

**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 May 23rd, 2019 at 6:30 p.m, in the Council Caucus Room 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

a. Case: Z18-113 Preliminary and Final Major Site Plan w/ "c" and "d" Variances
Applicant: Howell Complex Investments, LLC
Review Planner: Lindsey Sigmund
Address: 18 Orchard Street/227 Summit Avenue
Attorney: Thomas Leane, Esq.
Block: 15104 Lot: 2, 3
Zone: R-1
For: Proposed demolition of existing structures and construction of a multi-family building with five (5) stories on Orchard St and four (4) stories on Summit Ave. The proposed building contains nineteen (19) dwelling units and nine (9) parking spaces.
"d" Variances: Use, Height
"c" Variances: Compact spaces, Curb cut

CARRIED TO THE JUNE 27, 2019 REGULAR MEETING WITH PRESERVATION OF NOTICE

b. Case: Z18-115 "d" and "c" Variance
Applicant: 22 Lincoln Development, LLC
Review Planner: Mallory Clark
Address: 22 Lincoln Street
Attorney: Robert Weinberg, Esq.
Block: 2802 Lot: 36
Zone: R-1
For: Addition to an existing, non-conforming 3 family home
"d" Variances: Expansion of a non-conforming use
"c" Variances: Floor to ceiling height

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6. Old Business

7. Case: Z18-039 Minor Site Plan with "c" and "d" variances
Applicant: Ashishkumar Patel
Review Planner: Mallory Clark / Erica Baptiste
Address: 223 Liberty Avenue
Attorney: Eugene O'Connell, esq.
Block: 4601 Lot: 16
Zone: R-1
For: Conversion of a 3-unit building to a 4-unit building. The property was formerly recorded as a 4-unit structure in tax assessments.
"d" Variances: Use
"c" Variances: Floor to Ceiling Height

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8. Case: Z19-008 Preliminary Final and Major Site Plan w/ "c" and "d" variances
Applicant: The Avenir LP
Review Planner: Erica Baptiste
Attorney: Francis X. Regan, Esq.
Address: 1072-1075 West Side Avenue
Block: 9301 Lot: 30.01
Zone: R-3 Multi-Family Mid-Rise District
Description: Proposal of a mixed-use development with the construction of a new building with heights varying to 12 stories, 477 residential units, 9 existing residential units, 45,000 square feet of retail/commercial space (existing and new), residential amenities, and 285 parking spaces.
"d" variance: Use, height
"c" Variances: Stories, floor-to-ceiling height, multiple principal structures

CARRIED FROM MAY 9, 2019 REGULAR MEETING WITH PRESERVATION OF NOTICE

9. Case: Z19-005 Preliminary and Final Major Site Plan w/ “c” and “d” variances
Applicant: 22-26 Romaine Ave., LLC
Review Planner: Erica Baptiste
Address: 24-26 Romaine Avenue
Attorney: Stephen Joseph, Esq.
Block: 12004 Lot: 47 & 48
Zone: R-1 One and Two Family Housing District
For: Proposal to construct a 6-story, 15-unit multi-family building with ground floor parking for 11 vehicles.
“d” Variances: Use, height
“c” Variances: Side yard setback, rear yard setback, building coverage and lot coverage
CARRIED FROM MAY 9, 2019 REGULAR MEETING WITH PRESERVATION OF NOTICE

10. Case: Z18-022 Preliminary and Final Major Site Plan with “c” and “d” Variances
Applicant: Inn at Garfield, LLC
Address: 222-226 Garfield Avenue
Review Planner: Lindsey Sigmund
Attorney: Nicholas Cherami, Esq.
Block: 29502 Lot(s): 8, 9, & 10
Zone: R-1
For: Proposed four (4) story residential building with twelve (12) units and twelve (12) parking spaces on the ground floor.
“c” Variances: Compact parking spaces
“d” Variances: Use, Height
CARRIED FROM THE MAY 9, 2019 REGULAR MEETING WITH PRESERVATION OF NOTICE

11. Case: Z19-019 “c” Variance
Applicant: Hampton Hill Holdings
Review Planner: Cameron Black, AICP
Address: 14 Ivy Place
Attorney: Charles Harrington III, Esq.,
Block: 17204 Lot: 24
Zone: R-1
For: 2 family home
“c” Variances: Minimum lot area, lot width, lot depth, combined front and rear yard, minimum rear yard setback, maximum building coverage and maximum lot coverage, and minimum size of garage.
CARRIED FROM MAY 9, 2019 REGULAR MEETING WITH PRESERVATION OF NOTICE

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