

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

Please be advised the following items will be heard at the next Special Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, February 18, 2016 at 6:30 p.m.**, in the at **HEDC 30 Montgomery Street, 14th Floor Conference Room, 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

8. Case: Z15-049 Preliminary and Final Major Site Plan
Applicant: John & Maryann, LLC
Address: 52-56 Cambridge Avenue
Attorney: Ronald H. Shaljian, Esq
Block: 3802 Lot: 23
Zone: R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval to convert and expand an existing single story industrial building into a 5 story, with 32 units, and 20 onsite parking spaces.
“c” Variance: Parking
“d” Variance: Use, Height
Carried from the January 7, 2016 meeting

9. 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)
Carried from January 21, 2016 meeting

10. Case: Z15-024
Applicant: 565 Bergen Ave JC, LLC
Address: 565 Bergen Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 17802 Lot: 13
Zone: R-3, Multi-Family, Mid-Rise District
For: Conversion of the existing non-conforming ground floor commercial space into 2 additional units in a 31 unit building.
“d” Variance: Density

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11. Case: Z15-056
Applicant: R&F Realty, LLC
Address: 233-239 Beacon Avenue
Attorney: Richard N. Campisano, Esq
Block: 5502 Lot: 1
Zone: R-1, One and Two Family Housing District
For: To permit a ground floor apartment in a pre-existing non-conforming 16 unit building.
“d” Variance: Expansion of a non-conforming use
12. 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
13. Case: Z15-064 Minor Site Plan Approval
Applicant: 280 Newark, LLC
Address: 280 Newark Avenue
Attorney: Eugene O’Connell, Esq
Block: 11010 Lot: 1.01
Zone: NC – Neighborhood Commercial District
For: Construction of a 6 story, mixed use building with 5 units and ground floor commercial.
“d” Variance: Height

Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON

**Order of applications is subject to change.*