

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

Please take notice that the Board of Adjustment took the following actions at the March 3, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon, Filak*
4. Swear in Staff
5. Correspondence
6. Old Business:

a. Case: Z09-008.1 Site Plan Amendment  
Applicant: Waseem Enterprises, LLC  
Address: 3080 Kennedy Boulevard  
Attorney: Jason R. Tuvel, Esq  
Block: 6401 Lot: 8  
Zone: R-4, Multi-Family High-Rise Housing District  
For: The reconfiguration of the existing parking, relocate the existing canopy and alter the canopy signage, and relocate the pre-existing free standing sign  
**Decision: Approved with conditions**

7. Requests for Adjournment

a. 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 of approval to convert 7 affordable rental artist work/live units to fair market rate units  
“d” Variance: Relief from condition of approval  
**Decision: Carried to April 7, 2016 regular meeting**

8. Case: Z15-035 Minor Subdivision  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 1, 2, 3 and 9.01  
Zone: R-1, One and Two Family Housing District  
For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.  
**Decision: Approved with conditions**

9. Case: Z15-019 Preliminary and Final Major Site Plan  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 9.01 and 9.02  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:  
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot  
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces  
“c” Variances: Parking aisle width, Minimum parking space dimensions  
“d” Variances: Use, Height  
**Decision: Approved with conditions**

10. Case: Z15-054  
Applicant: Eva Johannesdottir  
Address: 38 Congress Street  
Attorney: Thomas J. Brady, Esq  
Block: 1704 Lot: 21  
Zone: R-1, One and Two Family Housing District  
For: Construct a café with 20 seats in the rear yard  
“d” Variance: Relief from condition for a café, a conditional use, to provide rear yard seating  
**Decision: Approved with conditions**

**Cont. on other side →→**

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11. Case: Z15-065  
Applicant: Dennis M Devino  
Address: 67 Sussex Street  
Attorney: George L. Garcia, Esq  
Block: 14402 Lot: 9  
Zone: Van Vorst Historic District  
For: Construct a rear yard deck  
“c” Variance: Minimum rear yard setback  
**Decision: Carried to March 17, 2016 regular meeting**
12. Case: Z16-005 Preliminary and Final Major Site Plan  
Applicant: Rafa Realty, LLC  
Address: 34-40 Division Street and 387-389 8<sup>th</sup> Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 9802 Lots: 2, 35, 36  
Zone: NC – Neighborhood Commercial District  
R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval for the construction of a 6-story building with 59 residential units and 60 onsite parking spaces, some of which will be provided by using hydrologic stackers  
“c” Variances: Minimum drive aisle width, Stacked parking, Rear yard setback  
“d” Variances: Use, Height  
**Decision: Carried to March 17, 2016 regular meeting**
13. Case: Z16-006 Preliminary and Final Major Site Plan  
Applicant: Ma Ambey Fifth, LLC  
Address: 375 5<sup>th</sup> Street  
Attorney: Donald M. Pepe, Esq  
Block: 9901 Lot: 5  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 5-story, 12 unit building with no onsite parking  
“c” Variances: Minimum Lot Depth  
“d” Variances: Use, Height  
**Decision: Carried to April 7, 2016 regular meeting**
14. Case: Z15-060  
Applicant: Onan Properties, LLC  
Address: 171 Jewett Avenue  
Attorney: Harold P. Cook, III, Esq  
Block: 16602 Lot: 4  
Zone: H – West Bergen/East Lincoln Park Historic District  
For: Renovation and Expansion of an existing 2 family, 3 story building with a 3 story, 7.4’ long rear yard addition  
“c” Variances: Lot area, Lot depth, Side Yard Setback, Rear Yard setback  
**Decision: Carried to April 7, 2016 regular meeting**
15. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances #Z15-049 submitted by John & Maryann, LLC (52-58 Cambridge Ave.) B: 3802 Lot: 23  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance #Z15-056 submitted by R & F Realty, LLC (233 Beacon St.) B: 5502 Lot: 1  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “c’ & “d” variances #Z15-024 submitted by 565 Bergen Ave, JC, LLC (565 Bergen Ave.) B: 17802 Lot: 13