

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday January 10, 2019 at 6:30 p.m, in the Council Chambers of City Hall, 280 Grove Street, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Adjournments
6. Old Business
  
7. Case: Z18-104  
Applicant: Muhammad A. Bashir  
Address: 2-4 Holmes Avenue  
Attorney: Pro Se  
Block: 11902 Lot: 18  
Zone: R-1, One and Two Family Housing District  
Approved for: 3-story, 4 unit building on an oversized lot  
Amendment: Administrative Amendment to revise ground floor to provide ADA accessibility to unit 2 (now a duplex) per Building Code requirements.
  
8. Case: Z18-070 Preliminary and Final Major Site Plan with “d” variance  
Applicant: 503-509 Communipaw Avenue, LLC  
Review Planner: Cameron Black, AICP  
Address: 503-509 Communipaw Avenue  
Attorney: Charles Harrington, III, Esq.,  
Block: 18703 Lot: 1 & 2  
Zone: NC – Neighborhood Commercial  
For: 5 story mixed use building with ground floor retail and 40 units.  
“c” Variance: parking  
“d” Variance: Use  
**Carried from the December 20, 2018 regular meeting**
  
9. Case: Z17-071 Preliminary and Final Site Plan with ‘c’ and ‘d’ variances  
Applicant: Len Wesling  
Review Planner: Mallory Clark  
Address: 268 New York Ave  
Attorney: Heather Kumer  
Block: 3001 Lot: 45  
Zone: R-1 – One and Two Family Housing District  
For: Proposal for a four (4) story multifamily building with ten (10) units. Existing garage at the ground floor will remain and be adapted for residential parking.  
‘c’ Variances: Minimum drive aisle width  
‘d’ Variance: Use, maximum height/stories  
**Carried from the December 20, 2018 regular meeting**
  
10. Case: Z18-038 Preliminary and Final Major Site Plan with Variances  
Applicant: 97 Laidlaw Ave, LLC  
Address: 97 Laidlaw Avenue  
Attorney: Nicholas J. Cherami, Esq  
Block: 5705 Lot: 14  
Zone: R-1 – One and Two Family Housing District  
For: Construction of a 4-story building with 6 units and 5 parking spaces  
“d” Variances: Use, Height  
“c” Variances: Parking aisle width  
**Carried from the December 20, 2018 regular meeting**
  
11. Case: Z18-092  
Applicant: 338 Newark, LLC  
Review Planner: Lindsey Sigmund  
Address: 338 Newark Avenue & 390 5<sup>th</sup> Street  
Attorney: Charles Harrington, Esq.  
Block: 9804 Lot: 22, 23  
Zone: NC – Neighborhood Commercial  
For: Proposed six (6)-story residential building with thirty-seven (37) units with ground floor commercial.  
“d” Variance: Height, use  
“c” Variance: Rear yard, parking  
**Carried from the December 20, 2018 regular meeting**

12. Case: Z18-037 Preliminary and Final Site Plan  
Applicant: 137 Myrtle Ave JC LLC.  
Review Planner: Byron Nicholas, AICP  
Address: 137 Myrtle Ave  
Attorney: Nicholas Cherami, Esq.  
Block: 23203 Lot: 11  
Zone: R-1 – One and Two Family Housing District  
For: Site Plan Approval to renovate and convert an existing non-conforming 3-family to a 4-family house.

**Carried from the December 20, 2018 regular meeting**

13. Case: Z18-077 Preliminary and Final Site Plan with ‘c’ and ‘d’ variances  
Applicant: NJ Dragon Realty  
Review Planner: Mallory Clark  
Address: 155 Morgan St  
Attorney: Thomas Leane  
Block: 13002 Lot: 5  
Zone: R-3  
For: Proposal for expansion of an existing non-conforming use within a six (6) story building for office use. Proposal includes preservation and adaptive reuse of a historically significant two (2) story firehouse  
‘c’ Variances: Bulk, parking requirements, waiver from JC Forestry Standards  
‘d’ Variances: Use, Height/stories

**Carried from the December 20, 2018 regular meeting**

14. Case: Z18-076 Preliminary and Final Major Site Plan with Variances  
Applicant: Aziz Taouza  
Address: 81 Chestnut Avenue  
Attorney: Nicholas J. Cherami, Esq  
Block: 10901 Lot: 56  
Zone: R-1 – One and Two Family Housing District  
For: To construct a three (3) story two-family residential building containing two (2) dwelling units and a parking garage.  
“d” Variances: Use, Number of stories  
“c” Variances: Rear yard setback, maximum lot coverage

15. Case: Z18-062 Preliminary and Final Major Site Plan with Variances  
Applicant: Chintan Sheth  
Address: 133 Nelson Avenue  
Attorney: Gerard D. Pizzillo, Esq  
Block: 701 Lot: 17  
Zone: R-1 – One and Two Family Housing District  
For: Construction of a 2-family home  
“c” Variances: Side Yard setback, Minimum garage width, 2 full bathroom on 2 internally connected floors.

16. Memorialize Resolutions  
17. Executive Session

**\*Order of applications is subject to change**

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