

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

Please take notice that the Board of Adjustment took the following actions at the September 1, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Jacobs, Donnelly, McCormack, Polanco-Rodriguez, Friedman, Rothman, 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: Carried to the October 6, 2016 regular meeting

b. 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: Carried to the October 6, 2016 regular meeting

6. New Business

7. Case: Z16-040 Preliminary and Final Major Site Plan
Applicant: J&B 369-371 LLC
Address: 369-371 2nd Street
Attorney: Charles J. Harrington III, Esq
Block: 11005 Lots: 8 and 9
Zone: R-1, One and Two Family Housing District
For: Demolish existing structures to construct a 5-story, 15-unit building with no onsite parking
“d” Variances: Use, Height
Decision: Approved with conditions

8. Case: Z16-019
Applicant: Ramchandra Patel
Address: 3671 Kennedy Boulevard
Attorney: Robert P. Weinberg, Esq
Block: 403 Lot: 22
Zone: R-1, One and Two Family Housing District
For: Demolish existing structure to create a new 3-story, 2-family building on an undersized lot
“c” Variances: Minimum rear yard, Minimum parking garage dimensions
Decision: Carried to the October 6, 2016 regular meeting

Cont. on other side →→

-
9. Case: Z16-033
Applicant: Emad E. Masoud
Address: 181-183 Broadway
Attorney: Nicholas J. Cherami, Esq
Block: 9104 Lot: 3
Zone: I – Industrial District
For: Convert a single story masonry building, formerly used as a garage, into a retail space
“d” Variances: Use
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 “d” variance #Z16-016 submitted by Anthony Vlachos (293 New York Ave.) B: 2306 Lot: 56
 - (2) Resolution of the Jersey City Zoning Board of Adjustment denying preliminary & final major site plan w/ “c” & “d” variances #Z15-058 submitted by 327 Danforth, LLC (327 Danforth Ave.)
 - (3) Resolution of the Jersey City Zoning Board of Adjustment approving minor site plan w/ ‘c’ & “d” variance #Z16-021 submitted by Kokes-Brownstone Fund I LLC (385 8th St.) B: 9802 Lot: 3
 - (4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ ‘c’ & “d” variance #Z16-009 submitted by Cresencias Legacy, LLC (107 Laidlaw Ave.) B: 5705 Lots: 9
 - (5) Resolution of the Jersey City Zoning Board of Adjustment approving a corrective resolution for a minor subdivision #Z15-045 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11
 - (6) Resolution of the Jersey City Zoning Board of Adjustment approving a corrective resolution for a preliminary & major site plan with “c’ & “d” variances #Z15-046 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON