Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for Thursday February 14, 2019 at 6:30 p.m, in the Council Caucus Room 204 in 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: Z18-070 Preliminary and Final Minor Site Plan with “d” variance
   Applicant: 503-509 Communipaw Avenue, LLC.
   Address: 503-509 Communipaw Avenue
   Review Planner: Cameron Black, AICP
   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” Variances: Parking
   “d” Variances: Use
   CARRIED FROM THE JANUARY 24, 2019 REGULAR MEETING

8. Case: Z19-002 “a” Appeal
   Applicant: Outfront Media, LLC
   Review Planner: Tanya Marione, AICP, PP
   Address: 231-235 12th Street
   Attorney: Gregory K. Asadurian, Esq.
   Block: 8603 Lot: 2
   Zone: Jersey Avenue Tenth Street Redevelopment Plan
   For: Appeal of the Zoning Officer’s Decision that the proposed billboard is not permitted and requires an amendment to the Redevelopment Plan.

   Applicant: Downtown Coalition of Neighborhood Associations (DCNA)
   Address: 333 Washington Street
   Review Planner: Tanya Marione, AICP, PP
   Attorney: Pro Se
   Block: 11611 Lot: 2
   Zone: Powerhouse Arts District Redevelopment Plan
   For: Appeal of the Zoning Officer’s Decision that first floor office space is permitted in the Powerhouse Arts District.

10. Case: Z18-081 “c” Variances
    Applicant: Kevin Murphy + Anne Marie O’Donovan
    Address: 326 4th Street
    Review Planner: Mallory Clark
    Attorney: -
    Block: 11207 Lot: 6
    Zone: R-5
    For: Renovation of owner-occupied ground floor and first floor unit in a 3 family, 4 story (3 story + basement) building.
    “c” Variances: Minimum Ceiling Height, Maximum Building Coverage, Minimum Landscape Coverage, Rear-yard setback (all related to existing non-conforming conditions) and a waiver from the Jersey City Forestry Standards.

11. Memorialize Resolutions
12. Executive Session

*Order of applications is subject to change

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