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 10th, 2019 at 6:30 p.m, in the Caucus Room 204, 280 Grove Street, Jersey City, NJ. No new matter involving an applicant will be started after 11:00 PM. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting.

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

7. Case: Z19-076 Administrative Amendment
   Applicant: 332 Newark Ave Lofts, LLC
   Review Planner: Lindsey Sigmund
   Address: 332 Newark Avenue
   Attorney: James J. Burke, Esq.
   Block: 9901 Lot: 1, 2, 3
   Zone: NC (Neighborhood Commercial)
   For: Request to amend previously approved Case No. Z16-044, which included the approval of a six (6)-story multi-family structure with ground level parking and retail. Requested amendments include window glazing and the relocation of the sprinkler system and elevator.
   “d” Variances: Height
   “c” Variances: Rear yard, Minimum parking, Drive aisle width

8. Case: Z19-087 1-Year Extension
   Applicant: Newark Grove JC Group, LLC
   Review Planner: Lindsey Sigmund
   Address: 282 Newark Avenue
   Attorney: Jason R. Tuvel, Esq.
   Block: 11010 Lot: 1.01
   Zone: NC (Neighborhood Commercial)
   For: Request for a 1-Year Extension for previously approved Case No. Z15-064, which included the approval of a six (6)-story mixed-use building with five (5) dwelling units and ground floor commercial.
   “d” Variances: Height

   Applicant: Glenn Berntson and Christine Stodolski
   Review Planner: Mallory Clark
   Address: 262 Ogden Ave
   Attorney: N/A
   Block: 3904 Lot: 29
   Zone: R-1
   For: Proposed rear deck addition on the 2nd story of a 3 story, 3 unit structure
   “d” Variances: Expansion of a non-conforming use

CARRIED FROM SEPTEMBER 26, 2019 REGULAR MEETING WITH PRESERVATION OF NOTICE
10. Case: Z18-088 Minor Site Plan with “d” and “c” variances
   Applicant: Life Long Builders, LLC
   Review Planner: Cameron Black, AICP
   Attorney: Vince Yyzas
   Address: 35 Fisk Street
   Block: 22103 Lot: 10
   Zone: R-1
   Description: Proposed 3-Family Home with a two car garage
   “d” Variance: Use
   “c” Variances: Number of stories, floor to ceiling height, and height
   CARRIED FROM SEPTEMBER 26, 2019 REGULAR MEETING WITH PRESERVATION OF NOTICE

11. Case: Z18-069 “d” variance
   Applicant: Mohamed Seidi
   Review Planner: Cameron Black, AICP
   Address: 343 Ocean Avenue
   Attorney: Eugen P. O’Connell, Esq.
   Block: 26503 Lot: 27
   Zone: R-1
   For: Ground Floor Commercial Space
   “d” Variance: Use Variance
   “c” Variances: Lot depth, side yard setback, rear yard setback, building coverage, and lot coverage
   CARRIED FROM SEPTEMBER 26, 2019 REGULAR MEETING WITH PRESERVATION OF NOTICE

12. Case: Z19-047 “d” Variance
   Applicant: NJ Properties 669 USA LLC
   Review Planner: Cameron Black, AICP
   Address: 669 Summit Avenue
   Block: 5503 Lot: 13
   Zone: R-1
   For: Expansion of an existing 3 family home with front yard parking in an R-1 Zone
   “d” Variance: Expansion of a nonconforming use
   “c” Variance: Landscaping, parking, and floor to ceiling heights
   CARRIED FROM SEPTEMBER 26, 2019 REGULAR MEETING WITH PRESERVATION OF NOTICE

13. Memorize Resolutions
14. Executive Session

*Order of applications is subject to change

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