

**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 December 5, 2019 at 6:30 p.m, in the Council Chambers of City Hall, 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. Review Proposed Annual 2020 Zoning Board Calendar. Formal Action May Be Taken.

8. Case: Z19-049 Minor Site Plan with 'd' and 'c' Variances
Applicant: 11 Beacon Avenue LLC
Review Planner: Mallory Clark
Address: 11 Beacon Ave
Attorney: Stephen Joseph, Esq.
Block: 5904 Lot: 18
Zone: R-1
For: Rehabilitation and restoration of a historically significant home with the addition of three (3) townhouses at the rear of the property for a total of four (4) units on a 5,000 sf lot
'd' Variances: Use
'c' Variances: Multiple Principal Structures, Rear-yard setback

9. Case: Z19-052 Preliminary and Final Major 'd' and 'c' Variances
Applicant: Star Home Builders, LLC
Review Planner: Mallory Clark
Address: 3716 JFK Blvd
Attorney: Heather Kumer
Block: 501 Lot: 1
Zone: R-1
For: Five story, sixteen (16) unit residential building with eight (8) parking spaces on a 4,000sf lot
'd' Variances: Use, Height

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 NOVEMBER 14, 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" Variances: Use Variance
"c" Variances: Lot depth, side yard setback, rear yard setback, building coverage, and lot coverage
CARRIED FROM NOVEMBER 14, 2019 REGULAR MEETING WITH PRESERVATION OF NOTICE

- 12. Case:** Z18-131 Preliminary and Final Major Site Plan with ‘d’ and ‘c’ Variances
Applicant: 374 Seventh Realty LLC c/o Kyle Enger
Review Planner: Matt Ward
Address: 72 York
Attorney: Heather Kumer
Block: 14302 Lot: 10
Zone: Historic District
For: Proposed constructions of an eleven (11) story, mixed use building with roughly 1,100 square feet of ground floor commercial and fourteen residential dwelling units.
‘d’ Variances: Maximum residential density
‘c’ Variances: Minimum lot width, minimum lot area, minimum rear yard setback, minimum side yard setback, maximum building coverage, maximum lot coverage, minimum distance a balcony may project in rear yard, and minimum off-street parking.
- 13. Case:** Z18-075 Preliminary and Final Major Site Plan with ‘d’ and ‘c’ Variances
Applicant: 259 Liberty Ave., Associates, LLC
Review Planner: Lindsey Sigmund
Address: 259 Liberty Ave
Attorney: Heather Kumer
Block: 4201 Lot: 18
Zone: R-1
For: Renovation and expansion/conversion of an existing mixed-use building containing two (2) residential units and two (2) commercial units into a multi-family building with four (4) units. The expansion/conversion includes a third floor addition and two (2) ground floor parking spaces.
‘d’ Variances: Expansion of a Non-conforming Use
‘c’ Variances: Landscaping, Floor to ceiling height
- 14. Case:** Z19-096 Preliminary and Final Major Site Plan with ‘d’ and ‘c’ Variances
Applicant: 790 Ocean, LLC
Review Planner: Cameron Black, AICP
Address: 782-790 Ocean Avenue
Attorney: Eugen P. O’Connell, Esq.
Block: 21302 Lot: 6 and 44
Zone: R-1
For: Ground Floor Commercial Space
“d” Variances: Use Variance
“c” Variances: Height, side yard setback, rear yard setback, parking, building coverage, and lot coverage

- 15. Memorialize Resolutions**
16. Executive Session

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

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