

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

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

1. Call to Order
2. Sunshine Announcement
3. Roll Call – McCormack, Shedeed, Donnelly, Polanco-Rodriguez, Friedman, Rothman, Guzman
4. Swear in Staff
5. Old Business
6. Memorialize 2017 Zoning Board Calendar - Approved

7. Case: Z16-053
 Applicant: Ma Ambey Fifth, LLC
 Address: 375 5th Street
 Attorney: Donald M. Pepe, Esq
 Block: 9901 Lot: 5
 Zone: R-1 – One and Two Family Housing District
 For: Preliminary and Final Major Site Plan approval to construct a 6 story, 15 unit building with no onsite parking spaces
 “d” Variances: Use, Height

 Decision: Carried to January 19, 2017 meeting

8. Case: Z16-047
 Applicant: Aram Health Services, LLC
 Address: 191-193 Palisade Avenue
 Attorney: Eugene O’Connell, Esq
 Block: 5902 Lot: 22 & 23
 Zone: R-1 – One and Two Family Housing District
 For: Preliminary and Final Major Site Plan approval to combine 2 existing non-conforming buildings utilized as medical offices. The new building will be an expansion of the medical office at 191 Palisade Avenue, and will include updated medical equipment, such as an MRI and CAT scanning equipment.

 “c” Variances: Signage
 “d” Variances: Expansion of a non-conforming use

 Decision: Approved with conditions

9. **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 site plan amendment #Z15-041.1 submitted by 380 Newark Avenue Realty Urban Renewal, LLC (380 Newark Ave.) B: 9806 Lot: 8
 (2) Resolution of the Jersey City Zoning Board of Adjustment approving “c” variances #Z16-049 submitted by 309 Fifth Street, LLC (309 5th St.) B: 11208 Lot: 19
 (3) Resolution of the Jersey City Zoning Board of Adjustment approving “c” variances #Z16-051 submitted by Amiraj Lalli (735 Garfield Ave.) B: 23703 Lot: 15
 (4) Resolution of the Jersey City Zoning Board of Adjustment approving “c” variances #Z16-019 submitted by Ramchandra Patel (3671 Kennedy Blvd.) B: 403 Lot: 22
 (5) Resolution of the Jersey City Zoning Board of Adjustment approving minor site plan w/“d” variance #Z16-002 submitted by Jonathan Alua (169 Sterling Ave.) B: 24702 Lot: 33

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON