Please take notice that the Board of Adjustment took the following actions at the June 15, 2017 regular meeting:

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

   a. Case: Z07-047  1 Year Extension
      Applicant: Pantelis Bournias
      Attorney: Thomas Leane, Esq
      Address: 426 Jersey Avenue
      Block: 13904 Lot: 24
      Zone: R-2, Multi-Family Attached Housing (4 stories or less)
      For: 1-year extension of Final Major Site plan and variance. This would allow approval to be valid until November 8, 2018
      Decision: Approved

   b. Case: Z05-038.1  1 Year Extension
      Applicant: 414-418 Hoboken Avenue, LLC
      Attorney: Francis X. Regan, Esq
      Address: 414-418 Hoboken Avenue
      Block: 6701 Lot: 6 & 7
      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 December 14, 2018.
      Decision: Carried to July 20, 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: Approved with conditions

8. 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
   Decision: Adjourned to July 20, 2017 regular meeting

9. Case: Z16-052  Preliminary and Final Major Site Plan
   Applicant: Ismael Cruz
   Address: 218 Bay Street
   Attorney: Rita Mary McKenna, Esq
   Block: 11403 Lot: 21
   Zone: R-2, Multi-Family Attached Housing (4 stories or less)
   For: Construction of a 5-story multi-family building with 4 units and 3 onsite parking spaces
   “d” Variance: Height, Density
   “c” Variance: Max Building Coverage, Max Lot Coverage, Min Rear Yard setback, Min Parking Spaces
   Decision: Adjourned to July 20, 2017 regular meeting

Cont. on other side →→
10. Case: Z16-040.1  Site Plan Amendment
    Applicant: J&B 369-371, LLC
    Address: 369-371 Second Street
    Attorney: Charles J. Harrington, III, Esq
    Block: 11005 Lot: 8 and 9
    Zone: R-5, Multi-Family, Low-Rise Mixed Use District
    For: Amendment to an original approval, memorialized October 6, 2016, for a 4-story, 12 unit building. Amendment proposal is to construct an additional story to provide 9 onsite parking spaces.
    “d” Variance: Height
    Decision: Approved with conditions

11. Case: Z17-029  Preliminary and Final Major Site Plan
    Applicant: John & Maryann, LLC
    Address: 373-375 Danforth Avenue
    Attorney: Ronald H. Shaljian, Esq
    Block: 26801 Lot: 6 and 7
    Zone: R-1, One and Two Family Housing District
    For: Construction of a 4-story building with 16 units and 9 onsite parking spaces
    “d” Variance: Use, Height
    “c” Variance: Stilted building
    Decision: Carried to July 20, 2017 regular meeting

12. Case: Z16-058  Preliminary and Final Major Site Plan
    Applicant: Palisades Fire House, LLC
    Address: 520 Palisade Avenue
    Attorney: Nicholas J. Cherami, Esq
    Block: 2401 Lot: 9
    Zone: R-2, Multi-Family Housing (4 stories or less) Riverview Arts District Overlay
    For: Conversion of a vacant building, a former firehouse, into 18 units and a ground floor commercial space
    “d” Variance: Use, Density
    Decision: Carried to July 20, 2017 regular meeting

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 ‘c’ variances, #Z17-003 submitted by Pritesh Patel (52 Columbia Ave.) B: 2602 Lot: 37
    (2) Resolution of the Jersey City Zoning Board of Adjustment approving a one year extension of preliminary and final major site plan with ‘c’ & ‘d’ variances #Z14-034 submitted by Dante and Rhett Del Forno (153 Morgan St.) B: 13002 Lot: 6
    (3) Resolution of the Jersey City Zoning Board of Adjustment approving site plan amendment, #Z16-005.1 submitted by Rafa Realty, LLC (387-389 8th St. & 34-40 Division St.) B: 9802 Lots: 2, 35, & 36
    (4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘d’ variance, #Z17-014 submitted by 20 Bostwick Avenue, LLC (20 Bostwick Ave.) B: 23203 Lot: 49
    (5) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances, #Z15-068 submitted by Hawthorne JC 660 realty, LLC (660 Grand St.) B: 17205 Lot: 5
    (6) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances, #Z17-005 submitted by 620 Palisade Avenue, LLC (620 Palisade Ave.) B: 1703 Lot: 50
    (7) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances, #Z17-007 submitted by Joel Gesetner (39-41 Maxwell St. & 208 Christopher Columbus Dr.) B: 1703 Lot: 50

14. Executive Session

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON