

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

Please be advised the following items were heard and decided at the Regular Meeting of the Jersey City Board of Adjustment, on **Thursday, May 19, 2016 at 6:30 p.m, in the Council Chambers of City Hall, 280 Grove Street, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call *Loughlin, Jacobs, Donnelly, Shedeed, McMahon, Youseff, Friedman, Thakur*
4. Swear in Staff
5. Old Business:

Case: Z05-010 1 Year Extension  
Applicant: Grant 170, LLC  
Attorney: Charles J. Harrington, III, Esq  
Address: 170-172 Grant Avenue  
Block: 1779 Lots: 10.B1, A.2  
Zone: R- 3 Multi-Family Mid Rise District/R-1 One & Two Family Housing District  
For: 1 year extension of Final Major Site Plan and Variance approvals to June 23, 2017 (original approval memorialized June 23, 2005) to construct construction of a 5-story building with 20 dwelling units and on-site accessory parking for 19 cars.  
**Decision: Granted**

7. Requests for Adjournment

a. 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: Carried to the June 2, 2016 meeting**

b. Case: Z16-015 Minor Site Plan  
Applicant: 87 Bright Street JC LLC  
Address: 87 Bright Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 13905 Lot: 12  
Zone: Van Vorst Historic District  
For: Construct a 4-story building with 2-units and 2 onsite parking spaces  
“d” Variances: Height  
“c” Variances: Curb cut, Parking Prohibited on lots with less than 10 units  
**Decision: Carried to the June 16, 2016 meeting**

8. 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 to allow for contribution to the affordable housing trust fund, instead of onsite affordable units.  
“d” Variance: Relief from condition of approval  
**Decision: Approved 7-0**

9. Case: Z16-013  
Applicant: Ankur Pahwa  
Address: 286 Griffith Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 3704 Lot: 28  
Zone: R-1, One and Two Family Housing District  
For: Construction of a new 2-family home  
“c” Variances: Side Yard Setback  
**Decision: Approved 7-0**

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10. 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 Two 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: Approved with Conditions 7-0**
11. Case: Z16-012  
Applicant: Bullseye Brunswick, LLC  
Address: 156-158 Brunswick St/364.5 4<sup>th</sup> St  
Attorney: Charles J. Harrington, III, Esq  
Block: 9903 Lot: 1&6  
Zone: NC, Neighborhood Commercial District  
For: Construction of a 6 story building with 16 residential units and 8 onsite parking spaces  
"d" Variances: Height  
"c" Variances: Minimum rear yard setback  
**Decision: Carried to the July 21, 2016 meeting**
12. Case: Z16-011  
Applicant: Bullseye Brunswick, LLC  
Address: 160-166 Brunswick St  
Attorney: Charles J. Harrington, III, Esq  
Block: 9904 Lot: 1-4  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 5 story building with 16 residential units and 9 onsite parking spaces  
"d" Variances: Use, Height  
**Decision: Denied 4-3**

**Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**