

**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 July 21, 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. Old Business:

- a. Case: Z14-016.001 Administrative Amendment
Applicant: 17-19 Division Street, LLC
Address: 17-19 Division Street
Attorney: Cindy N. Vogelmann, Esq.
Block: 9806 Lot: 6 and 7
Zone: NC Neighborhood Commercial District
For: Administrative Amendment to revise the front façade.

Original approval, granted to 6/19/14 was to construct a 5-story, 18 unit residential building with ground floor commercial space and no parking, with a “d” variance for height. Administrative amendment granted 5/21/15 to reconfigure the first floor to allow for a larger commercial unit at grade, accommodate 4 additional bike parking spaces, and revise the front and rear façade.

6. New Business:

7. 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 May 5, 2016; May 19, 2016; June 2, 2016; June 16, 2016 Regular meeting

8. Case: Z15-034 Preliminary and Final Major Site Plan
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 May 5, 2016; June 2, 2016; June 16, 2016; July 7, 2016 Regular Meeting

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9. Case: Z15-036 Preliminary and Final Major Site Plan
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 May 5, 2016; June 2, 2016; June 16, 2016; July 7, 2016 Regular Meeting
10. Case: Z16-012 Preliminary and Final Major Site Plan
Applicant: Bullseye Brunswick, LLC
Address: 156-158 Brunswick St/364.5 4th St
Attorney: Charles J. Harrington, III, Esq
Block: 9903 Lot: 1&6
Zone: NC, Neighborhood Commercial District
For: Construction of a 6 story building with 16 residential units and 8 onsite parking spaces
“d” Variances: Height
“c” Variances: Minimum rear yard setback
Carried from the May 19, 2016 Regular meeting
11. Case: Z16-021 Minor Site Plan
Applicant: Kokes-Brownstone Fund I LLC
Address: 385 8th 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 June 2, 2016; June 16, 2016 Regular Meeting
12. 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
Carried from June 16, 2016 Regular Meeting

13. **Executive Session**

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON

**Order of applications is subject to change.*