

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

Please take notice that the Board of Adjustment took the following actions at the July 21, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *Jacobs, Donnelly, McCormack, Polanco-Rodriguez, Friedman, Rothman, McMahon, Thakur*
4. Swear in Staff
5. Old Business:

- a. Case: Z14-016.001 Administrative Amendment
Applicant: 17-19 Division Street, LLC
Address: 17-19 Division Street
Attorney: Cindy N. Vogelmann, Esq.
Block: 9806 Lot: 6 and 7
Zone: NC Neighborhood Commercial District
For: Administrative Amendment to revise the front façade.

Original approval, granted to 6/19/14 was to construct a 5-story, 18 unit residential building with ground floor commercial space and no parking, with a “d” variance for height. Administrative amendment granted 5/21/15 to reconfigure the first floor to allow for a larger commercial unit at grade, accommodate 4 additional bike parking spaces, and revise the front and rear façade.

Decision: Approved

6. New Business:

7. Case: Z15-058
Applicant: 327 Danforth LLC
Address: 327 Danforth Avenue
Attorney: Rita Mary McKenna, Esq
Block: 26801 Lot: 28
Zone: R-1, One and Two Family Housing District
For: Expansion of a 5-unit building to a 6-unit building. Additionally, conversion of the separate rear yard garage into a 1-bedroom unit, for a total of 7-units on the lot.
“d” Variances: Expansion of a non-conforming use
“c” Variances: 2 principle uses on one lot
Decision: Denied

8. Case: Z15-034 Preliminary and Final Major Site Plan
Applicant: Arlington Ave Group, LLC
Address: 217 Randolph Avenue/286-294 Arlington Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 19801 Lot: 13 & 14
Zone: R-1, One and Two Family Housing District
For: Construction of 6-story building with 43 units and 29 onsite parking spaces
“d” Variances: Use, Height
Decision: Approved with conditions

9. Case: Z15-036 Preliminary and Final Major Site Plan
Applicant: Pronti Construction, Inc
Address: 201-205 Randolph Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 21403 Lot: 2 & 3
Zone: R-1, One and Two Family Housing District
For: Construction of a 4-story building with 15 units and 7 onsite parking spaces
“d” Variances: Use, Height
Decision: Approved with conditions

10. Case: Z16-012 Preliminary and Final Major Site Plan
Applicant: Bullseye Brunswick, LLC
Address: 156-158 Brunswick St/364.5 4th St
Attorney: Charles J. Harrington, III, Esq
Block: 9903 Lot: 1&6
Zone: NC, Neighborhood Commercial District
For: Construction of a 6 story building with 16 residential units and 8 onsite parking spaces
“d” Variances: Height
“c” Variances: Minimum rear yard setback
Decision: Approved with conditions

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11. 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: Adjourned to August 4, 2016 meeting; Preservation of notices
12. Case: Z16-027
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: Adjourned to August 4, 2016 meeting; Preservation of notices
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**
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with 'c' & 'd' variances #Z16-029 submitted by Bullseye Brunswick, LLC (160-166 Brunswick St.) B: 9904 Lots: 1, 2, 3, & 4
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Site Plan Amendment with 'c' variances #Z14-002.1 submitted by Ratan Jersey City Urban Renewal, LLC (707 Tonnele Ave.) B: 1101 Lot: 10 (fka B: 982 L:17-32)
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving 'c' variances #Z16-020 submitted by Hasan Riaz (177 Laidlaw Ave.) B: 5602 Lot: 2
(4) Resolution of the Jersey City Zoning Board of Adjustment for limited remand of denial of a major site plan application with 'c' & 'd' variance #Z14-013 submitted by Klein Outdoor Advertising, LLC (9 Route 440) B: 30305 Lot: 1

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON