Please take notice that the Board of Adjustment took the following actions at the April 6, 2017 regular meeting:

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

a. Case: Z16-044  Preliminary and Final Major Site Plan Approval
   Applicant: 332 Newark Avenue Lofts, LLC
   Address: 332 Newark Avenue
   Attorney: James J. Burke, Esq
   Block: 9901  Lot: 1,2,3
   Zone: NC – Neighborhood Commercial District
   For: Construction of a 6 story building with 18 units, with a 1,030 sq ft ground floor retail
   space, 4 ground floor parking spaces, 1,000 sq ft of green roof, and a 500 sq ft
   common roof deck
   “d” Variances: Height
   “c” Variances: Minimum rear yard setback, Minimum drive aisle width
   Decision: Carried to April 20, 2017 regular meeting

b. Case: Z16-032
   Applicant: Devender Rana for Nirvana Realty, LLC
   Address: 120 Charles Street
   Attorney: Nicholas J. Cherami, Esq
   Block: 2603  Lot: 40
   Zone: R-1, One and Two Family Housing District
   For: Construction of a 2-family house with only one parking space
   “c” Variances: Minimum garage dimensions, Minimum percentage of ground floor for garage, minimum
   number of parking spaces
   Design Waivers:
   Compatibility to surrounding neighborhood in the terms of 1) design of the building, 2) proportion of the building, 3) roof line, 4) material and color, 5) building entries and 6) garage
   Decision: Carried to April 20, 2017 regular meeting

6. Old Business:

a. Case: Z14-038  1 Year Extension
   Applicant: The Ishay Group
   Attorney: Charles J. Harrington, III, Esq
   Address: 3464 John F. Kennedy Boulevard
   Block: 2603  Lot: 51
   Zone: R-1, One and Two Family Housing District
   For: 1-year extension of Final Major Site plan and variance. This would allow
   approval to be valid until April 16, 2018
   Decision: Carried to April 20, 2017 regular meeting

Cont. on other side →→
7. Case: Z16-0037  
Applicant: Eyland of Roxbury, LLC  
Address: 13 Boland Street  
Attorney: Rita Mary McKenna, Esq  
Block: 14906  Lot: 14  
Zone: R-1, One and Two Family Housing District  
For: Three story 33 ft long rear yard expansion to a non-conforming 3-unit building  
“d” Variances: Expansion of a non-conforming use  
“c” Variances: Minimum floor to ceiling height, Minimum side yard  
Decision: Approved with conditions

8. Case: Z17-009  
Applicant: Equity Management LLC  
Address: 7-5-3 Bayview Ave/643 Garfield Avenue  
Attorney: Rita Mary McKenna, Esq  
Block: 24101  Lot: 37 and 38  
Zone: R-1, One and Two Family Housing District  
For: Conversion of an existing service station into a convenience store  
“d” Variances: Use  
“c” Variances: Signage  
Decision: Carried to May 4, 2017 regular meeting

9. Case: Z15-068  
Applicant: Hawthorne JC 660 Realty, LLC  
Address: 660 Grand Street  
Attorney: Nicholas J. Cherami, Esq  
Block: 17205  Lot: 5  
Zone: R-1, One and Two Family Housing District  
For: Conversion and expansion of a 3 story warehouse building to a 4 story, mixed use building with 9 live/work units, 4 commercial spaces and 1 gallery  
“d” Variances: Use, Height  
Decision: Carried to May 4, 2017 regular meeting

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 Site plan amendment #Z16-007.1 submitted by NJ Dragon Property, LLC (155 Morgan St.) B: 13002 Lot: 5

11. Executive Session

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON