Please take notice that the Board of Adjustment took the following actions at the January 19, 2017 regular meeting:

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

6. 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 February 2, 2017 meeting

7. Case: Z16-050
   Preliminary and Final Major Site Plan
   Applicant: 936-938 Pavonia Avenue, LLC
   Address: 936-938 Pavonia Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 10404 Lot: 27 & 28
   Zone: R-1 – One and Two Family Housing District
   For: Combination of 2 existing 2-family houses into one, 4-story, 8-unit building with 7 onsite parking spaces
   “d” Variances: Use, Height
   Decision: Approved with conditions

8. Case: Z16-059
   Minor Site Plan
   Applicant: Fourth Street JC, LLC
   Address: 380 Palisade Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 3903 Lot: 6
   Zone: R-2, Multi-Family Attached Housing / Arts District Overlay Zone
   For: Construction of a 4 story building with 6 units
   “d” Variances: Use, Density, Height
   Decision: Approved with conditions

9. Case: Z16-054
   Minor Site Plan
   Applicant: John & Maryann, LLC
   Address: 37-39 Spruce Street
   Attorney: Ronald H. Shaljian, Esq
   Block: 5404 Lot: 8
   Zone: R-1, One and Two Family Housing District
   For: Construction of a new 3 story, 6 unit building with 2 onsite parking spaces
   “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 #Z16-055 submitted by John & Maryann, LLC (377 Danforth Ave.) B: 26801 Lot: 5
    (2) Resolution of the Jersey City Zoning Board of Adjustment Approving a site plan amendment #Z15-061.1 submitted by Jersey City University Lofts, LLC (25, 1070-111, 151 West Side Ave.) B: 26101 Lots: 2, 3, 4
    (3) Resolution of the Jersey City Zoning Board of Adjustment Approving preliminary and final major site plan w/ ‘c’ & ‘d’ var. #Z15-005 submitted by Mario Moreira (518 Jersey Ave.) B: 12705 Lot: 1

11. Executive Session

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON