

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

Please take notice that the Board of Adjustment took the following actions at the March 17, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *McCormack, Shedeed, McMahon, Youseff, Thakur*
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment

a. Case: Z16-007 Preliminary and Final Major Site Plan with “d” and “c” Variances
Applicant: NJ Dragon Property LLC
Address: 155 Morgan Street
Attorney: Eugene T. Paolino, Esq
Block: 13002 Lot: 5
Zone: R-3 – Multi-Family Mid-Rise Housing District
For: 2 story addition to an existing 2-story building used entirely for office space
“d” Variance: Expansion of a non-conforming use
Adjourned to the April 21, 2016 meeting

b. Case: Z15-042
Applicant: Tashawna Steward
Address: 204 Claremont Avenue
Attorney: Pro Se
Block: 22503 Lot: 73
Zone: R-1 – One and Two Family Housing District
For: The conversion of a 2-family to a 3-family
“d” Variance: Use
Adjourned to the April 21, 2016 meeting

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: Carried to the April 7, 2016 meeting

9. Case: Z15-061/62 Minor Subdivision with Preliminary and Final Major Site Plan with “d” and “c” Variances
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
Decision: Adjourned to April 21, 2016 meeting

10. Case: Z15-067 Preliminary and Final Major Site Plan with “d” and “c” Variances
Applicant: Oakland Waverly, LLC
Address: 83 Waverly St/163 Oakland Ave
Attorney: James J. Burke, Esq
Block: 4901 Lot: 22, 25, 27
Zone: R-1 – One and Two Family Housing District
For: Construction of a 7 unit building with 7 onsite parking spaces on an L-shaped lot that fronts on both Oakland Avenue and Waverly Street. 5 stories is proposed along the Oakland Avenue frontage and 4 stories is proposed along the Waverly Street frontage.
“d” Variance: Use, Height
Decision: Adjourned to April 21, 2016 meeting

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11. 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: A 3-story high and 14' 5" long front yard extension to an existing 4-unit building
"c" Variance: Front yard setback, Rear yard setback, Building Coverage, Lot Coverage
"d" Variance: Expansion of a non-conforming use
Decision: Approved with conditions
12. Case: Z15-065
Applicant: Dennis M Devino
Address: 67 Sussex Street
Attorney: George L. Garcia, Esq
Block: 14402 Lot: 9
Zone: Van Vorst Historic District
For: Construct a rear yard deck
"c" Variance: Minimum rear yard setback
Decision: Approved with conditions
13. Case: Z16-005 Preliminary and Final Major Site Plan
Applicant: Rafa Realty, LLC
Address: 34-40 Division Street and 387-389 8th Street
Attorney: Charles J. Harrington, III, Esq
Block: 9802 Lots: 2, 35, 36
Zone: NC – Neighborhood Commercial District
R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval for the construction of a 6-story building with 59 residential units and 60 onsite parking spaces, some of which will be provided by using hydrologic stackers
"c" Variances: Minimum drive aisle width, Stacked parking, Rear yard setback
"d" Variances: 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 "d" variances #Z15-054 submitted by Eva Johannesdottir (38 Congress St.) B: 1704 Lot: 21 Lots: 21 & 23
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with a "d" variance #Z15-064 submitted by 280 Newark. LLC (280 Newark Ave.) B: 11010 Lot: 1.01

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON