

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

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

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Guzman, Shedeed, Polanco-Rodriguez, Rothman, Jacobs*
4. Swear in Staff
5. Old Business

6. Case: Z16-035
 Applicant: Rohit and Jita Shah
 Address: 402 Central Avenue
 Attorney: Hugh A. McGuire, III, Esq
 Block: 2201 Lot: 13
 Zone: NC – Neighborhood Commerical
 R-1 – One and Two Family Housing District
 For: Expansion of an 2 story building with ground floor commercial and 1 unit into a 4-
 story building with ground floor commercial and 14 units
 “d” Variances: Expansion of a non-conforming use

 Decision: Approved w/ conditions

7. Case: Z16-048
 Applicant: Rohit and Jita Shah
 Address: 114 Lincoln Street
 Attorney: Hugh A. McGuire, III, Esq
 Block: 2605 Lot: 40
 Zone: R-1 – One and Two Family Housing District
 For: Renovation and Expansion of an existing 2 story industrial building into a 4-story
 building with 8 parking spaces on the ground floor, adult daycare on the 2nd floor, and
 8 units on the top 2 floors

 “c” Variances: Signage
 “d” Variances: Use, Height

 Decision: Approved w/ conditions

8. Case: Z16-051
 Applicant: Amiraj Lalli
 Address: 735 Garfield Avenue
 Attorney: Rita Mary McKenna, Esq
 Block: 23703 Lot: 15
 Zone: R-1 – One and Two Family Housing District
 For: Construction of a 2-family house on an undersized lot
 “c” Variances: Rear Yard Setback, Minimum Parking Required, Minimum Ground Floor Garage
 Dimensions, Minimum Percentage of Ground floor garage

 Decision: Approved w/ 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 ‘c’ variances #Z16-041 submitted by
 Sheridan and Sylvie Bell (310 Varick St.) B: 12807 Lot: 4

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON