Please take notice that the Board of Adjustment took the following actions at the May 4, 2017 regular meeting:

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

a. Case: Z14-039 Minor Site Plan
   Applicant: Victor Fonseca
   Address: 338 Paterson Plank Road
   Attorney: Constantine Bardis, Esq
   Block: 1703 Lot: 8
   Zone: R-1, One and Two Family Housing District
   PPOD, Palisade Preservation Overlay District
   For: Construction of a 4-story, 2-family house
   “c” Variances: Maximum height (stories), Front yard setback, Rear yard setback, Minimum front yard landscaping
   Carried to the May 18, 2017 Meeting

6. Old Business:

   a. Case: Z14-034 1 Year Extension
      Applicant: Dante and Rhett Del Forno
      Attorney: Robert A. Verdibello, Esq
      Address: 153 Morgan Street
      Block: 13002 Lot: 6
      Zone: R-3 Multi-Family Mid-Rise Zoning District
      For: 1-year extension of Final Major Site plan with variances for an approval to construct a 5 story, 3 unit building with ground floor retail. This would allow approval to be valid until April 16, 2018
      Decision: Approved

7. Case: Z17-009 Preliminary and Final Major Site Plan Approval
   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: Denied

8. Case: Z15-068 Preliminary and Final Major Site Plan Approval
   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: Approved with conditions

Cont. on other side →→
9. **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:** Withdrawn

10. **Case:** Z17-007  
**Preliminary and Final Major Site Plan Approval**  
**Applicant:** Joel Gestetner  
**Address:** 39-41 Maxwell St and 208 Christopher Columbus Drive  
**Attorney:** Eugene P. O’Connell, Esq  
**Block:** 12703  
**Lot:** 1 and 2  
**Zone:** R-3, Multi-Family, Mid-Rise District  
**For:** Construction of four 4-story single family townhomes on Lot 1 and a 5-story, 4-unit townhouse on Lot 2 with 5 onsite parking spaces at the ground floor.  
**“d” Variances:** Height  
**“c” Variances:** Building coverage, Lot coverage  
**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 Jersey City Zoning Board of Adjustment approving a one year extension #Z14-038 submitted by The Ishay Group (3464 Kennedy Blvd.) B: 2603 Lot: 51

12. **Executive Session**  
Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON