

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

Please take notice that the Board of Adjustment took the following actions at the February 18, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, Filak*
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  
**Decision: Approved with conditions**
  
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)  
**Decision: Withdrawn by applicant**
  
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  
**Decision: Approved with conditions**
  
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  
**Decision: Approved with conditions**

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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  
**Decision: Adjourned to March 17, 2016 (Council Chambers of City Hall, 280 Grove Street)**
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  
**Decision: Approved with conditions**
14. **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 a Preliminary and Final Major Site Plan with “c” & “d” variances, #Z14-025 submitted by JC General Construction, LLC (30 Clinton Ave.)  
B: 18603 Lot: 34
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving a (d) 3 variance, #Z15-030 submitted by 61 Erie Street, LLC (61 Erie St.) B: 11105 Lot 18
- (3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with a d” variance, #Z16-004 submitted by Brunswick Quarters, LLC (183-187 Brunswick Ave.)  
B: 9803 Lot: 6
- (4) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “c” & “d” variances, Z15-063 submitted by Village Masters, LLC (323 Fourth St.) B: 11101 Lot: 9

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