

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

Please take notice that the Board of Adjustment took the following actions at the July 17, 2014 regular meeting:

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

7. **Annual Reorganization**

Kate Donnelly – Chairwoman
Brian Loughlin – Vice Chairman
Tanya Marione - Secretary

8. Case: Z14-018
Applicant: 345 Central Ave., LLC
Address: 345 Central Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 2802 Lot: 28
Zone: R-1 One and Two Family Housing District and NC Neighborhood Commercial
For: Expand a two story building to create a four story building with 2 ground floor commercial units and 5 on-site parking spaces in the rear on the portion of the lot that is within the R-1 zone
“d” Variance: Use, Height
“c” Variance: Rear Yard Setback, Parking
Decision: Carried to the August 21, 2014 regular meeting

9. Annual Zoning Board Report from 2012 and 2013 – **Approved with commissioner recommendations**

10. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving a “c” variance #Z14-011 submitted by Teresa A. Hughes-Ryan (333.5 Eighth St.) B: 10007 Lot: 1
- (2) Resolution of the Jersey City Zoning board of Adjustment Approving a Minor Site Plan with “d” variance #Z14-009 submitted by Medici Associates, LLC (205 Washington St.) B: 14401 Lot: 15
- (3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary Final Major Site Plan with “c” and “d” variances #Z13-034 submitted by Rupen K. Patel and Pranay Bhatt (3235-3239 Kennedy Blvd.) B: 4603 Lots: 16, 17 & 18
- (4) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “d” variance #Z14-014 Submitted by Brunswick Quarters, LLC (183 Brunswick St.) B: 9803 Lot: 6
- (5) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary Final Major Site Plan with a ‘d’ variance #Z14-016 submitted by 17-19 Division Street, LLC (17-19 Division St.) B: 9806 Lots: 6 and 7

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

August 26, 2014

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP
Senior Planner

c: Mayor's Office
File
Enclosures

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

Please take notice that the Board of Adjustment took the following actions at the August 21, 2014 regular meeting:

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

7. Case: Z14-018
Applicant: 345 Central Ave., LLC
Address: 345 Central Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 2802 Lot: 28
Zone: R-1 One and Two Family Housing District and NC Neighborhood Commercial
For: Expand a two story building to create a four story building with 2 ground floor commercial units and 5 on-site parking spaces in the rear on the portion of the lot that is within the R-1 zone
“d” Variance: Use, Height
“c” Variance: Rear Yard Setback, Parking
Decision: Adjourned to September 18, 2014 meeting

8. Case: Z14-003
Applicant: Jacob V. Hudnut
Address: 342.5 5th Street
Attorney: Jacob V. Hudnut, Esq
Block: 9905 Lot: 33
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-story single family house on an undersized lot
“d” Variance: Height
“c” Variance: Maximum building coverage, Minimum rear yard setback, Lot area, Lot width, Lot depth, Minimum floor to ceiling height
Decision: Adjourned; Re-notice required

9. Case: Z14-023 **Bifurcated Variance Application**
Applicant: John Fio Rito
Address: 361-377 Newark Avenue
Attorney: Eugene O’Connell, Esq
Block: 10901 Lot: 127
Zone: NC – Neighborhood Commercial District
For: Bifurcated variance application to allow residential on the ground floor and provide 19 at grade parking spaces
“d” Variance: Residential on the ground floor
“c” Variance: Parking
Decision: Approved with conditions

10. **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 amending the term of legal services for the period on or about July 2, 2014 to December 31, 2014

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

September 22, 2014

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

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City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP
Senior Planner

c: Mayor's Office
File
Enclosures

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

Please take notice that the Board of Adjustment took the following actions at the September 18, 2014 regular meeting:

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

7. Case: Z14-003
Applicant: Jacob V. Hudnut
Address: 342.5 5th Street
Attorney: Jacob V. Hudnut, Esq.
Block: 9905 Lot: 33
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-story single family house on an undersized lot
“d” Variance: Height
“c” Variance: Maximum building coverage, Minimum rear yard setback, Lot area, Lot width, Lot depth, Minimum floor to ceiling height
Decision: Adjourned

8. Case: Z14-024
Applicant: Kevin Fremgen
Address: 286 Cator Avenue
Attorney: Pro Se
Block: 26903 Lot: 34
Zone: R-1 One and Two Family Housing District
For: Construction of a parking space in the front yard
“c” Variance: Parking between the building and front yard setback
Decision: Denied

9. Case: Z14-027 **Preliminary and Major Final Site Plan**
Applicant: Hudson City Development, LLC
Address: 387-391 Palisade Avenue
Attorney: James J. Burke, Esq.
Block: 3901 Lot: 24, 25, 26
Zone: - R-2 Multi-Family Attached Housing (four stories or less) District
- Arts District Overlay Zone
For: Construction of a mixed use 6-story, 16-unit building, with 11 off-street parking spaces. Commercial and gallery space on ground floor facing Palisade Avenue.
“d” Variance: Use, Density, Height
“c” Variance: Maximum building coverage, Maximum Lot Coverage, Parking (# of spaces), Parking aisle width
Decision: Approved with conditions

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10. Case: Z14-022 **Minor Site Plan Approval**
Applicant: 407 Realty, LLC
Address: 407 West Side Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 20803 Lot: 37
Zone: NC – Neighborhood Commercial District
For: Construction of a mixed use 4-story, 7-unit building with a residential unit on the ground floor behind the commercial space that will front on West Side Avenue.
“d” Variance: Residential on the ground floor
“c” Variance: Minimum rear yard setback
Decision: Approved with conditions
11. Case: Z14-025 **Preliminary and Major Final 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: The reuse of a vacant building, formerly a church and community center, to 17 units with no on-site parking
“d” Variance: Use
“c” Variance: Parking
Decision: Adjourned
12. **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 bifurcated variance application with ‘c’ & ‘d’ variances #Z14-023 submitted by John Fio Rito (361-377 Newark Ave.) B: 10901 Lot: 127

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

October 20, 2014

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

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Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP
Senior Planner

c: Mayor's Office
File
Enclosures

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

Please take notice that the Board of Adjustment took the following actions at the October 16, 2014 regular meeting:

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

a. Case: Z08-032 Administrative Amendment
Applicant: The Drivin Group, LLC
Address: 349 4th Street
Attorney: Pro Se
Block: 9902 Lot: 6
Zone: R-1 One and Two Family Housing District
For: Administrative Amendment to an approved expansion and renovation of a 3 story, 3 unit building
Decision: Adjourned to November 13, 2014 meeting

7. Case: Z14-023 Preliminary and Major Final Site Plan
Applicant: John D. FioRito
Address: 361-377 Newark Avenue
Attorney: Eugene O'Connell, Esq
Block: 10901 Lot: 127
Zone: NC – Neighborhood Commercial
For: Major Site Plan approval for a prior bifurcated variance application, Case Z14-023. Construction of a 5-story, 39 unit building with 20 parking spaces.
Decision: Approved with conditions

8. Case: Z12-025 Preliminary and Major Final Site Plan
Applicant: Diamond Tech Group, LLC
Address: 512 Paterson Plank Road
Attorney: John J. Collins, Esq
Block: 503 Lot: 21 and 23
Zone: R-1 One and Two Family Housing District
For: Conversion of an existing recording studio into a Category 2 restaurant with an ancillary valet parking lot
“d” Variance: Use
“c” Variance: Valet Parking, Minimum parking space width, 5% landscaping for a parking lot
Decision: Approved with conditions

9. Case: Z14-029 Preliminary and Major Final Site Plan
Applicant: Green Vraj Apartments, LLC
Address: 25-27 Division Street
Attorney: Eugene T. Paolino, Esq
Block: 9801 Lot: 12
Zone: NC – Neighborhood Commercial
For: Demolition of an existing single story garage to construct a new 5 story building that will be an addition to the adjacent 4-story building. A story will be added to the existing 4 story building for a complete 5 story building with 10 units.
“d” Variance: Height
“c” Variance: Parking
Decision: Adjourned to November 13, 2014 meeting

Cont. on other side →→

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10. Case: Z14-003
Applicant: Jacob V. Hudnut
Address: 342.5 5th Street
Attorney: Jacob V. Hudnut, Esq
Block: 9905 Lot: 33
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-story single family house on an undersized lot
“d” Variance: Height
“c” Variance: Maximum building coverage, Minimum rear yard setback, Lot area, Lot width, Lot depth, Minimum floor to ceiling height
Decision: Adjourned; Renotice required
11. Case: Z14-025 Preliminary and Major Final 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: The reuse of a vacant building, formerly a church and community center, to 17 units with no on-site parking
“d” Variance: Use
“c” Variance: Parking
Decision: Adjourned to November 13, 2014 meeting
12. **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 denying “c” variance #Z14-024, submitted by Kevin Fremgen (286 Cator Ave.) B: 26903 Lot: 34
(2) Resolution of the Zoning Board of Adjustment approving a minor site plan w/ “c” & “d” variances #Z14-022, submitted by 407 Realty, LLC (407 West Side Ave.) B: 20803 Lots: 37 & 41

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

November 17, 2014

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

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30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP
Senior Planner

c: Mayor's Office
File
Enclosures

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

Please take notice that the Board of Adjustment took the following actions at the November 13, 2014 regular meeting:

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

a. Case: Z08-032 Administrative Amendment
Applicant: The Drivin Group, LLC
Address: 349 4th Street
Attorney: Pro Se
Block: 9902 Lot: 6
Zone: R-1 One and Two Family Housing District
For: Administrative Amendment to an approved expansion and renovation of a 3 story, 3 unit building
Approved

b. Case: Z11-021 Administrative Amendment
Applicant: Newark 144, LLC
Address: 142-144 Newark Ave
Attorney: Charles J. Harrington, III, Esq
Block: 11404 Lot: 25 & 26
Zone: NC – Neighborhood Commercial District
For: Amendment to provide commercial/office space on the first and second floors. Original December 8, 2011 approvals were to constructs a 5 story building with 4 residential units and one ground floor retail/restaurant space.
Approved

7. Case: Z14-018 Preliminary and Major Final Site Plan
Applicant: 345 Central Ave., LLC
Address: 345 Central Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 2802 Lot: 28
Zone: NC – Neighborhood Commercial
R-1 – One and Two Family Housing District
For: Major Site Plan approval to rehabilitate and expand a two-story mixed use building with ground floor commercial to a four story mixed use building with ground floor commercial and 25 residential units with two surface parking spaces fronting on Lincoln Street. The site is an L-shaped lot that fronts on both Central Avenue and Lincoln Street and is both in the NC and R-1 zone.
“d” Variance: Use, Height
“c” Variances: Rear yard setback, # of parking spaces, front yard parking
Decision: Approved with conditions

8. Case: Z14-029 Preliminary and Major Final Site Plan
Applicant: Green Vraj Apartments, LLC
Address: 25-27 Division Street
Attorney: Eugene T. Paolino, Esq
Block: 9801 Lot: 12
Zone: NC – Neighborhood Commercial
For: Demolition of an existing single story garage to construct a new 5 story building that will be an addition to the adjacent 4-story building. A story will be added to the existing 4 story building for a complete 5 story building with 10 units.
“d” Variance: Height
“c” Variance: Rear yard
Decision: Approved with conditions

Cont. on other side →→

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9. Case: Z14-003
Applicant: Rekha Patel
Address: 342.5 5th Street
Attorney: Jacob V. Hudnut, Esq
Block: 9905 Lot: 33
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-story single family house on an undersized lot
“d” Variance: Height
“c” Variances: Maximum building coverage, Minimum rear yard setback, Lot area, Lot width, Lot depth, Minimum floor to ceiling height
Decision: Approved with conditions
10. Case: Z14-030
Applicant: Charles Hewitt
Address: 305 Third Street
Attorney: Pro Se
Block: 11106 Lot: 7
Zone: R-1 One and Two Family Housing District
For: Convert existing office space on the 2nd floor of a mixed use building into the 2nd residential unit
“d” Variance: Use
Decision: Approved
11. Case: Z14-015
Applicant: Nkay Construction
Address: 663 Summit Avenue
Attorney: Rita M. McKenna, Esq
Block: 5503 Lot: 16
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-story single family house on an undersized lot
“d” Variance: Use
“c” Variances: Minimum lot size, Minimum lot depth, rear yard setback, maximum driveway width
Decision: Adjourned
12. **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 #Z14-022 submitted by 407 Realty, LLC (407 West Side Ave.) B: 20803 Lots: 37 & 41
(2) Resolution of the Zoning Board of Adjustment approving a preliminary and final major site plan with “c” & “d” variances #Z14-027 submitted by Hudson City Development, LLC (387-391 Palisade Ave.) B: 3901 Lots: 24, 25 & 26
(3) Resolution of the Zoning Board of Adjustment approving a preliminary and final site plan with “c” & “d” variances #Z14-018 submitted by 345 Central Ave., LLC (345 Central Ave.) B: 2802 Lot: 28
(4) Resolution of the Zoning Board of Adjustment approving a preliminary and final site plan #Z14-023 submitted by John Fio Rito (361-377 Newark Ave.) B: 10901 Lot: 127

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

December 15, 2014

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

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30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP
Senior Planner

c: Mayor's Office
File
Enclosures

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

Please take notice that the Board of Adjustment took the following actions at the December 11, 2014 regular meeting:

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

7. Case: Z08-019 & Z08-020 1-year Extension for Site Plan and Subdivision
Applicant: 790 Ocean Avenue, LLC
Address: 790 Ocean Avenue
Attorney: Eugene O'Connell, Esq
Block: 21302 Lot: 6
Zone: R-1 – One and Two Family Housing District
For: One-year extension for a Minor Subdivision and Major Site Plan approval with variances:
a.) Minor Subdivision w/"d" Variance – Z08-019
Subdivision reducing the depth of an oversized lot containing a 16 unit apartment building fronting on Ocean Ave. and merging the rear portion of that lot with the adjacent rear of an irregularly configured (L-shaped) lot containing a 2-family house also fronting on Ocean Ave.
"d" Variance: Expansion of a Nonconforming Use

b.) Preliminary/Final Major Site Plan w/ "c" & "d" Variances – Z08-020
Construction of a two-story 8-unit building at the rear of a 16,490 sq ft. L-shaped lot expanded through subdivision of the adjacent lot, in order to create a total of 10 units of "affordable housing" under the category of "workforce housing."
"c" Variances: Two principal uses on a single lot, Maximum curb cut width, Maximum driveway width
"d" Variance: Use

Decision: Approved

8. 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
Decision: Adjourned to January 22, 2015 regular meeting

9. Case: Z14-015
Applicant: Nkay Construction
Address: 663 Summit Avenue
Attorney: Rita McKenna, Esq
Block: 5503 Lot: 16
Zone: R-1 – One and Two Family Housing District
For: Construction of a 3-story, 3 family house on an undersized lot
"d" Variance: Use
"c" Variances: Front yard setback, Minimum lot area, Minimum lot depth, Maximum driveway width
Decision: Approved with conditions

Cont. on other side →→→

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10. Case: Z14-022
Applicant: Stefania Coccozza
Address: 18 Erie Street
Attorney: Nicholas Cherami, Esq
Block: 11403 Lot: 31
Zone: Harsimus Cove Historic District
For: Conversion of an existing hair salon, retail space, into a Category One restaurant
“d” Variance: Use
Decision: Approved with conditions
11. Case: Z14-034 Minor Site Plan
Applicant: Dante DelForno and Rhett DelForno
Address: 153 Morgan Street
Attorney: Robert Verdibello, Esq
Block: 13002 Lot: 6
Zone: R-3 – Multi-Family, Mid-Rise District
For: Minor Site Plan approval to construct a 6 story, with a mezzanine on the first and second floor, mixed use building. The bottom two floors will be commercial and the top 4 floors will have 3 residential units.
“d” Variance: Use, height
“c” Variances: Maximum building coverage, Minimum floor to ceiling height, Minimum rear yard setback
Decision: Adjourned to January 22, 2015 regular meeting
12. Adoption of 2015 Meeting Calendar - **Adopted**
13. Renewal of Contractual Services for Board Attorney - **Approved**
14. Renewal of Contractual Services for Stenographer - **Approved**
15. **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 Preliminary and Final Major Site Plan with “c” & “d” variances #Z14-029 submitted by Green Vraj Apartments, LLC (25-27 Division St.) B: 9801 Lot: 12
 - (2) Resolution of the Zoning Board of Adjustment Approving an Administrative Amendment #Z08-032 submitted by The Drivin Group, LLC (349 Fourth St.) B: 9902 Lot: 6
 - (3) Resolution of the Zoning Board of Adjustment approving an Administrative Amendment to Preliminary and Final Major Site Plan with “c” & “d” variances #Z11-021 submitted by Newark 144, LLC (142-144 Newark Ave.) B: 11404 Lots: 25 & 26
 - (4) Resolution of the Zoning Board of Adjustment approving appointment of Legal Counsel to Vincent J. La Paglia beginning January 1, 2015 through December 31, 2015
 - (5) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting beginning January 1, 2015 through December 31, 2015.

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON