

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

Please take notice that the Board of Adjustment took the following actions at the January 17, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. Request for Adjournment:
8. New business

9. **Adoption of 2011 Annual Zoning Report – Adopted.**

9. Case: Z08-057 & Z08-061 Minor Subdivision & Minor Site Plan
Applicant: Cheryl and James Cardinali
Address: 358 Seventh Street aka 203 Brunswick Street
Attorney: Constantine Bardis, Esq.
Block: 9802 fka 417 Lot: 19 fka L
Zone: R-1 One and Two Family Housing District
For: **a. Z08-57** Minor Subdivision to create two undersized lots from a single already undersized lot for the purpose of demolishing the rear single story structure and constructing a 3-story single family house on a new 20' x 25' lot.
“c” variances: Min lot area/width/depth, min rear yard
“d” variances: Expansion of a Nonconforming Use
Decision: DENIED.

- b. Z08-061** Construction of a 3-story single family house on a new 20' x 25' lot (following subdivision, if approved)
“c” variances: Min lot area/width/depth, min rear yard, max building cov., max lot coverage
“d” variances: Expansion of a Nonconforming Use
Decision: Rendered moot by Denial of Subdivision.

10. Case: Z12-038
Applicant: Henry Skipper
Address: 349 Claremont Avenue
Attorney: Pro Se
Block: 22203 fka 1780 Lot: 12 fka 10
Zone: R-1 One and Two Family Housing District
For: Construction of a two family house, previously destroyed by fire, on an undersized lot
“c” variances: Min lot area, Min lot depth, Min side yard, Min rear yard, Max building coverage, Min garage dimensions, Min front yard landscaping
Decision: Approved with conditions.

11. Case: Z12-032
Applicant: Michael Ryan
Address: 292 Barrow Street aka 68 Mercer Street
Attorney: Jon Campbell, Esq.
Block: 12906 fka 238 Lot: 41
Zone: Van Vorst Park Historic District
For: Expansion of the pre-existing, nonconforming restaurant at 292 Barrow Street into both floors of an existing, separate, nonconforming 2-story structure and use at the rear of the lot at 68 Mercer Street.
“d” variance: Expansion of a Nonconforming Use
Decision: Approved with conditions.

12. Case: Z12-035
Applicant: 349 Third Street Enterprises, LLC
Address: 349 Third Street
Attorney: Charles J. Harrington, III, Esq.
Block: 110004 Lot: 5
Zone: NC – Neighborhood Commercial District
For: Convert a portion of ground floor commercial space (approved at 2,845 sq ft to be reduced to 1,380 sq ft) to a 3-bedroom unit at the rear.
“d” variance: Use
Decision: Approved with conditions.

13. **MEMORIALIZED THE FOLLOWING RESOLUTIONS:**

- (1) Resolution of the Jersey City Board of Adjustment Approving “D’ Variance # Z12-023 submitted by Sal Di Brita (77 Tuers Avenue).

14. Executive Session, as needed to discuss litigation, or other matters.

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

Please take notice that the Board of Adjustment took the following actions at the February 21, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Request for Adjournment:

7. Old Business

A. Case: Z07-046 "d" Variance
Applicant: Carevel, LLC
Address: 319 Grove Street
Attorney: George Garcia, Esq
Block: 239 Lot: P.1
Zone: NC – Neighborhood Commercial
For: A use variance to allow a restaurant to become a nightclub
Dismissed due to lack of prosecution

B. Zoning Officer request to address the board regarding 111 Greenville Avenue
Board decided to memorialize the Resolution for this application without hearing from the Zoning Officer

8. Case: Z12-033
Applicant: Lee Lim c/o Brother L. III, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 1515 Kennedy Boulevard
Block: 29101 fka 1250 Lot: 37 fka78
Zone: NC – Neighborhood Commercial District
For: Preliminary and Final Major site plan with "c" and "d" variances to create a category three restaurant, through the addition of a drive thru to a Dunkin Donuts
"d" variance: Use
Approved with conditions

9. Case: Z12-041
Applicant: Carmen Flores
Address: 124 Mallory Avenue
Attorney: Rita McKenna, Esq.
Block: 20801 fka 1765 Lot: 93 fka 51.B
Zone: R-1 One and Two Family Housing
For: Conversion of the ground floor of a 2-family house to the Philippine Community Center
"c" variance: Max area for signage
"d" variance: Use
Approved with conditions

10. Case: Z12-027
Applicant: EHOP Holdings LLC
Address: 70 Fairview Avenue
Attorney: Eugene O'Connell, Esq
Block: 16502 fka 1824 Lot: 31 fka 36
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house to a 3-family house.
"d" variances: Use
Adjourned to March 21, 2013 meeting

11. Case: Z12-034
Applicant: 471 Monmouth Street, LLC
Address: 471 Monmouth Street
Attorney: Charles J. Harrington, III, Esq
Block: 9908 fka 391 Lot: 31 fka 8
Zone: R1 – One and Two Family Housing
For: Preliminary and Final Major Site Plan with "c" and "d" variances to construct a 4-story, 6-unit residential building with 4 onsite parking spaces
"c" variances: Min rear yard setback, Max building coverage, Max lot coverage, Height (in stories)
"d" variances: Use, Height (in feet)
Approved with conditions

12. Case: Z12-031
Applicant: Brunswick 124, LLC
Address: 124-126 Brunswick Street
Attorney: Charles J. Harrington, III, Esq.
Block: 11004 fka 385 Lot: 27 fka N
Zone: R-1 One and Two Family Housing
For: Preliminary and Final Major Site Plan with "c" and "d" variances to construct a 4-story, mixed use building 12 units on the above floors and retail use on the ground floor.
"c" variance: Min rear yard setback, Min lot depth, Max building coverage, Height (in stories)
"d" variance: Use, Height (in feet)
Approved with conditions

13. MEMORIALIZED THE FOLLOWING RESOLUTIONS:

- (1) Resolution of the Jersey City Board of Adjustment Reversing the Zoning Officers Decision for #Z12-037 submitted by Joseph Kelly (111 Greenville Avenue)
- (2) Resolution of the Jersey City Board of Adjustment Approving a "d(2)" Variance #Z12-032 submitted by Michael Ryan (292 Barrow Street aka 68 Mercer Street)
- (3) Resolution of the Jersey City Board of Adjustment Denying "d" and "c" Variances #Z08-057 submitted by Cheryl and James Cardinali (358 Seventh Street aka 203 Brunswick Street)
- (4) Resolution of the Jersey City Board of Adjustment Approving "c" Variances #Z12-038 submitted by Henry Skipper (349 Claremont Avenue)
- (5) Resolution of the Jersey City Board of Adjustment Approving "c" Variances #Z12-019 submitted by Onkar Singh (74 Hopkins Avenue)

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Please take notice that the Board of Adjustment took the following actions at the March 21, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Request for Adjournment:
7. **Old Business:**

Case: Z08-017 Administrative Amendment
Applicant: Joseph Damiano
Attorney: Jon P. Campbell, Esq.
Address: 152 Steuben Street
Block: 139 Lot: 89
Zone: R-2 Multi-Family Attached Housing (4-stories or less) District
For: Amendment to approved site plan to reduce the building from a 5-story, 7-unit building to a 4-story, 5-unit building and to raise the first floor to accommodate new FEMA regulations. There is no change to the façade design except the elimination of the top floor.

Decision: Approved.

8. Case: Z10-024.1 Site Plan Amendment
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III, Esq.
Block: 310 Lot: 11.A
Zone: NC Neighborhood Commercial District
For: Amendment to Final Major Site Plan w/ "d" Variance (original approval Feb. 2011) to demolish and reconstruct the rear building into a 5-story building and increase the number of work/live units from 15 to 17.

"d" variances: Height

Adjourned to April, 18, 2013 regular meeting.

9. Case: Z12-026 "A" Appeal
Applicant: Wilhemina McPherson
Address: 161 Glenwood Avenue
Attorney: Pro Se
Block: 14801 Lot: 4
Zone: U – University District
For: Appeal of the Zoning Officer's Decision that a 3 family house did not lawfully exist prior to the 2001 zoning ordinance and is not grandfathered

Dismissed without prejudice.

10. Case: Z12-039 Minor Site Plan
Applicant: Martin Budnick
Attorney: Richard Campisano, Esq.
Address: 499-501 Tonnele Avenue
Block: 3201 Lot: 34
Zone: HC – Highway Commercial District
For: Minor Site Plan to expand the non-conforming auto repair shop by constructing a new garage and increasing the overall square footage from 1974 sq ft to 2502 sq ft.

"c" Variances: Fence mounted sign

"d" Variances: Expansion of a non-conforming use

Decision: Approved with conditions.

11. Case: Z12-027
Applicant: EHOP Holdings LLC
Address: 70 Fairview Avenue
Attorney: Eugene O'Connell, Esq
Block: 16502 fka 1824 Lot: 31 fka 36
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house to a 3-family house.
"d" variances: Use
Decision: Denied.
12. Case: Z12-024 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard D. Stanzione, Esq.
Address: 238 5th Street
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
"d" Variances: Use (to permit wireless communication antenna in the Historic District)
Adjourned to May 16th, 2013 regular meeting.

13. MEMORIALIZED THE FOLLOWING RESOLUTIONS:

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving Prel/Final Site Plan with "c" and "d" variances # Z12-034 submitted by 471 Monmouth St., LLC (471 Monmouth Street).
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Prel/Final Site Plan with "c" and "d" variances # Z12-031 submitted by Brunswick 124, LLC (124-126 Brunswick Street).
- (3) Resolution of the Jersey City Board of Adjustment Approving "c" Variances # Z12-030 submitted by Joshua Marrow and Alexandra Beaumont (410 Second Street).
- (4) Resolution of the Jersey City Board of Adjustment Approving Case # Z12-041, a "d" variance for conversion of the ground floor only of a two-family house to a Philippine Community Center and "c" variance for maximum signage area submitted by Carmen Flores (124 Mallory Avenue).
- (5) Resolution of the Jersey City Board of Adjustment Approving Amended Prel/Final Site Plan with "d" variance # Z12-035 submitted by 349 Third Street Enterprises, LLC (349 Third Street).
- (6) Resolution of the Jersey City Zoning Board of Adjustment approving Prel/final Site Plan with "c" and "d" variances & Z12-033 submitted by Lee Lim c/o Brother, L.III, LLC (1515 Kennedy Boulevard).

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON

**JERSEY CITY BOARD OF ADJUSTMENT
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Please take notice that the Board of Adjustment took the following actions at the April 18, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Request for Adjournment:

7. Case: Z10-024.1 Site Plan Amendment
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III, Esq.
Block: 310 Lot: 11.A
Zone: NC Neighborhood Commercial District
For: Amendment to Final Major Site Plan w/ "d" Variance (original approval Feb. 2011) to demolish and reconstruct the rear building into a 5-story building and increase the number of work/live units from 15 to 17.
"d" variances: Height
Decision: Adjourned to May 16, 2013

8. Case: Z13-005
Applicant: BGT Enterprises
Address: 377 Fifth Street
Attorney: Robert Verdibello, Esq
Block: 9901 Lot: 4
Zone: NC Neighborhood Commercial District
For: Construction of a five story, two family house with two parking spaces
"c" variances: Minimum rear yard setback
"d" variances: Use (to permit residential on the ground floor) and Height
Decision: Adjourned to May 16, 2013

9. MEMORIALIZED THE FOLLOWING RESOLUTIONS:

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" and "d" variances # Z12-022 submitted by Samuel M. Pott (24 2Montgomery St.) B: 12905 Lot: 29
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan with "d" variance # Z12-039 submitted by Martin Budinick (499-501 Tonnele Ave.) B: 3201 Lot: 34
- (3) Resolution of the Jersey City Board of Adjustment Appointing Tanya Marione-Stanton as secretary to the Zoning Board of Adjustment of the City of Jersey City for the remainder of the unexpired term of Claire Davis

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON

**JERSEY CITY BOARD OF ADJUSTMENT
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Please take notice that the Board of Adjustment took the following actions at the May 16, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Request for Adjournment:
7. Old Business:

A. Case: Z06-031 Administrative Amendment
Applicant: Acevest, LLC
Address: 217 Bay Street
Attorney: Charles J. Harrington, III, Esq.
Block: 11404 Lot: 6
For: Administrative amendment to eliminate the "Common Area" room at the top floor. All other aspects of the project remain the same, the original approval is for a 5 story, 34 unit building above a 1 story parking garage.
Decision: Approved

8. Case: Z10-024.1 Site Plan Amendment
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III, Esq.
Block: 310 Lot: 11.A
Zone: NC Neighborhood Commercial District
For: Amendment to Final Major Site Plan w/ "d" Variance (original approval Feb. 2011) to demolish and reconstruct the rear building into a 5-story building and increase the number of work/live units from 15 to 17.
"d" variances: Height
Decision: Adjourned to June 20, 2013 meeting

9. Case: Z13-005
Applicant: BGT Enterprises
Address: 377 Fifth Street
Attorney: Robert Verdibello, Esq.
Block: 9901 Lot: 4
Zone: NC Neighborhood Commercial District
For: Construction of a five story, two family house with two parking spaces
"c" variances: Minimum rear yard setback
"d" variances: Use (to permit residential on the ground floor) and Height
Decision: Approved with conditions

Cont. on other side →→

10.

Case: Z13-007
Applicant: Samuel A. Berman Senior Residence Urban Renewal, LLC
Address: 2435 Kennedy Boulevard aka 69 Bentley Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 17702 Lot: 26
Zone: R-1A One and Two Family Housing
For: Construction of a 4-story affordable senior housing project with 37 units
“d” variances: Use and Height
Decision: Adjourned; no specific date

11.

Case: Z13-001
Applicant: 30 DeKalb, LLC
Address: 30 DeKalb Avenue
Attorney: Ronald H. Shaljian, Esq.
Block: 13302 Lot: 45
Zone: R-1 One and Two Family Housing
For: Construction of a 3-family house on an irregularly shaped lot
“c” variances: Minimum rear yard setback, Front yard setback, Minimum lot depth
“d” variances: Use
Decision: Adjourned to June 20, 2013 meeting

12. MEMORIALIZED THE FOLLOWING RESOLUTIONS:

- (1) Resolution of the Jersey City Zoning Board of Adjustment Denying “d” variance # Z12-027 submitted by SEHOP Holdings, LLC (70 Fairview Ave.) B: 16502 Lot: 34

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON

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

Please take notice that the Board of Adjustment took the following actions at the June 20, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

Case: Z08-046.2 Administrative Amendment
Applicant: 439 2nd Street, LLC
Address: 439 Second Street
Attorney: George Garcia, Esq.
Block: 11007 fka 430 Lot: 1 fka 41
Zone: R-1 One and Two Family Housing District
For: Amendments to stair rail design to allow façade to remain as constructed (not in accordance with approved façade plan).
Decision: Approved

7. Request for Adjournment:

A. Case: Z10-024.1 Site Plan Amendment
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III, Esq.
Block: 310 Lot: 11.A
Zone: NC Neighborhood Commercial District
For: Amendment to Final Major Site Plan w/ “d” Variance (original approval Feb. 2011) to demolish and reconstruct the rear building into a 5-story building and increase the number of work/live units from 15 to 17.
“d” variances: Height
Decision: Adjourned; no specific date

- 8.

Case: Z13-010
Applicant: Michael and Lissette Sanzen
Address: 53.5-55 Mercer Street
Attorney: Charles J. Harrington, III Esq.
Block: 12905 Lot: 6 & 7
Zone: Van Vorst Historic District
For: To construct a 3-story side addition comprising 2 units of residential above ground floor garage parking as part of a conversion of a 3-family townhouse to a 2-family townhouse.
“c” variances: On-site parking for a building under 10 units
Decision: Adjourned to July 18, 2013

Cont. on other side →→

9. Case: Z13-001
Applicant: 30 DeKalb, LLC
Address: 30 DeKalb Avenue
Attorney: Ronald H. Shaljian, Esq.
Block: 13302 Lot: 45
Zone: R-1 One and Two Family Housing
For: Construction of a 3-family house on an irregularly shaped lot
“c” variances: Minimum rear yard setback, Front yard setback, Minimum lot depth
“d” variances: Use
Decision: Approved with conditions

10. MEMORIALIZATION OF RESOLUTIONS

(1.) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances for # Z13-005 submitted by BGT Enterprises (377 Fifth St.) B: 9901 Lot: 4

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON

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

Please take notice that the Board of Adjustment took the following actions at the July 18, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

7. Case: Z13-019
Applicant: Dorothy Bromirski and Valerie Piccarillo
Attorney: Leonard P. Kiczek, Esq
Address: 162 Grand Street
Block: 14206 Lots: 13
Zone: Paulus Hook Historic District
For: To construct an 8'6" rear yard deck
"c" Variance: Minimum rear yard setback
Decision: Adjourned to August 15, 2013; Preservation of notices

8. Case: Z13-010
Applicant: Michael and Lissette Sanzen
Address: 53.5-55 Mercer Street
Attorney: Charles J. Harrington, III Esq.
Block: 12905 Lot: 6 & 7
Zone: Van Vorst Historic District
For: To construct a 3-story side addition comprising 2 units of residential above ground floor garage parking as part of a conversion of a 3-family townhouse to a 2-family townhouse.
"c" variances: On-site parking for a building under 10 units
Decision: Approved with conditions

9. Case: Z08-008.1 Site Plan Amendment
Applicant: Roger Gupta
Attorney: Rita McKenna, Esq.
Address: 222-224 First Street
Block: 11402 Lots: 23
Zone: Harsimus Cove Historic District
For: Amendment to approved site plan to increase the building from a 4-story, 8-unit building to a 5-story, 8-unit building to use the basement level for living space.
"d" Variance: Height
Decision: Adjourned to August 15, 2013; Preservation of notices

10. Case: Z12-024 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard D. Stanzione, Esq.
Address: 238 5th Street
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
"d" Variances: Use (to permit wireless communication antenna in the Historic District
Decision: Adjourned to August 15, 2013; Preservation of notices

11. Case: Z13-004 Minor Site Plan
Applicant: New Cingular Wireless PCS, LLC ("AT&T")
Address: 238 Fifth Street
Attorney: Judith A. Fairweather, Esq
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
"d" Variances: Use (to permit wireless communication antenna in the Historic District
Decision: Adjourned to August 15, 2013; Preservation of notices

Cont. on other side →→→

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12. Case: Z13-015
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 397 3rd Street
Block: 1108 Lot: 12
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
Decision: Approved with conditions
13. Case: Z13-016
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 399 3rd Street
Block: 1108 Lot: 11
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
“d” Variances: Use
Decision: Adjourned to August 15, 2013; Preservation of notices
14. Case: Z13-017
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 401 3rd Street
Block: 1108 Lot: 10
Zone: R-1 One and Two Family Housing District
For: Construction of a 2-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
“d” Variances: Use
Decision: Adjourned to August 15, 2013; Preservation of notices
15. Case: Z13-013
Applicant: Robert O’Neill
Attorney: Rita McKenna, Esq.
Address: 415 Monmouth Street
Block: 9902 Lot: 18
Zone: NC – Neighborhood Commercial
For: To convert a mixed use building with ground floor commercial and 2 units on above floors to a single family residence
“d” Variances: Use to residential and not commercial on the ground floor
Decision: Adjourned to August 15, 2013; Preservation of notice of publication only

16. MEMORIALIZATION OF RESOLUTION

(1.) Resolution of the Jersey City Zoning Board of Adjustment Approving an Administrative Amendment for # Z08- 046.2 submitted by 439 2nd Street, LLC (439 2nd St.) B: 11007 Lot: 1

(2.) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” & “d” variances for #Z13-001 submitted by 30 DeKalb, LLC (30 DeKalb Ave.) B: 13302 Lot: 45

Kate Donnelly, BOARD OF ADJUSTMENT ACTING CHAIRPERSON

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

Please take notice that the Board of Adjustment took the following actions at the September 19, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business

A. Case: Z07-009 Administrative Amendment
Applicant: Jhunday Wali Ma Grand, LLC
Attorney: Raj Gupta
Block: 18704 Lot: 16
Zone: R-1 One and Two Family Housing District
For: Amendment to a major site plan that was originally approved for 39 units (14 one bedroom units and 25 two bedroom units) to now be 36 units (33 two bedroom units and 3 one bedroom units). Applicant is seeking approval under the New Jersey Housing and Mortgage Finance Agency CHOICE program, and no more than 10% of the units are permitted to be one bedroom, requiring them to amend the original number of units. The number of parking spaces, height, setback, and footprint all remains the same as the original approval.
Decision: Approved

7. Case: Z13-019
Applicant: Dorothy Bromirski and Valerie Piccarillo
Attorney: Leonard P. Kiczek, Esq.
Address: 162 Grand Street
Block: 14206 Lots: 13
Zone: Paulus Hook Historic District
For: To construct an 8'6" rear yard deck
"c" Variance: Minimum rear yard setback
Decision: Approved with Conditions

8. Case: Z08-008.1 Site Plan Amendment
Applicant: Roger Gupta
Attorney: Rita McKenna, Esq.
Address: 222-224 First Street
Block: 11402 Lots: 23
Zone: Harsimus Cove Historic District
For: Amendment to approved site plan to increase the building from a 4-story, 8-unit building to a 5-story, 8-unit building to use the basement level for living space.
"c" Variance: Height
Decision: Approved with Conditions

9. Case: Z12-024 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard D. Stanzione, Esq.
Address: 238 5th Street
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
"d" Variances: Use to permit wireless communication antenna in the Historic District
Decision: Approved with Conditions

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10. Case: Z13-004 Minor Site Plan
Applicant: New Cingular Wireless PCS, LLC (“AT&T”)
Address: 238 Fifth Street
Attorney: Judith A. Fairweather, Esq.
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
“d” Variances: Use (to permit wireless communication antenna in the Historic District
Decision: Carried to October 17, 2013 regular meeting; Preservation of notices
11. Case: Z13-016
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 399 3rd Street
Block: 1108 Lot: 11
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
“d” Variances: Use
Decision: Approved with Conditions
12. Case: Z13-017
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 401 3rd Street
Block: 1108 Lot: 10
Zone: R-1 One and Two Family Housing District
For: Construction of a 2-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
“d” Variances: Use
Decision: Approved with Conditions

13. MEMORIALIZATION OF RESOLUTION

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment with “c” variances for # Z08- 008.1 submitted by Roger Gupta (222-224 First St.) B: 11402 Lot: 23
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan with “d” variance for #Z12-024 Submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless (238 Fifth St.) B: 11204 Lot: 9
- (3) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances for #Z13-010 submitted by Michael and Lisette Sanzen (53.5-55 Mercer St.) B: 12905 Lot: 6 & 7
- (4) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances for #Z13-019 submitted by Dorothy Bromirski and Valerie Piccarillo (162 Grand St.) B: 14206 Lot: 13
- (5) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances for #Z13-015 submitted by Julio Caro (397 Third St.) B: 1108 Lot: 12
- (6) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances for #Z13-016 submitted by Julio Caro (399 Third St.) B: 1108 Lot: 11
- (7) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” & “d” variances for #Z13-017 submitted by Julio Caro (401 Third St.) B: 1108 Lot: 10

Kate Donnelly, BOARD OF ADJUSTMENT ACTING CHAIRPERSON

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

Please take notice that the Board of Adjustment took the following actions at the October 17, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business

7. Case: Z13-004 Minor Site Plan
Applicant: New Cingular Wireless PCS, LLC ("AT&T")
Address: 238 Fifth Street
Attorney: Judith A. Fairweathert, Esq.
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
"d" Variances: Use (to permit wireless communication antenna in the Historic District)
Decision: Approved with Conditions

8. Case: Z13-014
Applicant: Cake Lush Bakery Cafe
Address: 437 Jersey Avenue
Attorney: Eliot Skolnick, Esq.
Block: 13905 Lot: 14
Zone: Van Vorst Park Historic District
For: Conversion of a ground floor retail space into a Category 2 Restaurant (Bakery) with outdoor seating
"d" Variances: Use
Decision: Adjourned; no specific date

9. Case: Z13-020
Applicant: Mark Timmins
Address: 138 Erie Street
Attorney: Pro Se
Block: 10105 Lot: 32
Zone: Hamilton Park Historic District
For: The demolition of an existing rear basement extension and the construction of a 2-story, 13 ft long rear yard addition to a 2-family house
"c" Variances: Minimum rear yard setback and maximum lot coverage
Decision: Approved with Conditions

10. Case: Z12-036
Applicant: Steven Haddad
Address: 3413 Kennedy Boulevard
Attorney: Eliot Skolnick, Esq
Block: 3402 Lot: 8
Zone: R-1 One and Two Family Housing District
For: The conversion of a ground floor residential unit into an office
"c" Variances: Minimum lot size, Minimum lot depth
"d" Variances: Use
Decision: Approved with Conditions

Cont. on other side →→→

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11. Case: Z13-024
Applicant: Modern Family Dentistry, LLC
Address: 551 Jersey Avenue
Attorney: Robert Verdibello, Esq
Block: 11103 Lot: 22
Zone: Harsimus Cove Historic District
For: The conversion of a ground floor retail space to a Dentist's Office
"d" Variances: Use
Decision: Approved with Conditions

12. **Annual Reorganization**
Kate Donnelly – Chairwoman
Brian Loughlin – Vice Chairman
Tanya Marione-Stanton – Secretary
Zoning Board of Adjustment meetings will now begin at 6:30 p.m

13. **MEMORIALIZATION OF RESOLUTIONS**
No Resolutions Memorialized.

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON

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

Please take notice that the Board of Adjustment took the following actions at the November 7, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business

7. Case: Z13-023
Applicant: Junction Holding Company, LLC
Address: 475 Communipaw Avenue
Attorney: Manuel Sanchez, Esq.
Block: 17206 Lot: 12
Zone: R-1 One and Two Family Housing District
For: Expansion of a non-conforming car wash to include a 30 ft by 30 ft addition for an auto lubrication shop.
“d” Variance: Expansion of a non-conforming use
Decision: Adjourned to December 12, 2013; Preservation of notices

8. Case: Z07-009.1 Site Plan Amendment
Applicant: Jhunday Wall Ma Grand, LLC
Address: 747 Grand Street
Attorney: Rita McKenna, Esq.
Block: 18704 Lot: 16
Zone: R-1 One and Two Family Housing District
For: Site Plan Amendment to reduce the number of parking spaces from 39 to 29
“c” Variance: Parking
Decision: Approved with conditions

9. Case: Z13-018
Applicant: Nadeem Akhtar
Address: 97 Clifton Place
Attorney: Eugene O’Connell, Esq
Block: 15302 Lot: 3
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2 family house to a 3 family house
“d” Variance: Use
Decision: Adjourned to December 12, 2013; Preservation of notices

Cont. on other side →→→

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10. Case: Z13-013
Applicant: Robert O'Neill
Address: 415 Monmouth Street
Attorney: Rita McKenna, Esq
Block: 9902 Lot: 18
Zone: NC – Neighborhood Commercial
For: The conversion of a 3-story mixed use building to a single family residence with no commercial on the ground floor
“d” Variance: Use
Decision: Adjourned to December 12, 2013; Preservation of notices

11. Case: Z13-031 “A” Appeal with Variance in the alternative
Applicant: Mahadai and Alex Suklall
Address: 1 Cator Avenue
Attorney: Pro Se
Block: 28902 Lot: 16
Zone: R-1 One and Two Family Housing District
For: Appeal of the Zoning Officer’s decision that the applicant’s front yard parking space has not legally existed prior to 2001.
In the alternative, a variance to permit front yard parking between the building and property line.
“c” Variance: Front Yard Parking
Decision: Denied

12. MEMORIALIZATION OF RESOLUTION

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving “d” variances for # Z13-024 submitted by Modern Family Dentistry, LLC (551 Jersey Ave.) B: 11103 Lot: 22
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances for # Z13-020 submitted by Mark Timmins (138 Erie St.) B: 10105 Lot: 32

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON

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

Please take notice that the Board of Adjustment took the following actions at the December 12, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence

Request for Adjournment

Case: Z13-013
Applicant: Robert O'Neill
Address: 415 Monmouth Street
Attorney: Rita McKenna, Esq
Block: 9902 Lot: 18
Zone: NC – Neighborhood Commercial
For: The conversion of a 3-story mixed use building to a single family residence with no commercial on the ground floor
“d” Variance: Use
Decision: Adjourned to January 16, 2014

6. Old Business

Case: Z09-021 Administrative Amendment
Applicant: Monmouth- 6, LLC
Address: 320.5 Sixth Street
Attorney: Jon P. Campbell, Esq.
Block: 355 Lot: Z
Zone: R-1 One and Two Family Housing District
For: Amendment to façade and interior floor plans
Decision: Approved

7. Adoption of 2014 Meeting Calendar – **Adopted**

8. Case: Z13-023
Applicant: Junction Holding Company, LLC
Address: 475 Communipaw Avenue
Attorney: Manuel Sanchez, Esq.
Block: 17206 Lot: 12
Zone: R-1 One and Two Family Housing District
For: Expansion of a car wash to include a 30 ft by 30 ft addition for an auto lubrication shop.
“d” Variance: Use
Decision: Approved with Conditions

9. Case: Z13-018
Applicant: Nadeem Akhtar
Address: 97 Clifton Place
Attorney: Eugene O'Connell, Esq
Block: 15302 Lot: 3
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2 family house to a 3 family house
“d” Variance: Use
Decision: Approved with Conditions

Cont. on other side →→→

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10. Case: Z13-025
Applicant: Shafiq Khan
Address: 3682 Kennedy Boulevard
Attorney: Eliot Skolnik, Esq
Block: 506 Lot: 14
Zone: R-1 One and Two Family Housing District
For: Conversion of a vacant bank building to a Domino's Pizzeria
"d" Variance: Use
"c" Variance: Maximum signage
Decision: Approved with Conditions
11. Case: Z13-028
Applicant: 367 Third Street, LLC
Address: 367 Third Street
Attorney: Charles J. Harrington, III, Esq
Block: 11009 Lot: 6
Zone: R-1 One and Two Family Housing District
For: Construction of 6-story (top floor penthouse community room) building with 12 units and 12 parking spaces (2 for shared parking).
"d" Variance: Use, Height
"c" Variance: Minimum drive aisle width
Decision: Carried to January 16, 2014
12. Case: Z13-038
Applicant: BGT Enterprises, LLC
Address: 129 Brunswick Street
Attorney: Charles J. Harrington, III, Esq
Block: 11009 Lot: 10
Zone: R-1 One and Two Family Housing District
For: Construction of a 4-story, 7 residential unit building
"d" Variance: Use, Height
"c" Variance: Lot area, lot depth
Decision: Carried to January 16, 2014

13. MEMORIALIZATION OF RESOLUTION

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" and 'd' variances # Z12-026 submitted by Steven Haddad (3413 Kennedy Blvd.) B: 3402 Lot: 8
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment with "c" variance # Z07-009.1 submitted by Jhunday Wall Ma Grand, LLC (747 Grand St.) B: 18704 Lot: 16
- (3) Resolution of the Jersey City Zoning Board of Adjustment Denying an "A" appeal and Affirming the Zoning Officers Decision #Z13-031 submitted by Mahadai Suklall and Alex Suklall (1 Cator Ave.) B: 28902 Lot: 16
- (4) Resolution of the Jersey City Zoning Board of Adjustment Denying "c" variances #Z13-031 submitted by Mahadai Suklall and Alex Suklall (1 Cator Ave.) B: 28902 Lot: 16