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
Please take notice that the Board of Adjustment took the following actions at the February 2, 2017 regular meeting:

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

   a. 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 
      Carried to February 16, 2017 Regular Meeting 

6. Old Business

   a. Case: Z07-054.1 Site Plan Amendment 
      Applicant: Blue Water Homes, LLC 
      Address: 54 Graham Street 
      Attorney: Rita Mary McKenna, Esq 
      Block: 1505 Lot: 55 
      Zone: R-1 – One and Two Family Housing District 
      For: Site plan amendment of March 20, 2008 Zoning Board approval to rehabilitate and convert a single story industrial building into a 4-story, 12 unit building with 12 ground floor parking spaces, to be reconsidered due to the demolition of the single story industrial building. 
      Previously approved Variances: 
      “c” Variances: Minimum access drive aisle width, compact car spaces 
      “d” Variances: Use, Height 
      Decision: Approved with conditions 

7. 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 Preliminary and Final Major Site Plan w/ “c” and “d” variances #Z16-039 submitted by RER, LLC (66 Hutton St., & 49 Hancock Ave.) B:3802 Lot: 15.01 
   (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan w/ “c” and “d” variances #Z16-059 submitted by Fourth Street JC, LLC (380 Palisade Ave.) B:3903 Lot: 6 
   (3) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan w/ “c” and “d” variances #Z16-050 submitted by 936-938 Pavonia Avenue, LLC (936-938 Pavonia Ave.) B:10404 Lots: 27 & 28 
   (4) Resolution of the Jersey City Zoning Board of Adjustment Approving a corrective administrative amendment #Z15-013.001 submitted by 500 Palisade, LLC (500 Palisade Ave.) B:2401 Lots: 1 & 2 

8. Executive Session 

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD

Please take notice that the Board of Adjustment took the following actions at the February 16, 2017 regular meeting:

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

a. 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 March 9, 2017 Zoning Board Meeting

6. Old Business

a. Case: Z14-036
   Preliminary and Major Final Site Plan
   Applicant: Phoenix Urban Development, LLC
   Address: 334-336 Second Street
   Attorney: Ronald H. Shaljian, Esq
   Block: 11007 Lot: 10 and 11
   Zone: NC – Neighborhood Commercial District
   For: Major Site Plan approval to construct a 5 story building with 11 residential units, 2 ground floor commercial spaces, and 3 onsite parking spaces
   “c” Variances: Minimum floor to ceiling height
   “d” Variance: Height
   Approved 1 Year Extension

7. Case: Z16-045
   Preliminary and Final Major Site Plan Approval
   Applicant: 165-169 St Pauls Ave LLC
   Address: 165-169 St Pauls Avenue
   Attorney: Charles J. Harrington, III, Esq
   Block: 6603 Lot: 2 and 3
   Zone: R-1, One and Two Family Housing District
   For: Construction of a 4 story, 21 unit building with 12 onsite parking spaces
   “d” Variances: Use, Height
   “e” Variances: Minimum lot depth, Side yard setback, Maximum building coverage, Maximum lot coverage, Parking
   Decision: Carried to March 9, 2017 Zoning Board Meeting

Cont. on other side →→
8. Case: Z16-038  Preliminary and Final Major Site Plan Approval
Applicant: Kyle D. Enger c/o Liberty Realty
Address: 366 6th Street
Attorney: Charles J. Harrington, III, Esq
Block:  9803  Lot:  9
Zone:  NC – Neighborhood Commercial District
For:  Construction of a 6 story building with 20 units, 20 parking spaces on the ground floor level, and a 3,146 sq ft green roof.
“d” Variances: Height
“c” Variances: Minimum rear yard setback, Minimum drive aisle width, Compact parking spaces
Decisions:  Approved with conditions

9. 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 March 23, 2017 Zoning Board 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 Preliminary and Final Major Site Plan w/ “c” and “d” variances #Z16-001 submitted by Onkar Singh & Inderjit Singh (65-67 Storms Ave.) B: 15203 Lot: 10
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan w/ “c” and “d” variances #Z16-047 submitted by Aram Health Services, LLC (191-193 Palisade Ave.) B:5902 Lots: 22 & 23

11. Executive Session

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the March 9, 2017 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call  Donnelly, McCormack, Shedeed, Friedman, Rothman, McMahon, Guzman
4. Swear in Staff
5. Adjournments

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
Carried to March 23, 2017 regular meeting

6. Old Business

a. Case: Z09-002.1  Administrative Amendment
Applicant: Phoenix Urban Development, LLC
Address: 33 Griffith Street
Attorney: Pro Se
Block: 3903  Lot: 56
Zone: R-2, Multi-Family Attached Housing District (4 stories or less)
For: Addition of a roof deck to a zoning board approval from to renovate an existing single story garage and construct two more stories for a 2-family house with 4 parking spaces.
Decision: Approved

7. Case: Z17-010
Applicant: Don Chamberlain and Kristen Lamoreaux
Address: 110 Grace Street
Attorney: Pro Se
Block: 403  Lot: 45
Zone: R-1, One and Two Family Housing District
For: Construction of full bathrooms on each floor of a connected duplex unit
“c” Variances: Two full bathroom on both floors of a duplex unit
Decision: Approved

Cont. on other side →→
8. Case: Z16-045 Preliminary and Final Major Site Plan Approval
Applicant: 165-169 St Pauls Ave LLC
Address: 165-169 St Pauls Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 6603 Lot: 2 and 3
Zone: R-1, One and Two Family Housing District
For: Construction of a 4 story, 21 unit building with 12 onsite parking spaces
“d” Variances: Use, Height
“c” Variances: Minimum lot depth, Side yard setback, Maximum building coverage, Maximum lot coverage, Parking
Decision: Denied

8. Case: Z16-007.1 Site Plan Amendment
Applicant: NJ Dragon Property, LLC
Address: 155 Morgan Street
Attorney: Eugene T. Paolino, Esq
Block: 13002 Lot: 5
Zone: R-3, Multi-Family Mid-Rise Zone
For: Original approval granted April 21, 2016 to add two floors for office use above an existing two story office building for a total of 4 stories. Amendment proposes to now add three floors of office/residential/retail mix to the existing two story office building for a total of 5 stories.
“d” Variances: Height, Expansion of a non-conforming use
“c” Variances: Minimum rear yard setback
Decision: Approved with conditions

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: Adjourned to March 23, 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 #Z07-054.1 submitted by Blue Water Homes, LLC (54 Graham Ave.) B: 1505 Lot: 55
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving preliminary and final major site plan with ‘c’ & ‘d’ variances #Z16-038 submitted by Kyle D. Enger c/o Liberty Realty (366 6th St.) B: 9803 Lot: 9

11. Executive Session

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD

Please take notice that the Board of Adjustment took the following actions at the March 23, 2017 regular meeting:

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

a. Case: Z05-010  
   1 Year Extension  
   Applicant: Grant 170, LLC  
   Attorney: Charles J. Harrington, III, Esq  
   Address: 170-172 Grant Avenue  
   Block: 22402  Lot: 19  
   Zone: R-3 Multi-Family Mid Rise District/R-1 One & Two Family Housing District  
   For: 1-year extension of Final Major Site plan and Variance approved to June 23, 2018  
   (original approval memorialized June 23, 2005)  
   Decision: Approved

7. 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

8. 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

Cont. on other side ➔
9. 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: Carried to April 6, 2017 regular meeting

10. Case: Z17-011  
Applicant: NKAY Developers, LLC  
Address: 323 New York Avenue  
Attorney: Rita Mary McKenna, Esq  
Block: 2306  Lot: 42  
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: Approved

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 ‘c’ variance #Z17-010 submitted by Don Chamberlain and Kristin Lamourex (110 Grace St.) B: 403 Lot: 45  
(2) Resolution of the Jersey City Zoning Board of Adjustment 1 year extension #Z14-036 submitted by Phoenix Urban Development, LLC (334-336 Second St.) B: 11007 Lot: 10 & 11  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving administrative amendment #Z09-002.1 submitted by Phoenix Urban Development, LLC (33 Griffith St.) B: 3903 Lot: 56

12. Executive Session  

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
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
Please take notice that the Board of Adjustment took the following actions at the April 20, 2017 regular meeting:

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

a. 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: Carried to May 4, 2017 Regular Meeting

b. 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: Carried to May 4, 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: Approved

7. 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: Approved w/ conditions

8. 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: Adjourned to May 4, 2017 regular meeting

Cont. on other side →→
9. Case: Z14-039  
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 May 18, 2017 regular meeting  

10. Case: Z17-003  
Applicant: Pritesh Patel  
Address: 52 Columbia Avenue  
Attorney: Nicholas J. Cherami, Esq  
Block: 2602  
Lot: 37  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 2-family house on an undersized lot  
“c” Variances: Minimum Rear yard setback, Minimum lot depth  
Decision: Approved w/ conditions  

11. Case: Z17-008  
Applicant: Flatstone, LLC  
Address: 89 Griffith Street  
Attorney: James J. Burke, Esq  
Block: 3804  
Lot: 2  
Zone: R-1, One and Two Family Housing District  
Arts District Overlay Zone  
For: The construction of a 3-story building with 3 live work units  
“d” Variance: Use  
“c” Variances: Rear yard setback, Maximum building coverage, and minimum lot depth  
Decision: Approved w/ conditions  

12. 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 administrative amendment #Z09.002.1 submitted by Joseph Donargo (33 Griffith St.) B: 3903 Lot: 56  
(2) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ & ‘d’ variances #Z16-037 submitted by Eyland of Roxbury, LLC (13 Boland St.) B: 14906 Lot: 14  
(3) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ variances with design waivers #Z17-011 submitted by NKAY Developers, LLC (323 New York Ave.) B: 2306 Lot: 42  
(4) Resolution of the Jersey City Zoning Board of Adjustment approving 1 year extension #Z05-010 submitted by Grant 170, LLC (170-172 Grant St.) B: 22402 Lot: 19 (fka B: 1779 Lots: 10.B1 & A.2)  

13. Executive Session  
Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
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  
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
Please take notice that the Board of Adjustment 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, Sheedeed, 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
      PP0D, 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
   NC, 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 Fastone, 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

11. Executive Session

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
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 Bourrias
      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, Ill, 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: 2802 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
Please take notice that the Board of Adjustment took the following actions at the July 20, 2017 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Jacobs, Donnelly, McCormack, Shedeed, Friedman, Rothman, Liston
4. Swear in Staff
5. Adjournments

a. 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
   Carried to August 17, 2017 meeting

b. Case: Z17-006
   Applicant: Kevin Burke for Alliebrack Redevelopment LLC
   Address: 27 Baldwin Avenue
   Attorney: Nicholas J. Cherami, Esq
   Block: 15103 Lot: 7
   Zone: R-1, One and Two Family Housing District
   For: Removal of landscaped front yard for the construction of 2 front yard parking spaces
   “c” Variance: Front Yard Parking, Minimum Front Yard Landscaping
   Carried to August 17, 2017 meeting

6. Annual Re-Organization
   Joshua Jacobs - Chairman
   Kate Donnelly - Vice Chairwoman
   Tanya Marione- Secretary

7. Old Business:

   a. 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.
      (Original approval memorialized December 14, 2006)
      Decision: Approved

   b. Case: Z07-009.001  Administrative Amendment
      Applicant: 747 Grand, LLC
      Attorney: James C. McCann, Esq
      Address: 747 Grand Street
      Block: 18704 Lot: 16
      Zone: R-1, One and Two Family Housing District
      For: Amendment to an approval for a site plan with a use and height variance to permit a 5-story building with 39 units and 39 onsite parking spaces. The amendments are for façade changes, and interior changes conforming to current building codes.
      (Original approval memorialized December 13, 2007)
      Decision: Approved

Cont. on other side →→
c. Case: Z16-038.001 Administrative Amendment
   Applicant: 366 6th Street
   Attorney: Thomas Leane, Esq
   Address: 366 6th Street
   Block: 9803 Lot: 9
   Zone: NC – Neighborhood Commercial
   For: Amendment to an approval for a site plan with a height variance to permit a 6-story building with 20 units and 20 onsite parking spaces. The amendments are for the inclusion of balconies on the rear façade.
   (Original approval memorialized March 9, 2017)
   Decision: Approved

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: Testimony given; Carried to September 28, 2017 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 August 17, 2017 meeting

10. 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: Approved with conditions

11. Case: Z17-023
    Applicant: Caprihouse LLC
    Address: 4 Mercer Street
    Attorney: James J. Burke, Esq
    Block: 12903 Lot: 13
    Zone: H – Van Vorst Park Historic District
    For: Conversion of an existing 3 family building into a single family building with an 11 ft, 4-story rear addition
    “c” Variance: Minimum rear yard setback
    Decision: Adjourned to August 17, 2017 meeting

Cont. on other side →→
12. Case: Z17-030  
   Applicant: Mikronis Development LLC  
   Address: 194 Cambridge Avenue  
   Attorney: Charles J. Harrington, III, Esq  
   Block: 2203 Lot: 4  
   Zone: R-1, One and Two Family Housing District  
   For: Re-construction of a 3-family building  
   ‘d’ Variance: Use  
   Decision: Approved with conditions

13. Case: Z17-026  Preliminary and Final Major Site Plan  
   Applicant: 165-169 St Pauls Ave LLC  
   Address: 165-169 St Pauls Avenue  
   Attorney: Charles J. Harrington, III, Esq  
   Block: 6603 Lot: 2 and 3  
   Zone: R-1, One and Two Family Housing District  
   For: Construction of a 4-story building with 14 units and 14 onsite parking spaces  
   ‘d’ Variance: Use, Height  
   ‘c’ Variance: compact spaces  
   Decision: Approved with conditions

14. 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, #Z16-040.1 submitted by J & B 369-371, LLC (369-371 Second St.) B: 11005 Lots: 8 & 9  
(2) Resolution of the Jersey City Zoning Board of Adjustment approving administrative amendment #Z16-038.001 submitted by Realty 366, LLC (366 6th St.) B: 9803 Lot: 9

15. Executive Session

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON
Please take notice that the Board of Adjustment took the following actions at the August 17, 2017 regular meeting:

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

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 September 28, 2017 meeting

6. Old Business:

Case: Z16-047 Site Plan Amendment
Applicant: Aram Health Services, LLC
Address: 191-193 Palisade Avenue
Attorney: Eugene O’Connell, Esq
Block: 5902 Lot: 22 & 23
Zone: R-1 – One and Two Family Housing District
PREVIOUSLY APPROVED ON 12/1/2016, RESOLUTION MEMORIALIZED ON 2/16/2017
For:
Preliminary and Final Major Site Plan approval to combine 2 existing non-conforming buildings utilized as medical offices. The new building will be an expansion of the medical office at 191 Palisade Avenue, and will include updated medical equipment, such as an MRI and CAT scanning equipment.
“c” Variances: Signage
“d” Variances: Expansion of a non-conforming use
Decision: Motion to re-affirm approved plans and meet with city staff; Approved

AMENDMENT FOR:
Removal of historic fabric; revised historic preservation construction plan

7. 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: Adjourned to September 7, 2017 meeting

8. Case: Z17-006
Applicant: Kevin Burke for Alliebrack Redevelopment LLC
Address: 27 Baldwin Avenue
Attorney: Nicholas J. Cherami, Esq
Block: 15103 Lot: 7
Zone: R-1, One and Two Family Housing District
For:
Renovation of existing 2 family house and removal of landscaped front yard for the construction of 2 front yard parking spaces
“c” Variance: Front Yard Parking, Minimum Front Yard Landscaping
Decision: Adjourned to September 7, 2017 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 September 28, 2017 meeting

10. Case: Z17-023
Applicant: Caprihouse LLC
Address: 4 Mercer Street
Attorney: James J. Burke, Esq
Block: 12903 Lot: 13
Zone: H – Van Vorst Park Historic District
For: Conversion of an existing 3 family building into a single family building with an 11 ft, 4-story rear addition
"c" Variance: Minimum rear yard setback; maximum building coverage
Recommended by the Historic Preservation Commission at their June 19, 2017 meeting
Decision: Approved with conditions

11. Case: Z17-017  Minor Site Plan
Applicant: Heights Adult Medical Daycare Ctr., LLC
Address: 801 Bergen Avenue
Attorney: Robert P. Weinberg, Esq
Block: 13303 Lot: 17
Zone: R-1, One and Two Family Housing District
For: Conversion of church and office space for an Adult Daycare use
"d" Variance: Use
Decision: Approved with conditions

12. Case: Z17-019  Preliminary and Final Major Site Plan
Applicant: Farzana Ali
Address: 272-276 Duncan Avenue
Attorney: Robert P. Weinberg, Esq
Block: 14602 Lot: 23 & 24.01
Zone: R-1, One and Two Family Housing
For: Construction of a 4 story, 12 unit building with 12 onsite parking spaces
"d" Variance: Use, height
Decision: testimony heard; carried to September 7, 2017 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 administrative amendment, #Z07-009.001 submitted by 747 Grand, LLC (747 Grand St.) B: 18704 Lot: 16
(2) Resolution of the Jersey City Zoning Board of Adjustment approving "d" variance #Z17-030 submitted by Mikronis Development, LLC (194 Cambridge Ave.) B: 2203 Lot: 4
(3) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with 'c' & 'd' variances #Z17-029 submitted by John & Maryann, LLC (373-375 Danforth Ave.) B: 26801 Lots: 6 & 7
(4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with 'c' & 'd' variances #Z17-026 submitted by St. Pauls Avenue, LLC (165-169 St. Pauls Ave.) B: 6603 Lots: 2 & 3

14. Executive Session
Joshua Jacobs, Board of Adjustment Chairperson
Kate Donnelly, Board of Adjustment Vice Chairperson
Please take notice that the Board of Adjustment took the following actions at the September 7, 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 September 28, 2017 meeting

b. 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
   Carried to September 28, 2017 meeting

6. Old Business:

a. Case: Z16-006 Administrative Amendment
   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: Construction of a 5-story, 12 unit building with no onsite parking
   “c” Variances: Minimum Lot Depth
   “d” Variances: Use, Height
   ORIGINAL APPROVAL APRIL 7, 2016
   AMENDMENT: To increase the side yard setback to 16’ on the 2nd through 5th floors
   Decision: Approved

7. Case: Z17-049 “A” Appeal
   Applicant: Block 7004, LLC
   Address: 240 Coles, 275-277 15th St
   Attorney: Donald M. Pepe, Esq
   Block: 7004 Lot: 2, 7, and 8
   Zone: Jersey Avenue Park Redevelopment Plan - Commercial Strip District
   For: Appeal of the Zoning Officers decision that a self storage facility is not a permitted use in the Commercial Strip District of the Jersey Avenue Park RDP
   Decision: Zoning Official’s decision overturned

8. 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, Height
   Decision: Adjourned to October 19, 2017

Cont. on other side →→
9. Case: Z17-006
   Applicant: Kevin Burke for Alliebrack Redevelopment LLC
   Address: 27 Baldwin Avenue
   Attorney: Nicholas J. Cherami, Esq
   Block: 15103 Lot: 7
   Zone: R-1, One and Two Family Housing District
   For: Renovation of existing 2 family house and removal of landscaped front yard for the construction of 2 front yard parking spaces
   “c” Variance: Front Yard Parking, Minimum Front Yard Landscaping
   Withdrawn

10. Case: Z17-019  Preliminary and Final Major Site Plan
    Applicant: Farzana Ali
    Address: 272-276 Duncan Avenue
    Attorney: Robert P. Weinberg, Esq
    Block: 14602 Lot: 23 & 24.01
    Zone: R-1, One and Two Family Housing
    For: Construction of a 4 story, 12 unit building with 12 onsite parking spaces
    “d” Variance: Use
    Decision: Approved with conditions

11. Case: Z17-036  Preliminary and Final Major Site Plan
    Applicant: Weingarten Group, LLC
    Address: 200-202 Merseles St/384-400 4th St
    Attorney: Eugene T. Paolino, Esq
    Block: 11001 Lot: 1
    Zone: NC – Neighborhood Commercial
    For: Construction of a 5 story building with 16 units and 14 onsite parking spaces, 6 of which are compact spaces
    “d” Variance: Use (No Commercial on the Ground Floor)
    Decision: Withdrawn; Transferred to Planning Board

12. Case: Z17-025
    Applicant: Charles Lombardi
    Address: 1009 West Side Avenue
    Attorney: Nicholas J. Cherami, Esq
    Block: 10403 Lot: 21
    Zone: R-1, One and Two Family Housing
    For: Construction of a 2-family house on an undersized lot
    “c” Variances: Minimum required parking, Minimum dimensions for ground floor garage, Minimum percentage of garage on ground floor, Minimum Rear Yard
    Decision: Approved with conditions

13. Case: Z17-021  Preliminary and Final Major Site Plan
    Applicant: 318 Whiton JC, LLC
    Address: 444 Palisade Avenue
    Attorney: Charles J. Harrington, III., Esq
    Block: 3002 Lot: 9
    Zone: R-2, Multi-Family Attached Housing (4 Stories or Less)
    For: Renovation and Expansion of an existing 3 story, single family building to 3-story 9 unit building
    “d” Variance: Use, Density
    Decision: Approved with conditions

14. 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 re-affirmation for preliminary and final major site plan, #Z16-047 submitted by Aram Health Services, LLC (191-193 Palisade Ave.) B: 5902 Lot: 22 & 23

15. Executive Session

   Joshua Jacobs, Board of Adjustment Chairperson
   Kate Donnelly, Board of Adjustment Vice Chairperson
Please take notice that the Board of Adjustment took the following actions at the September 28, 2017 regular meeting:

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

   a. 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 October 16, 2017 special meeting

   6. Case: Z17-054 “a” Appeal of the Historic Preservation Commission
      Address: 238 5th St
      Attorney: Gregory D. Meese, Esq
      Block: 11201  Lot: 9
      Zone: H - Historic
      For: Appeal of the Historic Preservation Commission’s decision to deny a Certificate of Appropriateness for a collocation of a wireless communication facility
      Decision: Overturned Historic Preservation Commission’s decision to deny Certificate of Appropriateness (CoA)

   7. 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: Approved with conditions

   8. Case: Z17-042
      Applicant: 246 Bay St. Inc
      Address: 246 Bay Street
      Attorney: Eugene P. O’Connell, Esq
      Block: 11404  Lot: 26
      Zone: NC - Neighborhood Commercial
      For: Rear yard 4-story addition, with a 5th floor penthouse, to an existing mixed use building
      “d” Variance: Height
      “c” Variance: Maximum lot coverage, Minimum rear yard setback
      Decision: Approved with conditions

Cont. on other side →→
9. Case: Z17-034  
Applicant: 231 Griffith JC, LLC  
Address: 25 Saint Pauls Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 6808 Lot: 12  
Zone: R-1, One and Two Family Housing  
For: Rear yard addition to an existing 3-family building  
“d” Variance: Expansion of a non-conforming use  
Decision: Carried to date uncertain; Re-notice required

10. Case: Z16-036  
Applicant: Onkar Singh  
Address: 66 Poplar Avenue  
Attorney: Robert P. Weinberg, Esq  
Block: 801 Lot: 12  
Zone: R-1, One and Two Family Housing  
For: Construction of a 5-unit building on an irregular, oversized lot  
“d” Variance: Use  
Decision: Carried to October 19, 2017 meeting

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 ‘c’ variance, #Z17-023 submitted by Caprihouse, LLC (4 Mercer St.) B: 12903 Lot: 13  
(2) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘d’ variance #Z17-021, submitted by 318 Whiton JC, LLC (444 Palisade Ave.) B: 3002 Lot: 9  
(3) Resolution of the Jersey City Zoning Board of Adjustment approving re-affirmation for preliminary and final major site plan, #Z16-047 submitted by Aram Health Services, LLC (191-193 Palisade Ave.) B: 5902 Lot: 22 & 23

12. Executive Session

Joshua Jacobs, Board of Adjustment Chairperson  
Kate Donnelly, Board of Adjustment Vice Chairperson
JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD

Please take notice that the Board of Adjustment took the following actions at the October 5, 2017 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - McCormack, Shedeed, Rothman, Jennings, Guzman, Christmas
4. Swear in Staff
5. Adjournments:

   a. 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
      Carried to Special Meeting October 16, 2017

6. Old Business:

   a. Case: Z16-004.001 Administrative Amendment
      Applicant: Brunswick Quarters, LLC
      Address: 183-187 Brunswick Street
      Attorney: Charles J. Harrington, III, Esq
      Block: 9803 Lot: 6
      Zone: R-5, Multi-Family, Low-Rise, Mixed Use
      “d” Variance: Use
      For: Amendment to remove stoop and replace with handicapped ramp
      Decision: Approved

   b. Case: Z15-051.001 Administrative Amendment
      Applicant: Nitin Kumar
      Address: 98 Colgate
      Attorney: Pro Se
      Block: 11009 Lot: 27
      Zone: R-5, Multi-Family, Low-Rise, Mixed Use
      “d” Variance: Height
      “c” Variance: min Lot area, min lot depth, min lot width, min rear yard setback, max building coverage, max lot coverage
      For: Amendment to create an enclosed covered access to the roof
      Decision: Approved

Cont. on other side →→
7. Case: Z17-033 Preliminary and Final Major Site Plan
Applicant: 400 Newark Realty, LLC
Address: 400 Newark Avenue
Attorney: Eugene T. Paolino, Esq
Block: 11404 Lot: 26
Zone: NC- Neighborhood Commercial
For: Construction of a 7-story building with 25 units and 12 onsite parking spaces
“d” Variance: Height
“c” Variance: Minimum parking spaces, Minimum aisle width, minimum bike parking, Compact parking spaces
Decision: Adjourned to November 2, 2017 regular meeting

8. Case: Z17-048 Preliminary and Final Major Site Plan
Applicant: Hudson Home Builders, LLC
Address: 78-80 Manhattan Avenue
Attorney: Rita Mary McKenna, Esq
Block: 3701 Lot: 48 and 49
Zone: R-1, One and Two Family Housing
For: Construction of a 3-story, 10-unit building
“d” Variance: Use
“c” Variance: Compact Parking spaces
Decision: Approved with conditions

9. 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 administrative amendment, #Z16-006.001 submitted by Ma Ambey Fifth, LLC (375 5th Street) Block: 9901 Lot: 5

10. Executive Session

Joshua Jacobs, Board of Adjustment Chairperson
Kate Donnelly, Board of Adjustment Vice Chairperson
Please take notice that the Board of Adjustment took the following actions at the October 16, 2017 special meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call Donnelly, McCormack, Shedeed, Rothman, Jennings, Liston, Christmas
4. Swear in Staff

5. 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: Denied

6. 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 minor site plan with ‘d’ variance, #Z17-017 submitted by The Heights Adult Daycare Center, LLC (801 Bergen Ave.) Block: 13303 Lot: 17
   (2) Resolution of the Jersey City Zoning Board of Adjustment overturning the Historic Preservation Commission’s decision to deny; Granting a Certificate of Appropriateness, #Z17-054 submitted by T-Mobile Northeast, LLC (238 5th St.) B: 11201 Lot: 9
   (3) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ and ‘d’ variance, #Z17-019 submitted by Farzana Ali (272-276 Duncan Ave.) B: 14602 Lots: 23 & 24.01
   (4) 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, #Z07-047 submitted by Pantelis Bournias (426 Jersey Ave.) B: 13904 Lot: 24 (fka B: 260 Lot: 6)

7. Executive Session

Joshua Jacobs, Board of Adjustment Chairperson
Kate Donnelly, Board of Adjustment Vice Chairperson
JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD

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

1. Call to Order
2. Sunshine Announcement
3. Roll Call - Rothman, Christmas, Donnelly, Shedeed, Kadric, Jennings, Guzman
4. Swear in Staff
5. Adjournments:

a. Case: Z17-033 Preliminary and Final Major Site Plan
   Applicant: 400 Newark Realty, LLC
   Address: 400 Newark Avenue
   Attorney: Eugene T. Paolino, Esq
   Block: 11404 Lot: 26
   Zone: NC- Neighborhood Commercial
   For: Construction of a 7-story building with 25 units and 12 onsite parking spaces
   “d” Variance: Height
   “c” Variances: Minimum parking spaces, Minimum aisle width, minimum bike parking, Compact parking spaces
   Carried to November 2, 2017 Regular Meeting

6. Case: Z16-028 Preliminary and Final Major Site Plan
   Applicant: TLJ Capital Group, LLC
   Address: 344 Second Street
   Attorney: Charles J. Harrington, III, Esq
   Block: 11107 Lot: 6
   Zone: NC- Neighborhood Commercial
   For: Expansion of an existing 4-story building to a 5-story mixed use building with 7 units and 2 parking spaces in the rear
   “d” Variance: Height
   “c” Variances: Minimum rear yard setback
   Decision: Carried to November 16, 2017 meeting

7. Case: Z17-050 Preliminary and Final Major Site Plan
   Applicant: Public Service Electric and Gas Company
   Address: 41 Garfield Avenue
   Attorney: Robert Verdibello, Esq
   Block: 30203 Lot: 2
   Zone: PI – Port Industrial District
   For: The construction of an additional electric substation building on a property where the existing Greenville Substation is currently.
   “d” Variance: Use
   “c” Variances: 2 principal buildings on one lot
   Decision: Approved

Cont. on other side →→
8. Case: Z16-036   Preliminary and Final Major Site Plan
Applicant: Onkar Singh
Address: 66 Poplar Avenue
Attorney: Robert P. Weinberg, Esq
Block: 801  Lot: 12
Zone: R-1, One and Two Family Housing
For: Construction of a 5-unit building on an irregular, oversized lot
“d” Variance: Use
Decision: Approved with conditions

9. Case: Z17-034   Preliminary and Final Major Site Plan
Applicant: 231 Griffith JC, LLC
Address: 25 Saint Pauls Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 6808  Lot: 12
Zone: R-1, One and Two Family Housing
For: Rear yard addition to an existing 3-family building
“d” Variance: Expansion of a non-conforming use
Decision: Approved with conditions

10. Case: Z17-038   Preliminary and Final Major Site Plan
Applicant: Santinder Saagar
Address: 3193 Kennedy Boulevard
Attorney: Ronald H. Shaljian, Esq
Block: 5401  Lot: 17
Zone: R-1, One and Two Family Housing
For: Expansion of an existing 2 and 3 story commercial building to a 5 story mixed use building with 28 units and 4,472 sq ft of ground floor retail
“d” Varniances: Use, Height
“c” Variance: Minimum parking required
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 administrative amendment, #Z16-004.001 submitted by Brunswick Quarters, LLC (183-185 Brunswick St.) B: 9803 Lot: 6

12. Executive Session
Please take notice that the Board of Adjustment took the following actions at the November 2, 2017 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call: Jacobs, Rothman, Christmas, Shedeed, Jennings, Guzman
4. Swear in Staff
5. Adjournments:

a. Case: Z16-028 Preliminary and Final Major Site Plan
   Applicant: TLJ Capital Group, LLC
   Address: 344 Second Street
   Attorney: Charles J. Harrington, III, Esq
   Block: 11107 Lot: 6
   Zone: NC- Neighborhood Commercial
   For: Expansion of an existing 4-story building to a 5-story mixed use building with 7 units and 2 parking spaces in the rear
   “d” Variance: Height
   “c” Variances: Minimum rear yard setback
   Carried to November 16, 2017 Regular Meeting

6. Old Business:

a. Case: Z07-069 1-year extension
   Applicant: C.T.C. Capital, Inc
   Attorney: Thomas C. Pieper, Esq
   Address: 131-133 Arlington Avenue
   Block: 2013 Lot: 18.B
   Zone: R-1 One and Two Family Housing District
   For: Minor Subdivision and Minor Site Plan with “c” and “d” variances to construct two detached 3-family houses on two new lots, 3,750 sq ft each.
   “c” Variance: Max lot coverage, Max height of peaked roof
   “d” Variance: Use
   Decision: Approved

7. Case: Z17-033 Preliminary and Final Major Site Plan
   Applicant: 400 Newark Realty, LLC
   Address: 400 Newark Avenue
   Attorney: Eugene T. Paolino, Esq
   Block: 11404 Lot: 26
   Zone: NC- Neighborhood Commercial
   For: Construction of a 7-story building with 25 units and 12 onsite parking spaces
   “d” Variance: Height
   “c” Variance: Minimum parking spaces, Minimum aisle width, minimum bike parking, Compact parking spaces
   Decision: Approved with conditions

8. Case: Z17-035 Minor Site Plan
   Applicant: Botond Farkas
   Address: 140 Erie Street
   Attorney: Pro Se
   Block: 10105 Lot: 34
   Zone: H – Hamilton Park Historic District
   For: Convert an existing 2 family to a single family with the addition of a rear yard deck at the third story
   “c” Variance: Minimum Rear Yard setback
   Decision: Approved with conditions

9. Case: Z17-039
   Applicant: William Martinez for Diamond Tech Group, LLC
   Address: 589 Central Avenue
   Attorney: Nicholas J. Cherami, Esq
   Block: 503 Lot: 23
   Zone: R-1, One and Two Family Housing
   For: Construction of a 4-story, 3-family building that will provide 3 parking spaces for residents and an additional 10 valet parking spaces for the restaurant at 512 Paterson Plank Road.
   “d” Variance: Use, Height
   “c” Variance: Valet/Tandem parking
   Decision: Approved with conditions

Cont. on other side →→
10. Case: Z17-002  Preliminary and Final Major Site Plan  
Applicant: Keith Woods for 132 Mallory Ave JC, LLC  
Address: 132 Mallory Avenue aka 346 Virginia Avenue  
Attorney: Nicholas J. Cherami, Esq  
Block: 20503 Lot: 90  
Zone: R-1, One and Two Family Housing  
For: Conversion of a single story warehouse to a 3 story mixed use building with ground floor offices and 5 parking spaces, and 12 units on the top 2 floors  
“d” Variance: Use  
“c” Variance: Minimum Rear Yard setback  
Decisions: Approved with conditions

11. Case: Z17-052  Preliminary and Final Major Site Plan  
Applicant: Skyway Realty, LLC  
Address: 327 Manhattan Avenue  
Attorney: Steven J. Tripp, Esq  
Block: 4104 Lot: 10  
Zone: HC – Highway Commercial  
For: Permit a mechanic’s shop in an existing building containing industrial, automotive and truck towing uses.  
“d” Variance: Use  
Decisions: Approved

12. 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 preliminary and final major site plan with ‘d’ variance, #Z17-034 submitted by 231 Griffith JC, LLC (25 St. Pauls Ave.) B: 6808 Lot: 12  
(2) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances, #Z17-050 submitted by Public Service Electric & Gas Company (PSE&G) (41 Garfield Ave.) B: 30203 Lot: 2  
(3) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ variances, #Z17-025 submitted by Charles Lombardi (1009 West Side Ave.) B: 10403 Lot: 21  
(4) Resolution of the Jersey City Zoning Board of Adjustment approving minor site plan with ‘c’ variances, #Z17-042 submitted by 246 Bay Street, Inc. (246 Bay St.) B: 11401 Lot: 26  
(5) Resolution of the Jersey City Zoning Board of Adjustment approving one year extension; reaffirming the minor subdivision and all other related approvals, #Z07-069 submitted by C.T.C Capital, Inc., predecessor in interest to 131-133 Arlington, LLC (131-133 Arlington Ave.) B: 2013 Lot: 18.B

13. Executive Session

Joshua Jacobs, Board of Adjustment Chairperson  
Kate Donnelly, Board of Adjustment Vice Chairperson
Please take notice that the Board of Adjustment took the following actions at the November 16, 2017 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - Jacobs, Donnelly, Rothman, Jennings, Guzman, Christmas, Shedeed
4. Swear in Staff
5. Adjournments:

a. Case: Z17-044  Minor Subdivision
   Applicant: Carol Blum
   Address: 29 Marion Place
   Attorney: Nicholas J. Cherami, Esq
   Block: 10404 Lot: 2
   Zone: R-1, One and Two Family Housing
   For: Subdivision of an overly wide lot, with a 2-family home existing and remaining, in order to create two lots at 1,922 sq ft (with the remaining 2 family home) and 2,078 sq ft. (for the new 2 family home). The new 2-family home has 3 stories in the front and 4-stories in the rear, and will have easements on both sides of the new lot. A one car garage is proposed.
   “d” Variance: Height
   “c: Variances: Minimum rear yard setback, Number of parking spaces, Minimum Garage Dimensions, Minimum Percentage of Garage of Ground floor
   Carried to December 7, 2017 Regular Meeting

6. Old Business:

   Case: Z14-035  1-Year Extension
   Applicant: Justin Wolk
   Address: 370 First Street aka 105 Brunswick Street
   Attorney: Irving Franco, Esq
   Block: 11006 Lot: 21
   Zone: R-1, One and Two Family Housing District
   For: Preliminary and Final major site plan approval to construct a 4-story, mixed use building with 9-units with 3 onsite parking spaces
   “d” Variance: Use, Height
   Decision: Carried to December 7, 2017 Regular Meeting

7. Case: Z17-051  “a” Appeal of the Historic Preservation Officer
   Address: 44 Manhattan Avenue
   Attorney: Andrew T. Fede, Esq
   Block: 4403 Lot: 46
   Zone: R-1, One and Two Family Housing
   For: Appeal of the Historic Preservation Officers’s decision to deny a permit for demolition on the basis that the building is over 150 years old.
   Decision: Denial overturned

8. Case: Z16-028  Preliminary and Final Major Site Plan
   Applicant: TLJ Capital Group, LLC
   Address: 344 Second Street
   Attorney: Charles J. Harrington, III, Esq
   Block: 11107 Lot: 6
   Zone: NC- Neighborhood Commercial
   For: Expansion of an existing 4-story building to a 5-story mixed use building with 7 units and 2 parking spaces in the rear
   “d” Variance: Height
   “c: Variances: Minimum rear yard setback
   Decision: Denied on motion to approve

Cont. on other side →→
9. Case: Z17-063  
Applicant: Arthur Kheyman  
Address: 225 Eighth Street  
Attorney: Pro Se  
Block: 10104 Lot: 3  
Zone: H – Historic – Hamilton Park  
For: Construction of a 14x17 deck at the first floor  
“c” Variances: Minimum rear yard setback, Maximum building coverage  
Decision: Approved

10. Case: Z15-010 Preliminary and Final Major Site Plan  
Applicant: Adriana Berardo  
Address: 972 Newark Avenue  
Attorney: Nicholas J. Cherami, Esq  
Block: 7604 Lot: 4  
Zone: I - Industrial  
For: Construct a new 2-story mixed use building that will include office and vehicle storage areas for a new vehicle towing and automobile facility.  
“d” Variance: Use  
“c” Variances: Minimum Front Yard setback and Minimum Side Yard setback  
Decision: Approved with conditions

11. Case: Z17-016 Preliminary and Final Major Site Plan  
Applicant: Hiboost Auto  
Address: 728 Tonnele Avenue  
Attorney: Nicholas J. Cherami, Esq  
Block: 1201 Lot: 8  
Zone: HC – Highway Commercial  
For: Addition of a vehicle painting area to an existing auto body repair shop that is also used for auto sales  
“d” Variance: Use  
Decision: Approved with conditions

12. Case: Z17-053 Minor Site Plan  
Applicant: Singh Realty, LLC  
Address: 3294 Kennedy Boulevard  
Attorney: Charles J. Harrington, III, Esq  
Block: 4301 Lot: 45  
Zone: R-1, One and Two Family Housing  
For: Convert an existing 2 story commercial building with 4 dwelling units on the second floor and commercial space on the ground floor. The renovations also include a rear 2nd story addition over an existing single story extension.  
“d” Variance: Use  
Decision: Approved with conditions

13. 2018 Zoning Board Calendar for review and discussion – Approved

14. 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 preliminary and final major site plan with ‘c’ and ‘d’ variances, #Z17-048 submitted by Hudson home Builders, LLC (78-80 Manhattan Ave.) B: 3701 Lots: 48 & 49
(2) Resolution of the Jersey City Zoning Board of Adjustment denying preliminary and final major site plan with ‘c’ & ‘d’ variances, #Z16-058 submitted by Palisade Fire House, LLC (520 Palisade Ave.) B: 2401 Lot: 9
(3) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances, #Z17-038 submitted by Satinder Saggar (3193 Kennedy Blvd.) B: 5404 Lot: 17

15. Executive Session

Joshua Jacobs, Board of Adjustment Chairperson  
Kate Donnelly, Board of Adjustment Vice Chairperson
Please take notice that the Board of Adjustment took the following actions at the December 7, 2017 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call  
   Rothman, McCormack, Christmas, Jacobs, Donnelly, Shedeed, Kadric
4. Swear in Staff
5. Old Business:

   a. Case: Z14-035  
      1-Year Extension  
      Applicant: Justin Wolk  
      Address: 370 First Street aka 105 Brunswick Street  
      Attorney: Irving Franco, Esq  
      Block: 11006  Lot: 21  
      Zone: R-1, One and Two Family Housing District  
      For: Preliminary and Final major site plan approval to construct a 4-story, mixed use building with 9-units with 3 onsite parking spaces  
      "d" Variance: Use, Height  
      Adjourned to January 11, 2018

   b. Case: Z15-019.001  Administrative Amendment  
      Applicant: Frank Peraza  
      Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
      Attorney: Charles J. Harrington, III, Esq  
      Block: 16203  Lot: 9.01 and 9.02  
      Zone: R-1, One and Two Family Housing District  
      For: Administrative Amendment to add a roof deck to the Phase 2 project, construction of a 5-story, 54-unit building  
      Decision: Approved

6. Renewal of Contractual Services for Board Attorney for year 2018  
   Contract Awarded – Approved
7. Renewal of Contractual Services for Stenographer for year 2018  
   Contract Awarded - Approved

8. Case: Z17-044  Minor Subdivision  
      Applicant: Carol Blum  
      Address: 29 Marion Place  
      Attorney: Nicholas J. Cherami, Esq  
      Block: 10404  Lot: 2  
      Zone: R-1, One and Two Family Housing  
      For: Subdivision of an overly wide lot, with a 2-family home existing and remaining, in order to create two lots at 1,922 sq ft (with the remaining 2 family home) and 2,078 sq ft. (for the new 2 family home). The new 2-family home has 3 stories in the front and 4-stories in the rear, and will have easements on both sides of the new lot. A one car garage is proposed.  
      "d" Variance: Height  
      "c: Variances: Minimum rear yard setback, Number of parking spaces, Minimum Garage Dimensions, Minimum Percentage of Garage of Ground floor  
      Decision: Approved

9. Case: Z17-065  
      Applicant: 225 Hutton Building, LLC  
      Address: 225 Hutton Street  
      Attorney: Charles J. Harrington, III, Esq  
      Block: 3502  Lot: 1  
      Zone: R-1, One and Two Family Housing  
      For: One story addition to the rear of an existing restaurant/bar into the rear yard  
      "d" Variance: Expansion of non-conforming use  
      Decision: Approved

Cont. on other side →→
10. Case: Z17-032  Preliminary and Final Major Site Plan
Applicant: 186 Kensington, LLC
Address: 186-188 Kensington Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 16202 Lot: 21,22
Zone: R-1, One and Two Family Housing
For: Construction of a 5-story, 12-unit building with 7 parking spaces
“d” Variance: Use, Height
“c” Variances: Maximum curb cut width, Minimum drive aisle width, Minimum parking space dimensions
Decision: Approved with conditions

11. Case: Z17-056
Applicant: Tingli Kang, Song Zhang
Address: 52 Sherman Avenue
Attorney: Robert P. Weinberg, Esq
Block: 4502 Lot: 3
Zone: R-1, One and Two Family Housing
For: Rear yard addition to a non-conforming, legal 3-unit building
“d” Variance: Expansion of a non-conforming use
“c” Variances: Parking between the building and front property line
Decision: Approved with conditions

12. Case: Z17-075  Preliminary and Final Major Site Plan
Applicant: Maa Lalita Westside, LLC
Address: 271-277 Sip Avenue
Attorney: Donald M. Pepe, Esq
Block: 11905 Lot: 1
Zone: R-1, One and Two Family Housing
For: Construction of a 6-story building with 60 units and 46 parking spaces
“d” Variance: Use, Height
“c” Variances: Minimum parking space dimensions, Number of curb cuts, Maximum width of curb cuts
Decision: Approved with conditions

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 Zoning Board of Adjustment approving appointment of Legal Counsel to Vincent J. La Paglia beginning January 1, 2018 through December 31, 2018
(2) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting beginning January 1, 2018 through December 31, 2018.
(3) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘d’ variance, #Z17-052 submitted by Skyway Realty, LLC (327 Manhattan Ave) B: 4101 Lot: 10
(4) Resolution of the Jersey City Zoning Board of Adjustment approving minor site plan with ‘d’ variance, #Z17-053 submitted by Singh Realty, LLC (3294 Kennedy Blvd.) B: 4301 Lot: 45
(5) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ & ‘d’ variances, Z17-039 submitted by William Martinez for Diamond Tech Group, LLC (389 Central Ave.) B: 503 Lot: 23
(6) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances, Z17-002 submitted by Keith Woods for 132 Mallory Avenue JC, LLC (132 Mallory Ave. aka 346 Virginia Ave.) b: 20503 Lot: 90
(7) Resolution of the Jersey City Zoning Board of Adjustment approving a corrective resolution for a preliminary and final major site plan with ‘c’ & ‘d’ variances, Z17-005 submitted by 620 Palisade Avenue, LLC (620 Palisade Ave.) B: 103 Lot: 50
(8) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances, Z16-052 submitted by Ismael Cruz (218 Bay St.) B: 11403 Lot: 21
(9) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘d’ variance , Z16-036 submitted by Onkar Singh (66 Poplar Ave.) B: 801 lot: 12

14. Executive Session

Joshua Jacobs, Board of Adjustment Chairperson
Kate Donnelly, Board of Adjustment Vice Chairperson