

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

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

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

8. 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 to allow for contribution to the affordable housing trust fund, instead of onsite affordable units.
“d” Variance: Relief from condition of approval
Decision: Adjourned to the May 5, 2016 meeting

9. 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 Two 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: Carried to the May 5, 2016 meeting

10. 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
Decision: Carried to the May 19, 2016 meeting

11. 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: Approved with staff conditions

12. 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: Denied

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13. 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
Decision: Approved with staff conditions
14. Case: Z16-014 Preliminary and Final Major Site Plan with “d” and “c” Variances
Applicant: 75 Jordan Avenue, LLC
Address: 75-81 Jordan Avenue
Attorney: Eugene T. Paolino, Esq
Block: 12202 Lot: 34
Zone: R-1 – One and Two Family Housing District
For: Construction of a 6 story residential building with 35 units and 15 parking spaces
“d” Variances: Use, Height
“c” Variances: Minimum parking space dimensions, Parking aisle width
Decision: Adjourned to the May 5, 2016 meeting
15. **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 Minor Site Plan with “d’ variance #Z15-066 submitted by Coles 58, LLC (58 Coles St.) B: 11104 Lots: 3
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving preliminary and final major site plan with “c” & “d” variances #Z15-021 submitted by 3224-3228 Kennedy Blvd JC, LLC (3224-3230 Kennedy Blvd.) B: 4701 Lots: 36,37,38,39
(3) Resolution of the Jersey City Zoning Board of Adjustment approving “c” variances #Z15-060 submitted by Onan Properties, LLC (171 Jewett Ave.) B: 16602 Lot: 4
(4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with “c’ & “d” variance #Z16-006 submitted by Ma Ambey Fifth, LLC (375 5th St.) B: 9901 Lot: 5

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON