

**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, January 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. Correspondence
6. 2014-2015 Annual Zoning Board of Adjustment Report
7. Requests for Adjournment:

- a. Case: Z15-061/62  
Applicant: Jersey City University Lofts, LLC  
Address: 25, 107-111, 151 West Side Avenue  
Attorney: Donald M. Pepe, Esq  
Block: 26101 Lot: 2,3,4  
Zone: HC – Highway Commercial District  
For: A minor subdivision, along with a preliminary and final major site plan approval to allow for the partial demolition of an existing warehouse building and conversion of the remainder as a 2-story residential building consisting of 116 units with 118 parking spaces  
“d” Variance: Use

**Request to be Adjourned to February 18, 2016 meeting**

8. Case: Z15-055 “a” Appeal  
Applicant: Peter Bowers  
Address: 217 Pavonia Avenue  
Attorney: Anne P. Ward, Esq  
Block: 10105 Lot: 4  
Zone: Hamilton Park Historic District  
For: Appeal of the Historic Preservation Commission, case H15-248, to deny applicant’s proposed materials for replacement windows, based on the board’s conclusion that the proposed materials were inappropriate and didn’t match the historic windows in terms of configurations, operations, materials and finish per 345-71.L.1.(a)

9. Case: Z14-021 Preliminary and Final Major Site Plan  
Applicant: Grow, Learn, & Play Day Care Center  
Address: 423 Palisade Avenue  
Attorney: Alexis E. Lazzara, Esq  
Block: 3902 Lot: 32  
Zone: R-2, Multi-Family Attached Housing  
For: Preliminary and Final major site plan approval to convert and rehab a building that currently houses a daycare facility on the 1<sup>st</sup> and 2<sup>nd</sup> floor and expand the use to the 3<sup>rd</sup> and 4<sup>th</sup> floors, so that the daycare facility will occupy the entire building.  
“d” Variance: Use

**Carried from December 10, 2015 meeting**

10. Case: Z15-038  
Applicant: Marc and Kelly Isikoff  
Address: 355 Fifth Street  
Attorney: Nicholas J. Cherami, Esq  
Block: 9904 Lot: 12  
Zone: R-1, One and Two Family Housing District  
For: Expansion of an existing 2-family, 3 ½ story building to create a full 4<sup>th</sup> floor, and a full 4 floor 24’ 8” rear yard addition  
“d” Variance: Height  
“c” Variance: Minimum lot area, Minimum lot width, Minimum lot depth

**Cont. on other side →→**

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11. Case: Z15-035 Minor Subdivision  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 1, 2, 3 and 9.01  
Zone: R-1, One and Two Family Housing District  
For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.
- Case: Z15-019 Preliminary and Final Major Site Plan  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 9.01 and 9.02  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:  
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot  
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces  
“c” Variances: Parking aisle width, Minimum parking space dimensions  
“d” Variances: Use, Height
- 12 Case: Z15-053  
Applicant: Linda Bermudez Smith  
Address: 271-273 Ocean Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 27203 Lot: 11  
Zone: R-1, One and Two Family Housing District  
For: Conversion of an existing ground floor deli into a Category One restaurant use  
“d” Variance: Use

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

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