

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

Please take notice that the Board of Adjustment took the following actions at the August 4, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Jacobs, McCormack, Shedeed, Friedman, McMahon, Rothman, Guzman*
4. Swear in Staff
5. Old Business

- a. Case: Z08-024.001 Administrative Amendment
Applicant: 461 Newark Ave LLC
Address: 461-463 Newark Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 10901 Lot: 106
Zone: R-1 - One and Two Family Housing District
For: Administrative Amendment of Case #Z08-024, a Preliminary and Major Site Plan Approval, granted on October 16, 2008, for the construction of a 5 to 6 story building with 25 units and 25 onsite parking spaces. The amendments include façade and building changes to the Newark Avenue elevation.
- Decision: Adjourned; no specific date**

6. New Business

7. 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
Decision: Approved with conditions

8. Case: Z16-027 Preliminary and Final Major Site Plan
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
Decision: Approved with conditions

9. Case: Z16-017
Applicant: Tarun Pandhi
Address: 93 Irving Street
Attorney: Pro Se
Block: 704 Lot: 22
Zone: R-1, One and Two Family Housing District
For: Construction of a new 2-family house with only 1 parking space
"c" Variances: Minimum number of parking spaces, minimum dimensions of garage of ground floor, minimum percentage of garage of ground floor
Decision: Carried to August 18, 2016 meeting

Cont. on other side →→

-
10. Case: Z16-016
Applicant: Anthony Vlachos
Address: 293 New York Avenue
Attorney: Pro Se
Block: 2306 Lot: 56
Zone: R-1, One and Two Family Housing District
For: Conversion of a 2- family to a 4-family
“d” Variances: Use
Decision: Approved
11. Case: Z16-023 Preliminary and Final Major Site Plan
Applicant: Empire Realty Partners, Inc
Address: 3437 Kennedy Boulevard
Attorney: Charles J. Harrington, III, Esq
Block: 2602 Lot: 20 & 25
Zone: R-1, One and Two Family Housing District
For: Construction of a 6 story building with 60 units and 59 on-site parking spaces.
“d” Variances: Use, Height
“c” Variance: Parking aisle width
Decision: Withdrawn
12. Executive Session
13. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th fl., Jersey City, NJ**
- None

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON