 2014 and 2015 Annual Zoning Reports

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the March 17, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – McCormack, Shedeed, McMahon, Youseff, Thakur
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment

a. Case: Z16-007 Preliminary and Final Major Site Plan with “d” and “c” Variances
   Applicant: NJ Dragon Property LLC
   Address: 155 Morgan Street
   Attorney: Eugene T. Paolino, Esq
   Block: 13002 Lot: 5
   Zone: R-3 – Multi-Family Mid-Rise Housing District
   For: 2 story addition to an existing 2-story building used entirely for office space
   “d” Variance: Expansion of a non-conforming use
   Adjourned to the April 21, 2016 meeting

b. Case: Z15-042
   Applicant: Tashawna Steward
   Address: 204 Claremont Avenue
   Attorney: Pro Se
   Block: 22503 Lot: 73
   Zone: R-1 – One and Two Family Housing District
   For: The conversion of a 2-family to a 3-family
   “d” Variance: Use
   Adjourned to the April 21, 2016 meeting

8. Case: Z15-021 Preliminary and Final Major Site Plan with “d” and “c” Variances
   Applicant: 3224-3228 Kennedy Blvd. JC, LLC
   Address: 3224-3230 Kennedy Boulevard
   Attorney: Charles J. Harrington, III, Esq
   Block: 4701 Lot: 36-39
   Zone: R-1 – One and Two Family Housing District
   For: Construction of a 4-story 42-unit building with 38 onsite parking spaces to be located in the basement.
   “c” Variance: Number of Parking Spaces
   “d” Variance: Use, Height
   Decision: Carried to the April 7, 2016 meeting

9. Case: Z15-061/62 Minor Subdivision with Preliminary and Final Major Site Plan with “d” and “c” Variances
   Applicant: Jersey City University Lofts, LLC
   Address: 25, 107-111, 151 West Side Avenue
   Attorney: Donald M. Pepe, Esq
   Block: 26101 Lot: 2, 3, 4
   Zone: HC – Highway Commercial District
   For: A minor subdivision, along with a preliminary and final major site plan approval to allow for the partial demolition of an existing warehouse building and conversion of the remainder as a 2-story residential building consisting of 116 units with 118 parking spaces
   “d” Variance: Use
   Decision: Adjourned to April 21, 2016 meeting

10. Case: Z15-067 Preliminary and Final Major Site Plan with “d” and “c” Variances
    Applicant: Oakland Waverly, LLC
    Address: 83 Waverly St/163 Oakland Ave
    Attorney: James J. Burke, Esq
    Block: 4901 Lot: 22, 25, 27
    Zone: R-1 – One and Two Family Housing District
    For: Construction of a 7 unit building with 7 onsite parking spaces on an L-shaped lot that fronts on both Oakland Avenue and Waverly Street. 5 stories is proposed along the Oakland Avenue frontage and 4 stories is proposed along the Waverly Street frontage.
    “d” Variance: Use, Height
    Decision: Adjourned to April 21, 2016 meeting

Cont. on other side ——
Applicant: 8 Congress, LLC
Address: 8 Congress Street
Attorney: James J. Burke, Esq
Block: 1703 Lot: 30
Zone: R-1 – One and Two Family Housing District
For: A 3-story high and 14’ 5” long front yard extension to an existing 4-unit building
“c” Variance: Front yard setback, Rear yard setback, Building Coverage, Lot Coverage
“d” Variance: Expansion of a non-conforming use
Decision: Approved with conditions

12. Case: Z15-065
Applicant: Dennis M Devino
Address: 67 Sussex Street
Attorney: George L. Garcia, Esq
Block: 14402 Lot: 9
Zone: Van Vorst Historic District
For: Construct a rear yard deck
“c” Variance: Minimum rear yard setback
Decision: Approved with conditions

13. Case: Z16-005
Applicant: Rafa Realty, LLC
Address: 34-40 Division Street and 387-389 8th Street
Attorney: Charles J. Harrington, III, Esq
Block: 9802 Lots: 2, 35, 36
Zone: NC – Neighborhood Commercial District
R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval for the construction of a 6-story building with 59 residential units and 60 onsite parking spaces, some of which will be provided by using hydrologic stackers
“c” Variances: Minimum drive aisle width, Stacked parking, Rear yard setback
“d” Variances: Use, Height
Decision: Approved with conditions

14. 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 a “d” variances #Z15-054 submitted by Eva Johannesdottir (38 Congress St.) B: 1704 Lot: 21 Lots: 21 & 23
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with a “d” variance #Z15-064 submitted by 280 Newark, LLC (280 Newark Ave.) B: 11010 Lot: 1.01

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the April 7, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon, Filak
4. Swear in Staff
5. Correspondence
6. Old Business: 
7. Requests for Adjournment

8. Case: Z15-021  Preliminary and Final Major Site Plan with “d” and “c” Variances
   Applicant: 3224-3228 Kennedy Blvd. JC, LLC
   Address: 3224-3230 Kennedy Boulevard
   Attorney: Charles J. Harrington, III, Esq
   Block: 4701 Lot: 36-39
   Zone: R-1 – One and Two Family Housing District
   For: Construction of a 4-story 42-unit building with 38 onsite parking spaces to be located in the basement.
   “c” Variance: Number of Parking Spaces
   “d” Variance: Use, Height
   Decision: Approved with conditions

9. Case: Z16-006  Preliminary and Final Major Site Plan
   Applicant: Ma Ambey Fifth, LLC
   Address: 375 5th Street
   Attorney: Donald M. Pepe, Esq
   Block: 9901 Lot: 5
   Zone: R-1, One and Two Family Housing District
   For: Construction of a 5-story, 12 unit building with no onsite parking
   “c” Variance: Minimum Lot Depth
   “d” Variance: Use, Height
   Decision: Approved with conditions

10. Case: Z04-009  Preliminary and Final Major Site Plan
    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 of approval to convert 7 affordable rental artist work/live units to fair market rate units
    “d” Variance: Relief from condition of approval
    Decision: Adjourned to the April 21, 2016 regular meeting

11. Case: Z15-060  Preliminary and Final Major Site Plan
    Applicant: Onan Properties, LLC
    Address: 171 Jewett Avenue
    Attorney: Harold P. Cook, III, Esq
    Block: 16602 Lot: 4
    Zone: H – West Bergen/East Lincoln Park Historic District
    For: Renovation and Expansion of an existing 2 family, 3 story building with a 3 story, 7.4’ long rear yard addition
    “c” Variance: Lot area, Lot depth, Side Yard Setback, Rear Yard setback
    Decision: Approved with conditions

12. Case: Z15-051  Preliminary and Final Major Site Plan
    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 Single 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: Adjourned to the April 21, 2016 regular meeting

Cont. on other side ➔ ➔
13. Case: Z15-066  Minor Site Plan
Applicant: Coles 58, LLC
Address: 58 Coles Street
Attorney: Charles J. Harrington, III, Esq
Block: 11104  Lot:  3
Zone: H- Harsimus Cove Historic District
For: Construction of a 4-story, 6 unit building
“d” Variances: Use, Density, Height
**Decision:** Approved with conditions

14. Case: Z15-034  Preliminary and Final Major Site Plan with “d” and “c” Variances
Applicant: Arlington Ave Group, LLC
Address: 217 Randolph Avenue and 286-294 Arlington Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 19801  Lot:  13 and 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
**Decision:** Adjourned to the May 5, 2016 regular meeting

15. Case: Z15-036  Preliminary and Final Major Site Plan with “d” and “c” Variances
Applicant: Pronti Construction, Inc
Address: 201-205 Randolph Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 21403  Lot:  2 and 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:** Adjourned to the May 5, 2016 regular meeting

16. 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’ variances #Z15-035 submitted by Frank Peraza (9, 15, 17 Gautier Ave. and 178 Kensington Ave.) B: 16230 Lots: 1,2,3,8 & 9,01
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving preliminary and final major site plan with “c” & “d” variances #Z15-019 submitted by Frank Peraza (9, 15, 17 Gautier Ave. and 178 Kensington Ave.) B: 16230 Lots: 1,2,3,8 & 9,01
(3) Resolution of the Jersey City Zoning Board of Adjustment denying preliminary and final major site plan with “c” & “d” variances #Z15-031 submitted by Ma Ambey Fifth, LLC (375 Fifth St.) B: 9901 Lot: 5
(4) Resolution of the Jersey City Zoning Board of Adjustment approving “c” & “d” variances #Z15-038 submitted by Marc and Kelly Isikoff (355 Fifth St) B: 9904 Lot: 12
(5) Resolution of the Jersey City approving “c” variance #Z15-065 submitted by Dennis M. Devino (67 Sussex St.) B: 14402 Lot: 9
(6) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with “c” & “d” variance #Z16-005 submitted by Rafa Realty, LLC (387-389 8th St. and 34-40 Division St.) B: 9802 Lots: 2,35 & 36 Lot: 1.01

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the May 5, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - Loughlin, Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, Friedman
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment

a. 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
   “c” Variance: Minimum Lot Area, Minimum Lot width, Minimum Lot Depth, Minimum Rear Yard
   “d” Variance: Height
   Decision: Adjourned to May 19, 2016

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: Adjourned to May 19, 2016

9. Case: Z16-014 Preliminary and Final Major Site Plan with “d” and “c” variances
   Applicant: 75 Jordan Avenue, LLC
   Address: 75-81 Jordan Avenue
   Attorney: Eugene T. Paolino, Esq
   Block: 12202 Lot: 34
   Zone: R-1 – One and Two Family Housing District
   For: Construction of a 6 story residential building with 35 units and 15 parking spaces
   “d” Variance: Use, Height
   “c” Variance: Minimum parking space dimensions, Parking aisle width
   Decision: Approved with conditions

10. 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” Variance: Use, Height
    Decision: Adjourned to June 2, 2016

11. 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” Variance: Use, Height
    Decision: Adjourned to June 2, 2016

Cont. on other side ➔
12. Case: Z15-052  
Applicant: LN Signature Realty LLC  
Address: 144 Bergen Avenue  
Attorney: Rita Mary McKenna, Esq  
Block: 23402  
Lot: 2  
Zone: R-3, Multi-Family Mid-Rise District  
For: Construction of a 5-story, 24 unit building with 19 onsite parking spaces.  
“d” Variances: Density  
“c” Variances: Parking aisle width  
Decision: Approved with conditions

13. 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 May 19, 2016

14. 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 a Site Plan Amendment #Z09-008.1 submitted by Waseem Enterprises, LLC (3080 Kennedy Blvd.) B: 6401 Lot: 8

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON
1. Call to Order
2. Sunshine Announcement
3. Roll Call    Loughlin, Jacobs, Donnelly, Sheedeed, McMahon, Youseff, Friedman, Thakur
4. Swear in Staff
5. Old Business:

   Case: Z05-010       1 Year Extension
   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 Minor Site Plan
      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
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” Variance: Height
    “c” Variance: 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” Variance: Use, Height
    Decision: Denied 4-3

Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON
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 preliminary and final major site plan 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
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 6-story building with 43 units and 29 onsite parking spaces
      “d” Variances: Use, Height
      “c” Variance: Number of Stories
      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” Variance: 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
      “d” Variances: Expansion of a non-conforming use
      “c” Variance: 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” Variance: 2 principle uses on one lot
   Decision: Adjourned to the July 21, 2016 meeting

Cont. on other side >>>
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 ‘a’ 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
Please take notice that the Board of Adjustment took the following actions at the July 7, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - Jacobs, McCormack, Donnelly, Shedeed, Rothman, McMahon, Guzman
4. Swear in Staff
5. Correspondence
6. Annual Re-Organization
   Joshua Jacobs – Chairman
   Kate Donnelly – Vice Chairwoman
   Tanya Marione – Secretary
7. 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: Approved
   b. Case: Z14-013 Preliminary and Major Final Site Plan
      Applicant: Klein Outdoor Advertising, LLC
      Address: 9 Route 440
      Attorney: Francis Regan, Esq
      Block: 30305 Lot: 1
      Zone: PI- Port Industrial District
      For: Major Site Plan approval to construct a 98 ft double sided freestanding digital billboard, with each side having the dimension of 20x50 ft.
      “d” Variance: Use
      “c” Variances: Minimum lot area, minimum perimeter setback
      Limited remand as per court order
8. Requests for Adjournment
   a. 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 July 21, 2016 Regular Meeting
   b. 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 July 21, 2016 Regular Meeting

Cont. on other side →→
c. 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 35ft, 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 July 21, 2016 Regular Meeting  

9. Case: Z16-018  
Applicant: Cory Bussey  
Address: 36 Westervelt Place  
Attorney: Nicholas J. Cherami, Esq  
Block: 17205 Lot: 21  
Zone: R-1, One and Two Family Housing District  
For: Addition of a 4th story on an existing 3 story, 2-family house  
“d” Variances: Height  
Decision: Approved with staff conditions  

10. Case: Z16-020  
Applicant: Hasan Riaz  
Address: 177 Laidlaw Avenue  
Attorney: Pro Se  
Block: 5602 Lot: 2  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 2-family house on an undersized lot  
“c” Variances: Minimum Lot Area, Minimum Lot Depth, Minimum Rear Yard Setback, Maximum Height  
Decision: Approved with staff conditions  

11. Case: Z16-017  
Applicant: Tarun Pandhi  
Address: 93 Irving Street  
Attorney: Pro Se  
Block: 704 Lot: 22  
Zone: R-1, One and Two Family Housing District  
For: Construction of a new 2-family house with only 1 parking space  
“c” Variances: Minimum number of parking spaces, minimum dimensions of garage of ground floor, minimum percentage of garage of ground floor  
Decision: Carried to August 4, 2016 regular meeting  

12. Case: Z16-029  
Applicant: Bullseye Brunswick, LLC  
Address: 160-166 Brunswick Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 9904 Lot: 1-4  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4-story, 16-unit building with 9 onsite parking spaces  
“d” Variances: Use, Height  
Decision: Approved with staff conditions  

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  
*No resolutions memorialized  

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
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  
   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  
   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
Please take notice that the Board of Adjustment took the following actions at the August 4, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - Jacobs, McCormack, Shedeed, Friedman, McMahon, Rothman, Guzman
4. Swear in Staff
5. Old Business

a. Case: Z08-024.001 Administrative Amendment
   Applicant: 461 Newark Ave LLC
   Address: 461-463 Newark Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 10901 Lot: 106
   Zone: R-1 - One and Two Family Housing District
   For: Administrative Amendment of Case #Z08-024, a Preliminary and Major Site Plan Approval, granted on October 16, 2008, for the construction of a 5 to 6 story building with 25 units and 25 onsite parking spaces. The amendments include façade and building changes to the Newark Avenue elevation.
   Decision: Adjourned; no specific date

6. New Business

7. Case: Z16-021 Minor Site Plan
   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: Approved with conditions

8. Case: Z16-027 Preliminary and Final Major Site Plan
   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: Approved with conditions

9. Case: Z16-017
   Applicant: Tarun Pandhi
   Address: 93 Irving Street
   Attorney: Pro Se
   Block: 704 Lot: 22
   Zone: R-1, One and Two Family Housing District
   For: Construction of a new 2-family house with only 1 parking space
   “c” Variances: Minimum number of parking spaces, minimum dimensions of garage of ground floor, minimum percentage of garage of ground floor
   Decision: Carried to August 18, 2016 meeting

Cont. on other side →→
10. Case: Z16-016  
   Applicant: Anthony Vlachos  
   Address: 293 New York Avenue  
   Attorney: Pro Se  
   Block: 2306  
   Lot: 56  
   Zone: R-1, One and Two Family Housing District  
   For: Conversion of a 2-family to a 4-family  
   “d” Variances: Use  
   Decision: Approved

11. Case: Z16-023  
   Applicant: Empire Realty Partners, Inc  
   Address: 3437 Kennedy Boulevard  
   Attorney: Charles J. Harrington, III, Esq  
   Block: 2602  
   Lot: 20 & 25  
   Zone: R-1, One and Two Family Housing District  
   For: Construction of a 6 story building with 60 units and 59 on-site parking spaces.  
   “d” Variances: Use, Height  
   “c” Variance: Parking aisle width  
   Decision: Withdrawn

12. Executive Session

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  
   - None

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD

Please take notice that the Board of Adjustment took the following actions at the August 18, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Jacobs, McCormack, Shedeed, Friedman, Rothman, McMahon, Guzman
4. Swear in Staff
5. Old Business

a. Case: Z08-024.001 Administrative Amendment
   Applicant: 461 Newark Ave LLC
   Address: 461-463 Newark Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 10901 Lot: 106
   Zone: R-1 - One and Two Family Housing District
   For: Administrative Amendment of Case #Z08-024, a Preliminary and Major Site Plan Approval, granted on October 16, 2008, for the construction of a 5 to 6 story building with 25 units and 25 onsite parking spaces. The amendments include façade and building changes to the Newark Avenue elevation.
   Decision: Adjourned to September 1, 2016 meeting

6. New Business

7. Case: Z16-017
   Applicant: Tarun Pandhi
   Address: 93 Irving Street
   Attorney: Pro Se
   Block: 704 Lot: 22
   Zone: R-1, One and Two Family Housing District
   For: Construction of a new 2-family house with only 1 parking space
   “c” Variances: Minimum number of parking spaces, minimum dimensions of garage of ground floor, minimum percentage of garage of ground floor
   Decision: Adjourned to September 1, 2016 meeting

8. Case: Z16-031
   Applicant: 371 4th Street, LLC
   Address: 371 4th Street
   Attorney: Jennifer Mazaway, Esq
   Block: 11002 Lot: 8
   Zone: R-1, One and Two Family Housing District
   For: Convert the existing ground floor art studio to a restaurant in a 3-story, mixed use building with 2 units above the ground floor
   “d” Variances: Use
   “c” Variance: Signage
   Decision: Approved with conditions

Cont. on other side →→
9. Case: Z16-009  Preliminary and Final Major Site Plan  
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: Expand a 3-story building with 2-units listed on the tax records, but with 3 units existing, to a 4-story legal 3-family building  
“d” Variances: Use, Height  
Decision: Approved with conditions

10. 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 #Z16-012 submitted by Bullseye Brunswick, LLC (156-158 Brunswick St & 364.5 4th St.) B: 9903 Lots: 1 & 6  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with ‘c’ & ‘d’ variances #Z15-034 submitted by Arlington Avenue Group, LLC (217 Randolph Ave. & 286-294 Arlington Ave.) B: 19801 Lots: 13 & 14  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with ‘d’ variances #Z15-036 submitted by Pronti Construction, Inc. (201-205 Randolph Ave.) B:21403 Lots: 2 & 3

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD

Please take notice that the Board of Adjustment took the following actions at the September 1, 2016 regular meeting:

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

   a. Case: Z08-024.001  Administrative Amendment
      Applicant: 461 Newark Ave LLC
      Address: 461-463 Newark Avenue
      Attorney: Charles J. Harrington, III, Esq
      Block: 10901  Lot: 106
      Zone: R-1 - One and Two Family Housing District
      For: Administrative Amendment of Case #Z08-024, a Preliminary and Major Site Plan Approval, granted on October 16, 2008, for the construction of a 5 to 6 story building with 25 units and 25 onsite parking spaces. The amendments include façade and building changes to the Newark Avenue elevation.
      Decision: Carried to the October 6, 2016 regular meeting

   b. Case: Z16-017
      Applicant: Tarun Pandhi
      Address: 93 Irving Street
      Attorney: Pro Se
      Block: 704  Lot: 22
      Zone: R-1, One and Two Family Housing District
      For: Construction of a new 2-family house with only 1 parking space
      “c” Variances: Minimum number of parking spaces, minimum dimensions of garage of ground floor, minimum percentage of garage of ground floor
      Decision: Carried to the October 6, 2016 regular meeting

6. New Business

   7. Case: Z16-040  Preliminary and Final Major Site Plan
      Applicant: J&B 369-371 LLC
      Address: 369-371 2nd Street
      Attorney: Charles J. Harrington III, Esq
      Block: 11005  Lots: 8 and 9
      Zone: R-1, One and Two Family Housing District
      For: Demolish existing structures to construct a 5-story, 15-unit building with no onsite parking
      “d” Variances: Use, Height
      Decision: Approved with conditions

   8. Case: Z16-019
      Applicant: Ramchandra Patel
      Address: 3671 Kennedy Boulevard
      Attorney: Robert P. Weinberg, Esq
      Block: 403  Lot: 22
      Zone: R-1, One and Two Family Housing District
      For: Demolish existing structure to create a new 3-story, 2-family building on an undersized lot
      “c” Variances: Minimum rear yard, Minimum parking garage dimensions
      Decision: Carried to the October 6, 2016 regular meeting

Cont. on other side →→
9. Case: Z16-033  
Applicant: Emad E. Masoud  
Address: 181-183 Broadway  
Attorney: Nicholas J. Cherami, Esq  
Block: 9104 Lot: 3  
Zone: I – Industrial District  
For: Convert a single story masonry building, formerly used as a garage, into a retail space  
“d” Variances: Use  
Decision: Approved with conditions

10. 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 “d” variance #Z16-016 submitted by Anthony Vlachos (293 New York Ave.) B: 2306 Lot: 56
(2) Resolution of the Jersey City Zoning Board of Adjustment denying preliminary & final major site plan w/ “c” & “d” variances #Z15-058 submitted by 327 Danforth, LLC (327 Danforth Ave.)
(3) Resolution of the Jersey City Zoning Board of Adjustment approving minor site plan w/ ‘c’ & “d” variance #Z16-021 submitted by Kokes-Brownstone Fund I LLC (385 8th St.) B: 9802 Lot: 3
(4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ ‘c’ & “d” variance #Z16-009 submitted by Cresencias Legacy, LLC (107 Laidlaw Ave.) B: 5705 Lots: 9
(5) Resolution of the Jersey City Zoning Board of Adjustment approving a corrective resolution for a minor subdivision #Z15-045 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11
(6) Resolution of the Jersey City Zoning Board of Adjustment approving a corrective resolution for a preliminary & major site plan with “c” & “d” variances #Z15-046 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the October 6, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Sheedeed, McCormack, Friedman, Rothman, McMahon, Youseff, Thakur
4. Swear in Staff
5. Old Business

6. Case: Z16-019
   Applicant: Ramchandra Patel
   Address: 3671 Kennedy Boulevard
   Attorney: Robert P. Weinberg, Esq
   Block: 403  Lot: 22
   Zone: R-1, One and Two Family Housing District
   For: Demolish existing structure to create a new 3-story, 2-family building on an undersized lot
   “c” Variances: Minimum rear yard, Minimum parking garage dimensions
   Decision: Approved with conditions

7. Case: Z15-057
   Applicant: Chintan R. Sheth
   Address: 64 Beach Street
   Attorney: Charles J. Harrington, III, Esq
   Block: 4301  Lot: 32
   Zone: R-1, One and Two Family Housing District
   For: Construction of a 4-story, 5-unit building with 5 onsite parking spaces
   “c” Variances: Minimum drive aisle width
   “d” Variances: Use, Height
   Decision: Adjourned to November 3, 2016; notices preserved

8. Case: Z16-030
   Applicant: 76 Hutton JC, LLC
   Address: 99 Beacon Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 5704  Lot: 9
   Zone: R-1, One and Two Family Housing District
   For: 3-story, 35.5 ft rear yard expansion of an existing 3-family
   “d” Variances: Expansion of a non-conforming use
   Decision: Approved with 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” & “d” variances #Z16-031 submitted by 371 4th Street, LLC (371 4th St.) B: 11002  Lot: 8
   (2) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ ‘c’ & “d” variance #Z16-027 submitted by Oakland Waverly, LLC (83 Waverly St. & 163 Oakland Ave.) B: 4901 Lots: 22, 25 & 27
   (3) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ ‘c’ & “d” variance #Z16-040 submitted by J & B 369-371, LLC (369-371 2nd St.) B: 11005 Lots: 8 & 9
Please take notice that the Board of Adjustment took the following actions at the October 20, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Old Business

a. Case: Z15-041.1 Site Plan Amendment
   Applicant: 380 Newark Realty Urban Renewal, LLC
   Address: 380 Newark Avenue
   Attorney: Eugene T. Paolino, Esq
   Block: 9806 Lot: 8
   Zone: NC – Neighborhood Commercial
   For: Amendment to the October 29, 2015 approval for a 7 story, mixed use midrise building with 45 units, residential amenities, 21 onsite parking spaces, and 4,316 sq ft of retail space. Proposed changes are for: 1) increase in the height of the first floor by 4’ 7” to accommodate DEP requirements, 2) First floor layout revisions to accommodate DEP request, and 3) Increase in square footage for common space on 7th floor from 620.3 sq ft to 1,129 sq ft
   Decision: Approved

b. Case: Z15-063.1 Site Plan Amendment
   Applicant: Village Masters, LLC
   Address: 323 Fourth Street
   Attorney: Charles J. Harrington, III, Esq
   Block: 11101 Lot: 9
   Zone: R-1, One and Two Family Housing District
   For: Amendment to the February 4, 2016 approval for a 4-story, 4-unit with 2 parking spaces in the rear. Proposed changes are to reverse/mirror the floor plans and façade of the building – with exception to the rear yard stairs – to accommodate engineering concerns discovered during construction.
   Decision: Approved

c. Case: Z16-013.001 Administrative Amendment
   Applicant: 500 Palisade LLC
   Address: 500-506 Palisade Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 2401 Lot: 1 & 2
   Zone: R-2, Multi-Family Attached Housing (four stories or less) District
   For: Amendment to the May 21, 2015 approval for a 6-story mixed use building with 24 units, 4 of them live/work units, 2,400 sq ft of ground floor restaurant/retail space, 300 sq ft of ground floor art gallery space, and 18 parking spaces. Proposed amendments are solely to the façade of the building
   Decision: Approved

6. Case: Z16-049
   Applicant: 309 Fifth St, LLC
   Address: 309 Fifth Street
   Attorney: Pro Se
   Block: 11208 Lot: 19
   Zone: R-1, One and Two Family Housing District
   For: Renovation and Expansion of a 2-family, 2-story into a 4-story single family house
   “c” Variances: Height (number of stories)
   Decision: Carried to November 3, 2016

Cont. on other side →→
7. Case: Z16-002  
   **Minor Site Plan Approval**  
   Applicant: Jonathan Alua  
   Address: 169 Sterling Avenue  
   Attorney: Robert P. Weinberg, Esq  
   Block: 24702  
   Lot: 33  
   Zone: R-1, One and Two Family Housing District  
   For: The conversion and expansion of an existing single story, category two restaurant into a 3-story building with office space on the ground floor, and 2 residential units above  
   “d” Variances: Use  
   Decision: Approved with conditions

8. Case: Z16-008  
   **Preliminary and Final Major Site Plan Approval**  
   Applicant: Myneni & Sons, LLC  
   Address: 17,19,21 Westervelt Place/678, 682, 684 Grand Street/4 Ivy Place  
   Attorney: Charles J. Harrington, III, Esq  
   Block: 17204  
   Lot: 12, 13, 14, 15, 16, 17, 18, and 19  
   Zone: R-1, One and Two Family Housing District  
   For: Construction of a 5-story mixed use building with 60 units, 65 onsite parking spaces, and 1,209 sq ft of ground floor retail. 31 of the parking spaces will be double stacker parking machines.  
   “d” Variances: Use, Height  
   “c” Variances: Stacked Parking, Minimum drive aisle width  
   Decision: Approved with 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 preliminary & final major site plan w/ “d” variance #Z16-030 submitted by 76 Hutton JC, LLC (99 Beacon Ave.) B: 5704 Lot: 9  
   (2) Resolution of the Jersey City Zoning Board of Adjustment approving amendments to minor site plan w/ ‘c’ & ‘d’ variances #Z15-063.1 submitted by Village Masters, LLC (323 Fourth St.) B: 11101 Lot: 9  
   (3) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ & “d” variances #Z16-018 submitted by Cory Bussey (36 Westervelt Pl.) B: 17205 Lot: 21

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the November 3, 2016 regular meeting:

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

6. Case: Z15-057
   Applicant: Chintan R. Sheth
   Address: 64 Beach Street
   Attorney: Charles J. Harrington, III, Esq
   Block: 4301 Lot: 32
   Zone: R-1, One and Two Family Housing District
   For: Construction of a 4-story, 5-unit building with 5 onsite parking spaces
   “c” Variances: Minimum drive aisle width
   “d” Variances: Use, Height
   Decision: Carried to December 1, 2016 meeting

7. Case: Z16-049
   Applicant: 309 Fifth St, LLC
   Address: 309 Fifth Street
   Attorney: Pro Se
   Block: 11208 Lot: 19
   Zone: R-1, One and Two Family Housing District
   For: Renovation and Expansion of a 2-family, 2-story into a 4-story single family house
   “c” Variances: Height (number of stories)
   Decision: Approved with conditions

8. Case: Z16-041
   Applicant: Sheridan and Sylvie Bell
   Address: 301 Varick Street
   Attorney: Pro Se
   Block: 12807 Lot: 4
   Zone: H – Van Vorst Historic District
   For: Construction of a rear yard deck
   “c” Variances: Rear yard setback
   Decision: Approved with conditions

9. Case: Z16-039
   Applicant: RER, LLC
   Address: 66 Hutton Street and 49 Hancock Street
   Attorney: William J. Rush, Esq
   Block: 3802 Lot: 15.01
   Zone: R-1, One and Two Family Housing District
   For: Expansion and renovation of an existing combination of single and three story buildings into one, three story building. Tax records state there are 3 residential units and 1 commercial unit; however the building has been used as a 6-unit multi-family building. This application is to legalize the existing 6 units and add an additional unit for a total of 7 units. The final construction is for a 3 story, 7-unit building.
   “d” Variances: Expansion of a non-conforming use
   “c” Variances: Rear yard setback, Side yard setback
   Decision: Approved with conditions

Cont. on other side →→
10. Case: Z16-001 Preliminary and Final Major Site Plan Approval
    Applicant: Onkar Singh and Inderjit Singh
    Address: 65-67 Storms Avenue
    Attorney: Robert P. Weinberg, Esq
    Block: 15203 Lot: 10
    Zone: R-1, One and Two Family Housing District
    For: Construction of a 4 story, 9 unit building with 9 onsite parking spaces
    “d” Variances: Use, Height
    “c” Variances: Maximum building coverage, Maximum curb cut width, Maximum garage door width
    Decision: Approved with conditions

11. Case: Z16-045 Preliminary and Final Major Site Plan Approval
    Applicant: 165-169 St Pauls Ave LLC
    Address: 165-169 St Pauls Avenue
    Attorney: Charles J. Harrington, III, Esq
    Block: 6603 Lot: 2 and 3
    Zone: R-1, One and Two Family Housing District
    For: Construction of a 4 story, 21 unit building with 12 onsite parking spaces
    “d” Variances: Use, Height
    “c” Variances: Minimum lot depth, Side yard setback, Maximum building coverage, Maximum lot coverage, Parking
    Decision: Carried to December 1, 2016 meeting

12. 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 & final major site plan w/ “d” variance #Z16-008 submitted by Myneni and Sons, LLC (678-682-684 Grand St., 686-690 Grand St., 17-21 Westervelt Pl., & 4 Ivy Pl.) B: 17204 Lots: 12, 13,14,15,16,17,18,19
    (2) Resolution of the Jersey City Zoning Board of Adjustment approving administrative amendment #Z15-013.001 (correction of case number. Listed on 10-20-16 agenda as Z16-013.001) submitted by 500 Palisade, LLC (500-506 Palisade Ave.) B: 2401 Lot: 1 & 2
    (3) Resolution of the Jersey City Zoning Board of Adjustment approving “d” variances #Z16-033 submitted by Emad E. Masoud (181-183 Broadway ) B: 9104 Lot: 3

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
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
Please take notice that the Board of Adjustment took the following actions at the December 1, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – McCormack, Shedeed, Donnelly, Polanco-Rodriguez, Friedman, Rothman, Guzman
4. Swear in Staff
5. Old Business
6. Memorialize 2017 Zoning Board Calendar - Approved

7. Case: Z16-053
   Applicant: Ma Ambey Fifth, LLC
   Address: 375 5th Street
   Attorney: Donald M. Pepe, Esq
   Block: 9901 Lot: 5
   Zone: R-1 – One and Two Family Housing District
   For: Preliminary and Final Major Site Plan approval to construct a 6 story, 15 unit building with no onsite parking spaces
   “d” Variances: Use, Height
   Decision: Carried to January 19, 2017 meeting

8. Case: Z16-047
   Applicant: Aram Health Services, LLC
   Address: 191-193 Palisade Avenue
   Attorney: Eugene O’Connell, Esq
   Block: 5902 Lot: 22 & 23
   Zone: R-1 – One and Two Family Housing District
   For: Preliminary and Final Major Site Plan approval to combine 2 existing non-conforming buildings utilized as medical offices. The new building will be an expansion of the medical office at 191 Palisade Avenue, and will include updated medical equipment, such as an MRI and CAT scanning equipment.
   “c” Variances: Signage
   “d” Variances: Expansion of a non-conforming use
   Decision: Approved with 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 site plan amendment #Z15-041.1 submitted by 380 Newark Avenue Realty Urban Renewal, LLC (380 Newark Ave.) B: 9806 Lot: 8
   (2) Resolution of the Jersey City Zoning Board of Adjustment approving “c” variances #Z16-049 submitted by 309 Fifth Street, LLC (309 5th St.) B: 11208 Lot: 19
   (3) Resolution of the Jersey City Zoning Board of Adjustment approving “c” variances #Z16-051 submitted by Amiraj Lalli (735 Garfield Ave.) B: 23703 Lot: 15
   (4) Resolution of the Jersey City Zoning Board of Adjustment approving “c” variances #Z16-019 submitted by Ramchandra Patel (3671 Kennedy Blvd.) B: 403 Lot: 22
   (5) Resolution of the Jersey City Zoning Board of Adjustment approving minor site place w/“d” variance #Z16-002 submitted by Jonathan Alua (169 Sterling Ave.) B: 24702 Lot: 33

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the December 15, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Old Business
6. Renewal of Contractual Services for Board Attorney for year 2017 Contract – Approved
7. Renewal of Contractual Services for Stenographer for year 2017 Contract - Approved

8. Case: Z15-005 Preliminary and Final Major Site Plan
   Applicant: Mario Moreira
   Address: 518 Jersey Avenue
   Attorney: Joseph M. Vigliotti, Esq
   Block: 12705 Lot: 1
   Zone: H – Van Vorst Historic District
   For: Preliminary and Final Major Site Plan approval to renovate and expand a 4-story mixed use building. The current ground floor has a 90% building coverage with one retail space and 4 parking bays. The expansion would add 3 and 2 stories in the rear of the building, over the parking bays. Additionally, the ground floor retail will be expanded, and the number of parking bays will be reduced from 4 to 2.
   "d" Variances: Height
   "c" Variances: Rear yard setback, Building Coverage, Lot Coverage, Parking
   Decision: Approved with conditions

9. Case: Z15-061.1 Site Plan Amendment
   Applicant: Jersey City University Lofts, LLC
   Address: 151 West Side Avenue
   Attorney: Donald M. Pepe, Esq
   Block: 26101 Lot: 2,3,4
   Zone: R-1 – One and Two Family Housing District
   For: Site Plan Amendment to a Preliminary and Final Major Site Plan approved April 21, 2016 for the redevelopment of a vacant warehouse structure into 116 residential units, with 2 interior courts, and 118 parking spaces. The amendment is due to a recalculation of the structural system needed to construct the 2 interior courts that would alter the layout of the building, also lending to 2 additional units, for a new total of 119 units and 118 parking spaces.
   Decision: Approved with conditions

10. Case: Z16-055 Minor Site Plan
    Applicant: John & Maryann, LLC
    Address: 377 Danforth Avenue
    Attorney: Ronald H. Shaljian, Esq
    Block: 26801 Lot: 5
    Zone: R-1 One and Two Family Housing District
    For: Convert an existing 9 unit building to its previous 10 units.
    "d" Variances: use
    Decision: Approved with conditions

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 Zoning Board of Adjustment approving appointment of Legal Counsel to Vincent J. La Paglia beginning January 1, 2017 through December 31, 2017
    (2) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting beginning January 1, 2017 through December 31, 2017.

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON