

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

Please take notice that the Board of Adjustment took the following actions at the August 18, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Jacobs, McCormack, Shedeed, Friedman, Rothman, McMahon, Guzman*
4. Swear in Staff
5. Old Business

- a. Case: Z08-024.001 Administrative Amendment
Applicant: 461 Newark Ave LLC
Address: 461-463 Newark Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 10901 Lot: 106
Zone: R-1 - One and Two Family Housing District
For: Administrative Amendment of Case #Z08-024, a Preliminary and Major Site Plan Approval, granted on October 16, 2008, for the construction of a 5 to 6 story building with 25 units and 25 onsite parking spaces. The amendments include façade and building changes to the Newark Avenue elevation.
Decision: Adjourned to September 1, 2016 meeting

6. New Business

7. Case: Z16-017
Applicant: Tarun Pandhi
Address: 93 Irving Street
Attorney: Pro Se
Block: 704 Lot: 22
Zone: R-1, One and Two Family Housing District
For: Construction of a new 2-family house with only 1 parking space
“c” Variances: Minimum number of parking spaces, minimum dimensions of garage of ground floor, minimum percentage of garage of ground floor
Decision: Adjourned to September 1, 2016 meeting

8. Case: Z16-031
Applicant: 371 4th Street, LLC
Address: 371 4th Street
Attorney: Jennifer Mazaway, Esq
Block: 11002 Lot: 8
Zone: R-1, One and Two Family Housing District
For: Convert the existing ground floor art studio to a restaurant in a 3-story, mixed use building with 2 units above the ground floor
“d” Variances: Use
“c” Variance: Signage
Decision: Approved with conditions

Cont. on other side →→

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9. Case: Z16-009 Preliminary and Final Major Site Plan
Applicant: Cresencias Legacy, LLC
Address: 107 Laidlaw Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 5705 Lot: 9
Zone: R-1, One and Two Family Housing District
For: Expand a 3-story building with 2-units listed on the tax records, but with 3 units existing, to a 4-story legal 3-family building
“d” Variances: Use, Height
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 Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with ‘c’ & ‘d’ variances #Z16-012 submitted by Bullseye Brunswick, LLC (156-158 Brunswick St & 364.5 4th St.) B: 9903 Lots: 1 & 6
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with ‘c’ & ‘d’ variances #Z15-034 submitted by Arlington Avenue Group, LLC (217 Randolph Ave. & 286-294 Arlington Ave.) B: 19801 Lots: 13 & 14
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with ‘d’ variances #Z15-036 submitted by Pronti Construction, Inc. (201-205 Randolph Ave.) B:21403 Lots: 2 & 3

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON