

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

Please take notice that the Board of Adjustment took the following actions at the July 7, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - Jacobs, McCormack, Donnelly, Shedeed, Rothman, McMahon, Guzman
4. Swear in Staff
5. Correspondence
6. **Annual Re-Organization**
Joshua Jacobs – Chairman
Kate Donnelly – Vice Chairwoman
Tanya Marione – Secretary

7. Old Business:

- a. Case: Z14-002.1 **Site Plan Amendment with “c” Variance**
Applicant: Ratan Jersey City, LLC
Address: 707 Tonnele Avenue
Attorney: Robert Verdibello, Esq
Block: 1101 Lot: 10
Zone: HC – Highway Commercial District
For: Site Plan Amendment for the 4/17/14 Zoning Board approval of the construction of a 7-story hotel with 75 onsite parking spaces. Amendment is required in response to a Department of Transportation (DOT) review requesting a change to the driveway location that will reduce the number of onsite parking spaces to 73.
“c” Variance: Parking
Decision: Approved
- b. Case: Z14-013 **Preliminary and Major Final Site Plan**
Applicant: Klein Outdoor Advertising, LLC
Address: 9 Route 440
Attorney: Francis Regan, Esq
Block: 30305 Lot: 1
Zone: PI- Port Industrial District
For: Major Site Plan approval to construct a 98 ft double sided freestanding digital billboard, with each side having the dimension of 20x50 ft.
“d” Variance: Use
“c” Variances: Minimum lot area, minimum perimeter setback
Limited remand as per court order

8. Requests for Adjournment

- a. 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: Carried to July 21, 2016 Regular Meeting
- b. 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: Carried to July 21, 2016 Regular Meeting

- c. Case: Z16-009
Applicant: Cresencias Legacy, LLC
Address: 107 Laidlaw Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 5705 Lot: 9
Zone: R-1, One and Two Family Housing District
For: Expansion of a non-conforming 3 unit building to construct a 4 floor for a total building height of 35ft, and creating a 4 story, 24 ft long rear addition
“d” Variances: Expansion of a non-conforming use
“c” Variance: Number of Stories
Decision: Carried to July 21, 2016 Regular Meeting
9. Case: Z16-018
Applicant: Cory Bussey
Address: 36 Westervelt Place
Attorney: Nicholas J. Cherami, Esq
Block: 17205 Lot: 21
Zone: R-1, One and Two Family Housing District
For: Addition of a 4th story on an existing 3 story, 2-family house
“d” Variances: Height
Decision: Approved with staff conditions
10. Case: Z16-020
Applicant: Hasan Riaz
Address: 177 Laidlaw Avenue
Attorney: Pro Se
Block: 5602 Lot: 2
Zone: R-1, One and Two Family Housing District
For: Construction of a 2-family house on an undersized lot
“c” Variances: Minimum Lot Area, Minimum Lot Depth, Minimum Rear Yard Setback, Maximum Height
Decision: Approved with staff conditions
11. 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 4, 2016 regular meeting
12. Case: Z16-029
Applicant: Bullseye Brunswick, LLC
Address: 160-166 Brunswick Street
Attorney: Charles J. Harrington, III, Esq
Block: 9904 Lot: 1-4
Zone: R-1, One and Two Family Housing District
For: Construction of a 4-story, 16-unit building with 9 onsite parking spaces
“d” Variances: Use, Height
Decision: Approved with staff conditions
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**
*No resolutions memorialized