

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

Please take notice that the Board of Adjustment took the following actions at the April 7, 2016 regular meeting:

1. Call to Order
  2. Sunshine Announcement
  3. Roll Call *Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon, Filak*
  4. Swear in Staff
  5. Correspondence
  6. Old Business:
  7. Requests for Adjournment
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8. Case: Z15-021 Preliminary and Final Major Site Plan with “d” and “c” Variances  
Applicant: 3224-3228 Kennedy Blvd. JC, LLC  
Address: 3224-3230 Kennedy Boulevard  
Attorney: Charles J. Harrington, III, Esq  
Block: 4701 Lot: 36-39  
Zone: R-1 – One and Two Family Housing District  
For: Construction of a 4-story 42-unit building with 38 onsite parking spaces to be located in the basement.  
“c” Variance: Number of Parking Spaces  
“d” Variance: Use, Height  
**Decision: Approved with conditions**
  
  9. Case: Z16-006 Preliminary and Final Major Site Plan  
Applicant: Ma Ambey Fifth, LLC  
Address: 375 5<sup>th</sup> Street  
Attorney: Donald M. Pepe, Esq  
Block: 9901 Lot: 5  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 5-story, 12 unit building with no onsite parking  
“c” Variances: Minimum Lot Depth  
“d” Variances: Use, Height  
**Decision: Approved with conditions**
  
  10. 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 of approval to convert 7 affordable rental artist work/live units to fair market rate units  
“d” Variance: Relief from condition of approval  
**Decision: Adjourned to the April 21, 2016 regular meeting**
  
  11. Case: Z15-060  
Applicant: Onan Properties, LLC  
Address: 171 Jewett Avenue  
Attorney: Harold P. Cook, III, Esq  
Block: 16602 Lot: 4  
Zone: H – West Bergen/East Lincoln Park Historic District  
For: Renovation and Expansion of an existing 2 family, 3 story building with a 3 story, 7.4’ long rear yard addition  
“c” Variances: Lot area, Lot depth, Side Yard Setback, Rear Yard setback  
**Decision: Approved with conditions**
  
  12. 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 Single 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: Adjourned to the April 21, 2016 regular meeting**

**Cont. on other side →→**

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13. Case: Z15-066 Minor Site Plan  
Applicant: Coles 58, LLC  
Address: 58 Coles Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 11104 Lot: 3  
Zone: H- Harsimus Cove Historic District  
For: Construction of a 4-story, 6 unit building  
“d” Variances: Use, Density, Height  
**Decision: Approved with conditions**
14. Case: Z15-034 Preliminary and Final Major Site Plan with “d” and “c” Variances  
Applicant: Arlington Ave Group, LLC  
Address: 217 Randolph Avenue and 286-294 Arlington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 19801 Lot: 13 and 14  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 6 story building with 43 units and 29 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Adjourned to the May 5, 2016 regular meeting**
15. Case: Z15-036 Preliminary and Final Major Site Plan with “d” and “c” Variances  
Applicant: Pronti Construction, Inc  
Address: 201-205 Randolph Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 21403 Lot: 2 and 3  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4-story building with 15 units and 7 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Adjourned to the May 5, 2016 regular meeting**
16. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving minor subdivision with “c’ variances #Z15-035 submitted by Frank Peraza (9, 15, 17 Gautier Ave. and 178 Kensington Ave.) B: 16230 Lots: 1,2,3,8 & 9.01  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving preliminary and final major site plan with “c” & “d” variances #Z15-019 submitted by Frank Peraza (9, 15, 17 Gautier Ave. and 178 Kensington Ave.) B: 16230 Lots: 1,2,3,8 & 9.01  
(3) Resolution of the Jersey City Zoning Board of Adjustment denying preliminary and final major site plan with “c” & “d” variances #Z15-031 submitted by Ma Ambey Fifth, LLC (375 Fifth St.) B: 9901 Lot: 5  
(4) Resolution of the Jersey City Zoning Board of Adjustment approving “c” & “d” variances #Z15-038 submitted by Marc and Kelly Isikoff (355 Fifth St) B: 9904 Lot: 12  
(5) Resolution of the Jersey City approving “c” variance #Z15-065 submitted by Dennis M. Devino (67 Sussex St.) B: 14402 Lot: 9  
(6) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with “c’ & “d” variance #Z16-005 submitted by Rafa Realty, LLC (387-389 8<sup>th</sup> St. and 34-40 Division St.) B: 9802 Lots: 2,35 & 36 Lot: 1.01

**Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**