

**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, March 17, 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:
7. Requests for Adjournment

a. Case: Z16-007 Preliminary and Final Major Site Plan with “d” and “c” Variances  
Applicant: NJ Dragon Property LLC  
Address: 155 Morgan Street  
Attorney: Eugene T. Paolino, Esq  
Block: 13002 Lot: 5  
Zone: R-3 – Multi-Family Mid-Rise Housing District  
For: 2 story addition to an existing 2-story building used entirely for office space  
“d” Variance: Expansion of a non-conforming use  
**Adjourned to the April 21, 2016 meeting**

b. Case: Z15-042  
Applicant: Tashawna Steward  
Address: 204 Claremont Avenue  
Attorney: Pro Se  
Block: 22503 Lot: 73  
Zone: R-1 – One and Two Family Housing District  
For: The conversion of a 2-family to a 3-family  
“d” Variance: Use  
**Adjourned to the April 21, 2016 meeting**

8. Case: Z15-021 Preliminary and Final Major Site Plan with “d” and “c” Variances  
Applicant: 3224-3228 Kennedy Blvd. JC, LLC  
Address: 3224-3230 Kennedy Boulevard  
Attorney: Charles J. Harrington, III, Esq  
Block: 4701 Lot: 36-39  
Zone: R-1 – One and Two Family Housing District  
For: Construction of a 4-story 42-unit building with 38 onsite parking spaces to be located in the basement.  
“c” Variance: Number of Parking Spaces  
“d” Variance: Use, Height

9. Case: Z15-061/62 Minor Subdivision with Preliminary and Final Major Site Plan with “d” and “c” Variances  
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

10. Case: Z15-067 Preliminary and Final Major Site Plan with “d” and “c” Variances  
Applicant: Oakland Waverly, LLC  
Address: 83 Waverly St/163 Oakland Ave  
Attorney: James J. Burke, Esq  
Block: 4901 Lot: 22,25,27  
Zone: R-1 – One and Two Family Housing District  
For: Construction of a 7 unit building with 7 onsite parking spaces on an L-shaped lot that fronts on both Oakland Avenue and Waverly Street. 5 stories is proposed along the Oakland Avenue frontage and 4 stories is proposed along the Waverly Street frontage.  
“d” Variance: Use, Height

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11. Case: Z15-047  
Applicant: 8 Congress, LLC  
Address: 8 Congress Street  
Attorney: James J. Burke, Esq  
Block: 1703 Lot: 30  
Zone: R-1 – One and Two Family Housing District  
For: A 3-story high and 14' 5" long front yard extension to an existing 4-unit building  
"c" Variance: Front yard setback, Rear yard setback, Building Coverage, Lot Coverage  
"d" Variance: Expansion of a non-conforming use
12. Case: Z15-065  
Applicant: Dennis M Devino  
Address: 67 Sussex Street  
Attorney: George L. Garcia, Esq  
Block: 14402 Lot: 9  
Zone: Van Vorst Historic District  
For: Construct a rear yard deck  
"c" Variance: Minimum rear yard setback
13. Case: Z16-005 Preliminary and Final Major Site Plan  
Applicant: Rafa Realty, LLC  
Address: 34-40 Division Street and 387-389 8<sup>th</sup> Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 9802 Lots: 2, 35, 36  
Zone: NC – Neighborhood Commercial District  
R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval for the construction of a 6-story building with 59 residential units and 60 onsite parking spaces, some of which will be provided by using hydrologic stackers  
"c" Variances: Minimum drive aisle width, Stacked parking, Rear yard setback  
"d" Variances: Use, Height

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

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