

**JERSEY CITY ZONING BOARD
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Jersey City Zoning Board of Adjustment took the following actions at the April 8, 2012 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Jacobs, Shedeed, McCormack, Araujo, Greene, Bhakta, Brown*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments
 - a. Case: Z20-071 Preliminary & Final Major Site Plan with “d” & “c” Variances
Applicant: 859 Communipaw Jersey City, LLC
Review Planner: Cameron C. Black
Address: 851-859 Communipaw Avenue
Attorney: Charles Harrington III, Esq.
Block: 18206 Lot(s): 8, 9, & 10
Zone: Commercial Automotive
For: Proposed ninety (90) unit, six (6) story residential building with 10% (9 units) moderate affordable units, ground floor commercial (3,794 sq. ft.), and 39 parking spaces.
“d” Variances: Use and Height
“c” Variances: Compact car spaces
CARRIED TO APRIL 22 REGULAR MEETING WITH PRESERVATION OF NOTICE
 - b. Case: Z20-072 Preliminary & Final Major Site Plan with “d” & “c” Variances
Applicant: 869 Communipaw Jersey City, LLC
Review Planner: Cameron C. Black
Address: 869-877 Communipaw Avenue
Attorney: Charles Harrington III, Esq.
Block: 18206 Lot(s): 5, 6, and 7
Zone: Commercial Automotive
For: Proposed 70 unit six story residential building, ground floor commercial (1,530 sq. ft.), and 27 parking spaces.
“d” Variances: Use and Height
“c” Variances: Compact car spaces
CARRIED TO APRIL 22 REGULAR MEETING WITH PRESERVATION OF NOTICE
8. New Business
9. Case: Z20-069 Prel. & Final Major Site Plan Amendment w/ “d” & “c” Variances
Applicant: BLDGup Management
Review Planner: Erica Baptiste
Address: 130 Summit Avenue
Attorney: Patrick Conlon, Esq.
Block: 1617 Lot(s): 16A
Zone: R-1, One- and two-family
For: Rehabilitation and restoration of existing church to adaptively re-use it for residential use. New construction of two new five story residential buildings that will be connected to the existing church. The project proposes 82 units and thirty (30) parking spaces.
“d” Variances: use, height
“c” Variances: front yard setback, rear yard setback, parking requirements and rooftop appurtenances
Decision: Approved with conditions 7-0
10. Case: Z19-084
Preliminary & Final Major Site Plan with “c” & “d” Variances
Applicant: Lafayette Luxury Developers Group
Review Planner: Mallory Clark-Sokolov, AICP
Address: 10 Brinkerhoff Street
Attorney: Patrick Conlon, Esq.
Block: 16902 Lot(s): 33
Zone: R1
For: Multifamily new construction with four (4) stories containing eight (8) units and five(5) parking spaces on an oversized lot
“d” Variances: use
“c” Variances: rear-yard setback, height
Decision: Approved with conditions 7-0

11. Case: Z20-090 Administrative Amendment
Applicant: Singh Realty, LLC
Review Planner: Lindsey Sigmund, AICP
Address: 3294 John F. Kennedy Boulevard
Attorney: Charles Harrington III, Esq.
Block: 4301 Lot: 45
Zone: R-1
For: Proposed amendments to previously approved Case Z17-053 for Minor Site Plan Approval with D(1) Use Variance. The proposed amendment includes façade material changes, window placement changes, and interior layout changes.
Decision: Approved 7-0
12. Case: Z20-052 “d” & “c” Variances
Applicant: HF Realty Orle, LLC
Address: 130 West Side Avenue
Attorney: Charles Harrington III, Esq.
Block: 24703 Lot: 76
Zone: R-1
For: Proposed renovation of an existing two (2)-story commercial building and conversion to a mixed-use building with ground floor commercial and two (2) residential units on the second floor.
“d” Variances: Use
“c” Variances: Rear yard setback
Decision: Approved with conditions 7-0
13. Case: Z20-080 “c” Variances
Applicant: Mina Melek & Atef Naguib
Review Planner: Cameron Chester Black, AICP, PP
Address: 241 Clinton Avenue
Attorney: Joseph Elmo Cauda, Jr., Esq
Block: 18303 Lot(s): 10
Zone: R-1
For: Two family dwelling with a two car garage
“c” Variances: lot area, building coverage, rear yard setback, lot depth , curb cut and for garage entry
Decision: Approved with conditions 7-0
14. Case: Z20-016 “c” Variances
Applicant: Yogendrakumar & Parul Patel
Review Planner: Lindsey Sigmund, AICP
Address: 132 Hopkins Ave
Attorney: Stephen Joseph, Esq.
Block: 5603 Lot(s): 38
Zone: R-1
For: Proposed three (3)-story residential building containing two (2) dwelling units and two (2) ground floor parking spaces.
“c” Variances: Rear yard setback, Side yard setback, Building coverage
Carried to April 22 Regular Meeting with preservation of notice
15. Case: Z19-001 “d” and “c” Variances
Applicant: 290 7th Street Association, LLC
Review Planner: Lindsey Sigmund, AICP
Address: 290 7th Street
Attorney: Stephen Joseph, Esq.
Block: 10006 Lot: 42
Zone: Historic (H) – Hamilton Park
For: Proposed four (4)-story Townhouse containing four (4) dwelling units.
"d" Variances: Density
“c” Variances: Rear yard setback, Building coverage, Height in feet
Carried to April 22 Regular Meeting with preservation of notice
16. Case: Z20-068 “d” & “c” Variances
Applicant: 192-194 McAdoo Avenue, LLC
Review Planner: Cameron Chester Black, AICP, PP
Address: 192-194 McAdoo Avenue
Attorney: Rita Mary McKenna, Esq.
Block: 25304 Lot: 27
Zone: R-1
For: Three (3)-Family Home with three (3) surface parking spaces
"d" Variances: Use
“c” Variances: Lot Coverage
Carried to April 22 Regular Meeting with preservation of notice

17. Memorialization of the following Resolutions are available upon request at cityplanning@jcnj.org

1. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving administrative amendment #Z20-091, submitted by David Emmanuel for Eyeland of Roxbury, LLC (13 Boland St.) Block: 14905 Lot: 14
2. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving 'c' and 'd' variances #Z20-063, submitted by 377 Ogden Avenue JC, LLC (90 Webster Av.) Block 4505 Lot: 16
3. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving minor site plan with 'c' and 'd' variances #Z19-106, submitted by Shree Shivshanker Realty II, LLC (185 Mallory St.) Block 19106 Lot: 6
4. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan with 'c' and 'd' variances #Z20-025, submitted by Nooran, LLC (319-321 Old Bergen Rd.) Block: 27005 Lot: 5.01 and 5.02
5. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan with 'c' and 'd' variances #Z20-059 , submitted by Sam Steinberg (387-391 First St.) Block 12603
6. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving preliminary and final major site plan with 'c' and 'd' variances #Z20-033, submitted by 475 Communipaw Ave JT, LLC (475 Communipaw Ave.) Block 17206 Lot: 12
7. Resolution of the Zoning Board of Adjustment of the City of Jersey City approving 'c' and 'd' variances #Z19-103, submitted by Arvind and Kalpana Patel (795 Secaucus Rd.) Block 401 Lot 21

18. Executive Session, as needed, to discuss litigation, personnel or other matters

19. Adjournment

Joshua Jacobs, Board of Adjustment Chairperson

Kate Donnelly, Board of Adjustment Vice Chairperson