

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

Please take notice that the Board of Adjustment took the following actions at the May 5, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *Loughlin, Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, Friedman*
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment

a. Case: Z15-051
Applicant: Nitin Kumar
Address: 98 Colgate Street
Attorney: Eugene P. O’Connell, Esq
Block: 11009 Lot: 27
Zone: R-1, One and Two Family Housing District
For: Construction of a new Two Family House on an Undersized Lot
“c” Variance: Minimum Lot Area, Minimum Lot width, Minimum Lot Depth, Minimum Rear Yard Setback, Maximum Building Coverage, and Maximum Lot Coverage
“d” Variance: Height
Decision: Adjourned to May 19, 2016

8. Case: Z04-009
Applicant: City Of Jersey City
Address: 311 Washington Street
Attorney: Corporation Counsel
Block: 106 Lot: A.1
Zone: R-4, Multi-Family High-Rise Housing District
For: Relief from condition to allow for contribution to the affordable housing trust fund, instead of onsite affordable units.
“d” Variance: Relief from condition of approval
Decision: Adjourned to May 19, 2016

9. Case: Z16-014 Preliminary and Final Major Site Plan with “d” and “c” variances
Applicant: 75 Jordan Avenue, LLC
Address: 75-81 Jordan Avenue
Attorney: Eugene T. Paolino, Esq
Block: 12202 Lot: 34
Zone: R-1 – One and Two Family Housing District
For: Construction of a 6 story residential building with 35 units and 15 parking spaces
“d” Variances: Use, Height
“c” Variances: Minimum parking space dimensions, Parking aisle width
Decision: Approved with conditions

10. Case: Z15-034 Preliminary and Final Major Site Plan with “d” and “c” variances
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: Adjourned to June 2, 2016

11. Case: Z15-036
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: Adjourned to June 2, 2016

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12. Case: Z15-052
Applicant: LN Signature Realty LLC
Address: 144 Bergen Avenue
Attorney: Rita Mary McKenna, Esq
Block: 23402 Lot: 2
Zone: R-3, Multi-Family Mid-Rise District
For: Construction of a 5-story, 24 unit building with 19 onsite parking spaces.
“d” Variances: Density
“c” Variances: Parking aisle width
Decision: Approved with conditions
13. 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: Adjourned to May 19, 2016
14. **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 a Site Plan Amendment #Z09-008.1 submitted by Waseem Enterprises, LLC (3080 Kennedy Blvd.) B: 6401 Lot: 8

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON