

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

Please take notice that the Board of Adjustment took the following actions at the June 16, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Loughlin, Jacobs, Polanco-Rodriguez, Friedman, McMahon*
4. Swear in Staff
5. Correspondence
6. 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: Carried to the July 7, 2016 meeting for public hearing

7. Requests for Adjournment

- b. 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 the July 7, 2016 meeting
- c. 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 the July 7, 2016 meeting
- d. 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 35 ft, 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 the July 7, 2016 meeting

8. 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 the July 21, 2016 meeting

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9. Case: Z16-021
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 the July 21, 2016 meeting
10. 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 the July 21, 2016 meeting
11. **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 'd' variances #Z15-051 submitted by Nitin Kumar (98 Colgate St.) B: 11009 Lot: 27
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variance #Z16-013 submitted by Ankur Pahwa (286 Griffith St.) B: 3704 Lot: 28
(3) Resolution of the Jersey City Zoning Board of Adjustment approving relief from condition of approval Z04-009 submitted by City of Jersey City (311 Washington Ave.) B: 11612 (fka 106) Lot: 2 (fka A.1)

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON