

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

**\*\*Addendum\*\***

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday June 16, 2016 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. Correspondence
6. Old Business:

- a. Case: Z14-002.1 **Site Plan Amendment with “c” Variance**  
Applicant: Ratan Jersey City, LLC  
Address: 707 Tonnele Avenue  
Attorney: Robert Verdibello, Esq  
Block: 1101 Lot: 10  
Zone: HC – Highway Commercial District  
For: Site Plan Amendment for the 4/17/14 Zoning Board approval of the construction of a 7-story hotel with 75 onsite parking spaces. Amendment is required in response to a Department of Transportation (DOT) review requesting a change to the driveway location that will reduce the number of onsite parking spaces to 73.  
“c” Variance: Parking

7. Requests for Adjournment

- b. Case: Z15-034 Preliminary and Final Major Site Plan with “d” and “c” Variances  
Applicant: Arlington Ave Group, LLC  
Address: 217 Randolph Avenue/286-294 Arlington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 19801 Lot: 13 & 14  
Zone: R-1, One and Two Family Housing District  
For: Construction of 6-story building with 43 units and 29 onsite parking spaces  
“d” Variances: Use, Height  
**Carried from the June 2, 2016 meeting**  
**Request to be carried to July 7, 2016 meeting**
- c. Case: Z15-036  
Applicant: Pronti Construction, Inc  
Address: 201-205 Randolph Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 21403 Lot: 2 & 3  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4-story building with 15 units and 7 onsite parking spaces  
“d” Variances: Use, Height  
**Carried from the June 2, 2016 meeting**  
**Request to be carried to July 7, 2016 meeting**
- d. Case: Z16-009  
Applicant: Cresencias Legacy, LLC  
Address: 107 Laidlaw Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 5705 Lot: 9  
Zone: R-1, One and Two Family Housing District  
For: Expansion of a non-conforming 3 unit building to construct a 4 floor for a total building height of 35 ft, and creating a 4 story, 24 ft long rear addition  
“d” Variances: Expansion of a non-conforming use  
“c” Variance: Number of Stories  
**Carried from the June 2, 2016 meeting**  
**Request to be carried to the July 7, 2016 meeting**

**Cont. on other side →→**

- 
8. Case: Z15-058  
Applicant: 327 Danforth LLC  
Address: 327 Danforth Avenue  
Attorney: Rita Mary McKenna, Esq  
Block: 26801 Lot: 28  
Zone: R-1, One and Two Family Housing District  
For: Expansion of a 5-unit building to a 6-unit building. Additionally, conversion of the separate rear yard garage into a 1-bedroom unit, for a total of 7-units on the lot.  
“d” Variances: Expansion of a non-conforming use  
“c” Variances: 2 principle uses on one lot  
**Carried from the June 2, 2016 meeting**
9. Case: Z16-021  
Applicant: Kokes-Brownstone Fund I LLC  
Address: 385 8<sup>th</sup> Street  
Attorney: Donald M. Pepe, Esq  
Block: 9802 Lot: 3  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 3-story, 58’ high building with 5 units with no onsite parking  
“d” Variances: Use, Height  
**Carried from the June 2, 2016 meeting**
10. Case: Z16-027  
Applicant: Oakland Waverly, LLC  
Address: 83 Waverly Street & 163 Oakland Avenue  
Attorney: James J. Burke, Esq  
Block: 4901 Lot: 25 & 27  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4 story, 8 unit building with 9 below grade onsite parking spaces  
“d” Variances: Use, Height

**Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**

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