

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

Please take notice that the Board of Adjustment took the following actions at the October 20, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Old Business

a. Case: Z15-041.1 Site Plan Amendment  
Applicant: 380 Newark Realty Urban Renewal, LLC  
Address: 380 Newark Avenue  
Attorney: Eugene T. Paolino, Esq  
Block: 9806 Lot: 8  
Zone: NC – Neighborhood Commercial  
For: Amendment to the October 29, 2015 approval for a 7 story, mixed use midrise building with 45 units, residential amenities, 21 onsite parking spaces, and 4,316 sq ft of retail space. Proposed changes are for: 1) increase in the height of the first floor by 4' 7" to accommodate DEP requirements, 2) First floor layout revisions to accommodate DEP request, and 3) Increase in square footage for common space on 7<sup>th</sup> floor from 620.3 sq ft to 1,129 sq ft

**Decision: Approved**

b. Case: Z15-063.1 Site Plan Amendment  
Applicant: Village Masters, LLC  
Address: 323 Fourth Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 11101 Lot: 9  
Zone: R-1, One and Two Family Housing District  
For: Amendment to the February 4, 2016 approval for a 4-story, 4-unit with 2 parking spaces in the rear. Proposed changes are to reverse/mirror the floor plans and façade of the building – with exception to the rear yard stairs – to accommodate engineering concerns discovered during construction.

**Decision: Approved**

c. Case: Z16-013.001 Administrative Amendment  
Applicant: 500 Palisade LLC  
Address: 500-506 Palisade Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 2401 Lot: 1 & 2  
Zone: R-2, Multi-Family Attached Housing (four stories or less) District Arts District Overlay Zone  
For: Amendment to the May 21, 2015 approval for a 6-story mixed use building with 24 units, 4 of them live/work units, 2,400 sq ft of ground floor restaurant/retail space, 300 sq ft of ground floor art gallery space, and 18 parking spaces. Proposed amendments are solely to the façade of the building

**Decision: Approved**

6. Case: Z16-049  
Applicant: 309 Fifth St, LLC  
Address: 309 Fifth Street  
Attorney: Pro Se  
Block: 11208 Lot: 19  
Zone: R-1, One and Two Family Housing District  
For: Renovation and Expansion of a 2-family, 2-story into a 4-story single family house  
“c” Variances: Height (number of stories)  
**Decision: Carried to November 3, 2016**

**Cont. on other side →→**

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7. Case: Z16-002 Minor Site Plan Approval  
Applicant: Jonathan Alua  
Address: 169 Sterling Avenue  
Attorney: Robert P. Weinberg, Esq  
Block: 24702 Lot: 33  
Zone: R-1, One and Two Family Housing District  
For: The conversion and expansion of an existing single story, category two restaurant into a 3-story building with office space on the ground floor, and 2 residential units above  
“d” Variances: Use  
**Decision: Approved with conditions**
8. Case: Z16-008 Preliminary and Final Major Site Plan Approval  
Applicant: Myneni & Sons, LLC  
Address: 17,19,21 Westervelt Place/678, 682, 684 Grand Street/4 Ivy Place  
Attorney: Charles J. Harrington, III, Esq  
Block: 17204 Lot: 12, 13, 14, 15, 16, 17, 18, and 19  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 5-story mixed use building with 60 units, 65 onsite parking spaces, and 1,209 sq ft of ground floor retail. 31 of the parking spaces will be double stacker parking machines.  
“d” Variances: Use, Height  
“c” Variances: Stacked Parking, Minimum drive aisle width  
**Decision: Approved with conditions**
9. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ “d” variance #Z16-030 submitted by 76 Hutton JC, LLC (99 Beacon Ave.) B: 5704 Lot: 9  
(2) Resolution of the Jersey City Zoning Board of Adjustment approving amendments to minor site plan w/ ‘c’ & ‘d’ variances #Z15-063.1 submitted by Village Masters, LLC (323 Fourth St.) B: 11101 Lot: 9  
(3) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ & “d” variances #Z16-018 submitted by Cory Bussey (36 Westervelt Pl.) B: 17205 Lot: 21

**Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON**