

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

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

1. Call to Order
2. Sunshine Announcement
3. Roll Call: *Loughlin, McCormack, Shedeed, Polanco-Rodriguez, Mushtaq, MaMahon, Youseff*
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment:
 - a) Case: Z15-043 Preliminary and Final Major Site Plan
Applicant: Eerlijk Consultants, LLC
Address: 506-508 Central Avenue
Attorney: Jennifer Mazaway, Esq.
Block: 1601 Lot: 7
Zone: NC – Neighborhood Commercial District
R-1 – One and Two Family Housing District
For: Preliminary and Final major site plan approval to rehabilitate and expand an existing single story grocery store to a 5 story, mixed use building
“c” Variance: Parking
“d” Variance: Use, Height
Decision: Carried to the January 21, 2016 regular meeting
8. Case: Z15-049 Preliminary and Final Major Site Plan
Applicant: John & Maryann, LLC
Address: 52-58 Cambridge Avenue
Attorney: Ronald H. Shaljian, Esq
Block: 3802 Lot: 23
Zone: R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval to convert and expand an existing single story industrial building into a 5 story, with 32 units, and 20 onsite parking spaces.
“c” Variance: Parking
“d” Variance: Use, Height
Decision: Carried to the February 4, 2016 regular meeting
9. Case: Z15-011 Preliminary and Final Major Site Plan
Applicant: J.V.J. Enterprises, LLC
Address: 414-416 First Street
Attorney: James J. Burke, Esq
Block: 11007 Lot: 13
Zone: R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite parking spaces
“c” Variance: Minimum lot depth, Parking space dimensions, Tandem Parking spaces
“d” Variance: Use, Height
Decision: Approved with conditions
10. Case: Z15-025 Preliminary and Final Major Site Plan
Applicant: JC General Construction, LLC
Address: 30 Clinton Avenue
Attorney: Jennifer Carrillo-Perez, Esq
Block: 18603 Lot: 34
Zone: R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval to convert and rehab a vacant community building into 17 units.
“c” Variance: Parking
“d” Variance: Use
Decision: Approved with conditions

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11. 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 Single 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 the February 18, 2016 regular meeting; Re-notice required
12. Case: Z15-030
Applicant: 61 Erie Street Associates, LLC
Address: 61 Erie Street
Attorney: Rita Mary McKenna, Esq
Block: 11105 Lot: 18
Zone: H – Harsimus Cove Historic District
For: Conversion of a retail space into a Category 2 restaurant or in the alternative Relief from a conditional variance for a Category 2, Restaurant to exceed maximum seating
"d" Variances: Use, Conditional Use
Decision: (d) 3 Approved: relief from condition "d" of cafe, Category 2 Restaurant
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 Zoning Board of Adjustment Approving a Minor Site Plan with "c" & "d" variances #Z15-048 submitted by Gotham West Development, LLC (359-359.5 Fifth St.) B: 9904 Lots: 8 & 9

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON