Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for Thursday October 18, 2018 at 6:30 p.m, in the Council Chambers of City Hall, 280 Grove Street, Jersey City, NJ 07302

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

6. Case: Z18-090 Site Plan Amendment
   Applicant: 3224-3228 Kennedy Blvd., JC, LLC
   Address: 3226 Kennedy Boulevard
   Attorney: Charles J. Harrington, III, Esq.
   Block: 4701 Lot: 36.01 fka 36,37,38,39
   Zone: R-1 – One and Two Family Housing District
   For: Rear Yard Setback, material façade change
   Carried from the October 4, 2018 regular meeting

7. Case: Z18-032 “c” and “d” variances
   Applicant: Garfield Realty Holdings LLC
   Review Planner: Cameron Black
   Address: 164 Garfield Avenue
   Attorney: Eugene P. O’Connell, Esq.
   Block: 30106 Lot: 41
   Zone: R-1 – One and Two Family Housing District
   For: “D” variance for the addition of 1 unit to an existing 2 family home and “c” variances for lot depth, side yard, floor to ceiling height, and height.
   Carried from the October 4, 2018 regular meeting

8. Case: Z18-059 Preliminary and Final Major Site Plan
   Applicant: EP Brunswick JC Group LLC
   Address: 141-143 Brunswick Street
   Attorney: Jason R. Tuvel, Esq
   Block: 11002 Lot: 11, 13, 16
   Zone: R-5 – Multi-Family Low-Rise Mixed Use
   For: Demolition of existing funeral home with 8 units on the second floor in order to construct a 5story, 30-unit building with 15 onsite parking spaces
   “d” Variances: Height, Density
   “c” Variances: Max building coverage, Max lot coverage, parking prohibited on lots less than 40ft wide
   Carried from the October 4, 2018 regular meeting

9. Case: Z18-011 Preliminary and Final Major Site Plan
   Applicant: Ramzi Sawaged
   Address: 3373-3379 John F. Kennedy Boulevard
   Attorney: Nicholas J. Cherami, Esq
   Block: 3406 Lot: 17-18
   Zone: R-1 – One and Two Family Housing District
   For: A 2-story addition to an existing single story mechanic shop that will result in a 3-story mixed use building with a car mechanic shop, office space and retail space on the ground floor and 10 residential units on the 2nd and 3rd floors.
   “d” Variances: Use, Height
   Carried from the October 4, 2018 regular meeting
10. Case: Z14-019
Applicant: Victor Fonesca
Address: 338 Paterson Plank Road
Attorney: Nicholas J. Cherami, 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 home
“d” Variances: Height
“c” Variances: Front Yard Setback, Side Yard Setback, Minimum building setback from any portion
   of the lot with a 30% or greater grade, Building on any portion of the lot where the grade is in
   excess of 30%, Minimum garage door width, Minimum depth for ground floor garage

Carried from the October 4, 2018 regular meeting

11. Case: Z18-061 Preliminary and Final Major Site Plan
Applicant: Hoboken Brownstone Company
Address: 83-89 Morris Street
Attorney: Donald M. Pepe, Esq.
Block: 14403 Lot: 1 & 5
Zone: Paulus Hook Historic District
For: The interior renovation, façade repair, and window replacement at existing building,
   demolition of existing, intrusive, 1-story extension, and construction of new, 4-story, mixed
   use building containing 17 residential units and 2-unit Bed and Breakfast.
“d” Variances: Use, Density

12. Memorialize Resolutions
13. Executive Session

*Order of applications is subject to change

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