

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

Please take notice that the Board of Adjustment took the following actions at the January 21, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *McCormack, Donnelly, Shedeed, McMahon, Filak, Thakur*
4. Swear in Staff
5. Correspondence
6. 2014-2015 Annual Zoning Board of Adjustment Report - **Adopted**
7. Requests for Adjournment:
 - a. Case: Z15-061/62
Applicant: Jersey City University Lofts, LLC
Address: 25, 107-111, 151 West Side Avenue
Attorney: Donald M. Pepe, Esq
Block: 26101 Lot: 2,3,4
Zone: HC – Highway Commercial District
For: A minor subdivision, along with a preliminary and final major site plan approval to allow for the partial demolition of an existing warehouse building and conversion of the remainder as a 2-story residential building consisting of 116 units with 118 parking spaces
“d” Variance: Use
Adjourned to February 18, 2016 meeting
8. Case: Z15-055 “a” Appeal
Applicant: Peter Bowers
Address: 217 Pavonia Avenue
Attorney: Anne P. Ward, Esq
Block: 10105 Lot: 4
Zone: Hamilton Park Historic District
For: Appeal of the Historic Preservation Commission, case H15-248, to deny applicant’s proposed materials for replacement windows, based on the board’s conclusion that the proposed materials were inappropriate and didn’t match the historic windows in terms of configurations, operations, materials and finish per 345-71.L.1.(a)
Decision: Carried to February 18, 2016
9. Case: Z14-021 Preliminary and Final Major Site Plan
Applicant: Grow, Learn, & Play Day Care Center
Address: 423 Palisade Avenue
Attorney: Alexis E. Lazzara, Esq
Block: 3902 Lot: 32
Zone: R-2, Multi-Family Attached Housing
For: Preliminary and Final major site plan approval to convert and rehab a building that currently houses a daycare facility on the 1st and 2nd floor and expand the use to the 3rd and 4th floors, so that the daycare facility will occupy the entire building.
“d” Variance: Use
Decision: Approved with conditions
10. Case: Z15-038
Applicant: Marc and Kelly Isikoff
Address: 355 Fifth Street
Attorney: Nicholas J. Cherami, Esq
Block: 9904 Lot: 12
Zone: R-1, One and Two Family Housing District
For: Expansion of an existing 2-family, 3 ½ story building to create a full 4th floor, and a full 4 floor 24’ 8” rear yard addition
“d” Variance: Height
“c” Variance: Minimum lot area, Minimum lot width, Minimum lot depth
Decision: Adjourned to February 4, 2016

11. 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: Adjourned to February 4, 2016

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: Adjourned to February 4, 2016

12. Case: Z15-053
Applicant: Linda Bermudez Smith
Address: 271-273 Ocean Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 27203 Lot: 11
Zone: R-1, One and Two Family Housing District
For: Conversion of an existing ground floor deli into a Category One restaurant use
“d” Variance: Use

Decision: Approved with conditions

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 Jersey City Zoning Board of Adjustment Approving a minor subdivision #Z15-045 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11

(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Major Site plan with “c” & “d” variances #Z15-049 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11

(3) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances #Z15-044 submitted by 36 Hancock, LLC (36 Hancock Ave) B: 4406 Lot:4

(4) Resolution of the Jersey City Zoning Board of Adjustment Approved “c” variances #Z15-050 submitted by Rekha Patel (344 Fifth St.) B: 9905 Lot: 34

Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON