

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

Please take notice that the Board of Adjustment took the following actions at the February 4, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call: *Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon*
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment:
 - a. Case: Z15-047
Applicant: 8 Congress, LLC
Address: 8 Congress Street
Attorney: James J. Burke, Esq
Block: 1703 Lot: 30
Zone: R-1, One and Two Family Housing District
For: Front yard expansion of an existing 4-unit building
“d” Variance: Expansion of a non-conforming use
“c” Variance: Front yard setback
Decision: Adjourned; Re-notice required
8. 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: Approved with conditions
9. Case: Z15-065
Applicant: Dennis M. Devino
Address: 67 Sussex Street
Attorney: Pro Se
Block: 14402 Lot: 9
Zone: Paulus Hook Historic District
For: Creation of a rear yard deck at the second level
“c” Variance: Rear yard setback
Decision: Adjourned; Re-notice required
10. 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: Carried to March 3, 2016 (to be held in the Council Chambers at City Hall, 280 Grove St. JC, NJ)
11. 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: Carried to March 3, 2016 (to be held in the Council Chambers at City Hall, 280 Grove St. JC, NJ)

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12. Case: Z16-004
Applicant: Brunswick Quarters, LLC
Address: 183-187 Brunswick Street
Attorney: Charles J. Harrington, III, Esq
Block: 9803 Lot: 6
Zone: R-1, One and Two Family Housing District
For: Conversion of an existing convent into a mixed use building which would allow any permitted use allowed in the NC – Neighborhood Commercial zone. Additionally, for the reconfiguration of the ancillary surface parking lot.
“d” Variance: Use
Decision: Approved with conditions
13. Case: Z15-063 Minor Site Plan
Applicant: Village Masters, LLC
Address: 323 4th Street
Attorney: Charles J. Harrington, III, Esq
Block: 1101 Lot: 9
Zone: R-1, One and Two Family Housing District
For: Minor site plan approval for the construction of a 4-story, 4 unit building with 2 rear yard parking spaces
“d” Variance: Use, Height
Decision: Approved with conditions
14. **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 Preliminary and Final Major Site Plan with a “d” variance #Z14-021 submitted by Juan Da Silva and Sara Da Silva Grow, Learn & Play Day Care (423 Palisade Ave.) B: 3902 Lot: 32
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c’ and “d” variances #Z15-011 submitted J.V.J Enterprises, LLC (414-416 First St.) B: 11007 Lot: 13
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment #Z12-025.1 submitted by Diamond Tech Group, LLC (512 Paterson Plank Rd.) B: 503 Lots: 21 & 23
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance #Z15-053 submitted by Linda Bermudez Smith (271-273 Ocean Ave.) B: 27203 Lot: 11
(5) Resolution of the Zoning Board of Adjustment Adopting the 2014 and 2015 Annual Zoning Reports

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON