Please take notice that the Board of Adjustment of Jersey City took the following actions at the May 18, 2017 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
   Guzman, Rothman, Jacobs, Donnelly, Shadeed, Polanco-Rodriguez, Friedman
4. Swear in Staff
5. Adjournments
6. Old Business:
   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, 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
      Decision: Carried to June 15, 2017 regular meeting

7. Case: Z17-005 Preliminary and Final Major Site Plan
       Applicant: 620 Palisade Avenue, LLC
       Address: 620 Palisade Avenue
       Attorney: Charles J. Harrington, III, Esq
       Block: 1703 Lot: 50
       Zone: R-1, One and Two Family Housing District
       For: Construction of a 5-story building with 22 units and 21 onsite parking spaces
       "d" Variances: Use, Height
       "c" Variances: Compact parking spaces
       Decision: Adjourned to June 15, 2017 regular meeting

8. Case: Z17-014 Preliminary and Final Major Site Plan
       Applicant: 20 Bostwick Ave, LLC
       Address: 20 Bostwick Avenue
       Attorney: Peter Cecinini, Esq
       Block: 23203 Lot: 49
       Zone: R-1, One and Two Family Housing District
       For: Construction of a 4-story building with 12 units and 11 onsite parking spaces
       "d" Variance: Use, Height
       Decision: Approved with conditions

9. Case: Z16-005.1 Site Plan Amendment
       Applicant: Rafa Realty, LLC
       Address: 34-40 Division Street/387-389 8th Street
       Attorney: Charles J. Harrington, III, Esq
       Block: 9802 Lot: 2, 35, 36
       Zone: R-1, One and Two Family Housing District, Neighborhood Commercial District
       For: Amendment to an original approval, memorialized April 7, 2016, for a 7-story, 59 unit building with 60 onsite ground floor parking spaces (provided with stackers). Amendment proposal is to construct an 8-story, 63 unit building with 82 onsite parking spaces. Amendment also includes the addition 3,351 sq ft of ground floor commercial along 8th Street, a 5 ft greater rear yard setback along 2nd-6th floor.
       "d" Variance: 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 denying preliminary and final major site plan 'c' & 'd' variance #Z17-009 submitted by (7-5-3 Bayview Ave. & 643 Garfield Ave.) B: 24101 Lots: 37 & 38
    (2) Resolution of the Jersey City Zoning Board of Adjustment approving minor site plan w/ 'c' & 'd' variances #Z17-008 submitted by Flastone, LLC (89 Griffith St.) B: 3804 Lot: 2
    (3) Resolution of the Jersey City Zoning Board of Adjustment approving Preliminary and Final Major Site Plan with 'c' & 'd' variances #Z16-044 submitted by 332 Newark Avenue Lofts, LLC (332 Newark Ave.) B: 9901 Lots: 1, 2 & 3

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON