

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

Please take notice that the Board of Adjustment took the following actions at the November 3, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *Jacobs, Donnelly, Shedeed, Friedman, Rothman, Guzman*
4. Swear in Staff
5. Old Business
  
6. Case: Z15-057  
Applicant: Chintan R. Sheth  
Address: 64 Beach Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 4301 Lot: 32  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4-story, 5-unit building with 5 onsite parking spaces  
“c” Variances: Minimum drive aisle width  
“d” Variances: Use, Height  
**Decision: Carried to December 1, 2016 meeting**
  
7. Case: Z16-049  
Applicant: 309 Fifth St, LLC  
Address: 309 Fifth Street  
Attorney: Pro Se  
Block: 11208 Lot: 19  
Zone: R-1, One and Two Family Housing District  
For: Renovation and Expansion of a 2-family, 2-story into a 4-story single family house  
“c” Variances: Height (number of stories)  
**Decision: Approved w/ conditions**
  
8. Case: Z16-041  
Applicant: Sheridan and Sylvie Bell  
Address: 301 Varick Street  
Attorney: Pro Se  
Block: 12807 Lot: 4  
Zone: H – Van Vorst Historic District  
For: Construction of a rear yard deck  
“c” Variances: Rear yard setback  
**Decision: Approved w/ conditions**
  
9. Case: Z16-039  
Applicant: RER, LLC  
Address: 66 Hutton Street and 49 Hancock Street  
Attorney: William J. Rush, Esq  
Block: 3802 Lot: 15.01  
Zone: R-1, One and Two Family Housing District  
For: Expansion and renovation of an existing combination of single and three story buildings into one, three story building. Tax records state there are 3 residential units and 1 commercial unit; however the building has been used as a 6-unit multi-family building. This application is to legalize the existing 6 units and add an additional unit for a total of 7 units. The final construction is for a 3 story, 7-unit building.  
“d” Variances: Expansion of a non-conforming use  
“c” Variances: Rear yard setback, Side yard setback  
**Decision: Approved w/ conditions**

**Cont. on other side →→**

- 
10. Case: Z16-001 Preliminary and Final Major Site Plan Approval  
Applicant: Onkar Singh and Inderjit Singh  
Address: 65-67 Storms Avenue  
Attorney: Robert P. Weinberg, Esq  
Block: 15203 Lot: 10  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4 story, 9 unit building with 9 onsite parking spaces  
“d” Variances: Use, Height  
“c” Variances: Maximum building coverage, Maximum curb cut width, Maximum garage door width  
**Decision: Approved w/ conditions**
11. Case: Z16-045 Preliminary and Final Major Site Plan Approval  
Applicant: 165-169 St Pauls Ave LLC  
Address: 165-169 St Pauls Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 6603 Lot: 2 and 3  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4 story, 21 unit building with 12 onsite parking spaces  
“d” Variances: Use, Height  
“c” Variances: Minimum lot depth, Side yard setback, Maximum building coverage, Maximum lot coverage, Parking  
**Decision: Carried to December 1, 2016 meeting**
12. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ “d” variance #Z16-008 submitted by Myneni and Sons, LLC (678-682-684 Grand St., 686-690 Grand St., 17-21 Westervelt Pl., & 4 Ivy Pl.) B: 17204 Lots: 12, 13,14,15,16,17,18,19  
(2)Resolution of the Jersey City Zoning Board of Adjustment approving administrative amendment #Z15-013.001 (corrected case number- listed on 10-20-16 agenda as Z16-013.001) submitted by 500 Palisade, LLC (500-506 Palisade Ave.) B: 2401 Lot: 1 & 2  
(3) Resolution of the Jersey City Zoning Board of Adjustment approving “d” variances #Z16-033 submitted by Emad E. Masoud (181-183 Broadway ) B: 9104 Lot: 3

**Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON**

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

Please take notice that the Board of Adjustment took the following actions at the March 3, 2016 regular meeting:

- 1. Call to Order
- 2. Sunshine Announcement
- 3. Roll Call - *Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon, Filak*
- 4. Swear in Staff
- 5. Correspondence
- 6. Old Business:

a.

Case:

Z09-008.1

Site Plan Amendment

Applicant:

Waseem Enterprises, LLC

Address:

3080 Kennedy Boulevard

Attorney:

Jason R. Tuvel, Esq

Block:

6401

Lot:

8

Zone:

R-4, Multi-Family High-Rise Housing District

For:

The reconfiguration of the existing parking, relocate the existing canopy and alter the canopy signage, and relocate the pre-existing free standing sign

Decision:

Approved with conditions

7. Requests for Adjournment

a.

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 of approval to convert 7 affordable rental artist work/live units to fair market rate units

“d” Variance:

Relief from condition of approval

Decision:

Carried to April 7, 2016 regular meeting

8.

Case:

Z15-035

Minor Subdivision

Applicant:

Frank Peraza

Address:

9-17 Gautier Avenue and 178 Kensington Avenue

Attorney:

Charles J. Harrington, III, Esq

Block:

16203

Lot:

1, 2, 3 and 9.01

Zone:

R-1, One and Two Family Housing District

For:

The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.

Decision:

Approved with conditions

9.

Case:

Z15-019

Preliminary and Final Major Site Plan

Applicant:

Frank Peraza

Address:

9-17 Gautier Avenue and 178 Kensington Avenue

Attorney:

Charles J. Harrington, III, Esq

Block:

16203

Lot:

9.01 and 9.02

Zone:

R-1, One and Two Family Housing District

For:

Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:  
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot  
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces

“c” Variances:

Parking aisle width, Minimum parking space dimensions

“d” Variances:

Use, Height

Decision:

Approved with conditions

10.

Case:

Z15-054

Applicant:

Eva Johannesdottir

Address:

38 Congress Street

Attorney:

Thomas J. Brady, Esq

Block:

1704

Lot:

21

Zone:

R-1, One and Two Family Housing District

For:

Construct a café with 20 seats in the rear yard

“d” Variance:

Relief from condition for a café, a conditional use, to provide rear yard seating

Decision:

Approved with conditions

- 
11. 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: Carried to March 17, 2016 regular meeting**
12. Case: Z16-005 Preliminary and Final Major Site Plan  
Applicant: Rafa Realty, LLC  
Address: 34-40 Division Street and 387-389 8<sup>th</sup> 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: Carried to March 17, 2016 regular meeting**
13. Case: Z16-006 Preliminary and Final Major Site Plan  
Applicant: Ma Ambey Fifth, LLC  
Address: 375 5<sup>th</sup> Street  
Attorney: Donald M. Pepe, Esq  
Block: 9901 Lot: 5  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 5-story, 12 unit building with no onsite parking  
“c” Variances: Minimum Lot Depth  
“d” Variances: Use, Height  
**Decision: Carried to April 7, 2016 regular meeting**
14. Case: Z15-060  
Applicant: Onan Properties, LLC  
Address: 171 Jewett Avenue  
Attorney: Harold P. Cook, III, Esq  
Block: 16602 Lot: 4  
Zone: H – West Bergen/East Lincoln Park Historic District  
For: Renovation and Expansion of an existing 2 family, 3 story building with a 3 story, 7.4’ long rear yard addition  
“c” Variances: Lot area, Lot depth, Side Yard Setback, Rear Yard setback  
**Decision: Carried to April 7, 2016 regular meeting**
15. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances #Z15-049 submitted by John & Maryann, LLC (52-58 Cambridge Ave.) B: 3802 Lot: 23  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance #Z15-056 submitted by R & F Realty, LLC (233 Beacon St.) B: 5502 Lot: 1  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “c” & “d” variances #Z15-024 submitted by 565 Bergen Ave, JC, LLC (565 Bergen Ave.) B: 17802 Lot: 13

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

Please take notice that the Board of Adjustment took the following actions at the January 7, 2016 regular meeting:

1. Call to Order

2. Sunshine Announcement

3. Roll Call: *Loughlin, McCormack, Shedeed, Polanco-Rodriguez, Mushtaq, MaMahon, Youseff*

4. Swear in Staff

5. Correspondence

6. Old Business:

7. Requests for Adjournment:
- a)

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-043

Eerlijk Consultants, LLC

506-508 Central Avenue

Jennifer Mazawey, Esq.

1601

NC – Neighborhood Commercial District

R-1 – One and Two Family Housing District

Preliminary and Final major site plan approval to rehabilitate and expand an existing single story grocery store to a 5 story, mixed use building

Parking

Use, Height

Carried to the January 21, 2016 regular meeting

Preliminary and Final Major Site Plan
8.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-049

John & Maryann, LLC

52-58 Cambridge Avenue

Ronald H. Shaljian, Esq

3802

R-1, One and Two Family Housing District

Preliminary and Final major site plan approval to convert and expand an existing single story industrial building into a 5 story, with 32 units, and 20 onsite parking spaces.

Parking

Use, Height

Carried to the February 4, 2016 regular meeting

Preliminary and Final Major Site Plan
9.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-011

J.V.J. Enterprises, LLC

414-416 First Street

James J. Burke, Esq

11007

R-1, One and Two Family Housing District

Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite parking spaces

Minimum lot depth, Parking space dimensions, Tandem Parking spaces

Use, Height

Approved with conditions

Preliminary and Final Major Site Plan
10.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-025

JC General Construction, LLC

30 Clinton Avenue

Jennifer Carrillo-Perez, Esq

18603

R-1, One and Two Family Housing District

Preliminary and Final major site plan approval to convert and rehab a vacant community building into 17 units.

Parking

Use

Approved with conditions

Preliminary and Final Major Site Plan

- 
11.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-051

Nitin Kumar

98 Colgate Street

Eugene P. O’Connell, Esq

11009                      Lot:    27

R-1, One and Two Family Housing District

Construction of a new Single Family House on an Undersized Lot

Minimum Lot Area, Minimum Lot width, Minimum Lot Depth, Minimum Rear Yard Setback, Maximum Building Coverage, and Maximum Lot Coverage

Height

Adjourned to the February 18, 2016 regular meeting; Re-notice required
12.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variances:

Decision:

Z15-030

61 Erie Street Associates, LLC

61 Erie Street

Rita Mary McKenna, Esq

11105                      Lot:    18

H – Harsimus Cove Historic District

Conversion of a retail space into a Category 2 restaurant or in the alternative Relief from a conditional variance for a Category 2, Restaurant to exceed maximum seating

Use, Conditional Use

(d) 3 Approved: relief from condition “d” of cafe, Category 2 Restaurant
13.

Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ

(1) Resolution of the Zoning Board of Adjustment Approving a Minor Site Plan with “c” & “d” variances #Z15-048 submitted by Gotham West Development, LLC (359-359.5 Fifth St.) B: 9904 Lots: 8 & 9

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON

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

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

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *McCormack, Donnelly, Shedeed, McMahon, Filak, Thakur*
4. Swear in Staff
5. Correspondence
6. 2014-2015 Annual Zoning Board of Adjustment Report - **Adopted**
7. Requests for Adjournment:

- a.           Case:           Z15-061/62  
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  
**Adjourned to February 18, 2016 meeting**

8.           Case:           Z15-055                            “a” Appeal  
Applicant:   Peter Bowers  
Address:     217 Pavonia Avenue  
Attorney:    Anne P. Ward, Esq  
Block:       10105           Lot:    4  
Zone:        Hamilton Park Historic District  
For:          Appeal of the Historic Preservation Commission, case H15-248, to deny applicant’s proposed  
materials for replacement windows, based on the board’s conclusion that the proposed materials  
were inappropriate and didn’t match the historic windows in terms of configurations, operations,  
materials and finish per 345-71.L.1.(a)  
**Decision:     Carried to February 18, 2016**

9.           Case:           Z14-021                            Preliminary and Final Major Site Plan  
Applicant:   Grow, Learn, & Play Day Care Center  
Address:     423 Palisade Avenue  
Attorney:    Alexis E. Lazzara, Esq  
Block:       3902           Lot:    32  
Zone:        R-2, Multi-Family Attached Housing  
For:          Preliminary and Final major site plan approval to convert and rehab a building that currently  
houses a daycare facility on the 1<sup>st</sup> and 2<sup>nd</sup> floor and expand the use to the 3<sup>rd</sup> and 4<sup>th</sup> floors, so  
that the daycare facility will occupy the entire building.  
“d” Variance: Use  
**Decision:     Approved with conditions**

10.          Case:           Z15-038  
Applicant:   Marc and Kelly Isikoff  
Address:     355 Fifth Street  
Attorney:    Nicholas J. Cherami, Esq  
Block:       9904           Lot:    12  
Zone:        R-1, One and Two Family Housing District  
For:          Expansion of an existing 2-family, 3 ½ story building to create a full 4<sup>th</sup> floor, and a full 4 floor  
24’ 8” rear yard addition  
“d” Variance: Height  
“c” Variance: Minimum lot area, Minimum lot width, Minimum lot depth  
**Decision:     Adjourned to February 4, 2016**

**Cont. on other side →→**

11.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

Decision:

Z15-035

Frank Peraza

9-17 Gautier Avenue and 178 Kensington Avenue

Charles J. Harrington, III, Esq

16203                      Lot:     1, 2, 3 and 9.01

R-1, One and Two Family Housing District

The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.

Adjourned to February 4, 2016

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variances:

“d” Variances:

Decision:

Z15-019

Frank Peraza

9-17 Gautier Avenue and 178 Kensington Avenue

Charles J. Harrington, III, Esq

16203                      Lot:     9.01 and 9.02

R-1, One and Two Family Housing District

Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:  
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot  
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces

Parking aisle width, Minimum parking space dimensions

Use, Height

Adjourned to February 4, 2016
- 12

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

Decision:

Z15-053

Linda Bermudez Smith

271-273 Ocean Avenue

Charles J. Harrington, III, Esq

27203                      Lot:     11

R-1, One and Two Family Housing District

Conversion of an existing ground floor deli into a Category One restaurant use

Use

Approved with conditions
13.

Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ

(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a minor subdivision #Z15-045 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11

(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Major Site plan with “c’ & “d” variances #Z15-049 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11

(3) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances #Z15-044 submitted by 36 Hancock, LLC (36 Hancock Ave) B: 4406 Lot:4

(4) Resolution of the Jersey City Zoning Board of Adjustment Approved “c” variances #Z15-050 submitted by Rekha Patel (344 Fifth St.) B: 9905 Lot: 34

Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON



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

Please take notice that the Board of Adjustment took the following actions at the February 4, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call: *Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon*
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment:
  - a. 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: Front yard expansion of an existing 4-unit building  
“d” Variance: Expansion of a non-conforming use  
“c” Variance: Front yard setback  
**Decision: Adjourned; Re-notice required**
8. Case: Z15-038  
Applicant: Marc and Kelly Isikoff  
Address: 355 Fifth Street  
Attorney: Nicholas J. Cherami, Esq  
Block: 9904 Lot: 12  
Zone: R-1, One and Two Family Housing District  
For: Expansion of an existing 2-family, 3 ½ story building to create a full 4<sup>th</sup> floor, and a full 4 floor  
24’ 8” rear yard addition  
“d” Variance: Height  
“c” Variance: Minimum lot area, Minimum lot width, Minimum lot depth  
**Decision: Approved with conditions**
9. Case: Z15-065  
Applicant: Dennis M. Devino  
Address: 67 Sussex Street  
Attorney: Pro Se  
Block: 14402 Lot: 9  
Zone: Paulus Hook Historic District  
For: Creation of a rear yard deck at the second level  
“c” Variance: Rear yard setback  
**Decision: Adjourned; Re-notice required**
10. Case: Z15-035 Minor Subdivision  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 1, 2, 3 and 9.01  
Zone: R-1, One and Two Family Housing District  
For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.  
**Decision: Carried to March 3, 2016 (to be held in the Council Chambers at City Hall, 280 Grove St. JC, NJ)**
11. Case: Z15-019 Preliminary and Final Major Site Plan  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 9.01 and 9.02  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:  
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot  
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces  
“c” Variances: Parking aisle width, Minimum parking space dimensions  
“d” Variances: Use, Height  
**Decision: Carried to March 3, 2016 (to be held in the Council Chambers at City Hall, 280 Grove St. JC, NJ)**

**Cont. on other side →→**

12.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

Decision:

Z16-004

Brunswick Quarters, LLC

183-187 Brunswick Street

Charles J. Harrington, III, Esq

9803                      Lot:     6

R-1, One and Two Family Housing District

Conversion of an existing convent into a mixed use building which would allow any permitted use allowed in the NC – Neighborhood Commercial zone. Additionally, for the reconfiguration of the ancillary surface parking lot.

Use

Approved with conditions
13.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

Decision:

Z15-063

Village Masters, LLC

323 4<sup>th</sup> Street

Charles J. Harrington, III, Esq

1101                      Lot:     9

R-1, One and Two Family Housing District

Minor site plan approval for the construction of a 4-story, 4 unit building with 2 rear yard parking spaces

Use, Height

Approved with conditions

Minor Site Plan
14.

Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ

(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with a “d” variance #Z14-021 submitted by Juan Da Silva and Sara Da Silva Grow, Learn & Play Day Care (423 Palisade Ave.) B: 3902 Lot: 32

(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances #Z15-011 submitted J.V.J Enterprises, LLC (414-416 First St.) B: 11007 Lot: 13

(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment #Z12-025.1 submitted by Diamond Tech Group, LLC (512 Paterson Plank Rd.) B: 503 Lots: 21 & 23

(4) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance #Z15-053 submitted by Linda Bermudez Smith (271-273 Ocean Ave.) B: 27203 Lot: 11

(5)Resolution of the Zoning Board of Adjustment Adopting the 2014 and 2015 Annual Zoning Reports

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON

**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**

**Cont. on other side →→**

- 
11.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

"c" Variance:

"d" Variance:

Decision:

Z15-047

8 Congress, LLC

8 Congress Street

James J. Burke, Esq

1703                      Lot:     30

R-1 – One and Two Family Housing District

A 3-story high and 14' 5" long front yard extension to an existing 4-unit building

Front yard setback, Rear yard setback, Building Coverage, Lot Coverage

Expansion of a non-conforming use

Approved with conditions
12.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

"c" Variance:

Decision:

Z15-065

Dennis M Devino

67 Sussex Street

George L. Garcia, Esq

14402                      Lot:     9

Van Vorst Historic District

Construct a rear yard deck

Minimum rear yard setback

Approved with conditions
13.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

"c" Variances:

"d" Variances:

Decision:

Z16-005

Rafa Realty, LLC

34-40 Division Street and 387-389 8<sup>th</sup> Street

Charles J. Harrington, III, Esq

9802                      Lots:    2, 35, 36

NC – Neighborhood Commercial District

R-1, One and Two Family Housing District

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

Minimum drive aisle width, Stacked parking, Rear yard setback

Use, Height

Approved with conditions

Preliminary and Final Major Site Plan
14.

Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> 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

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

Please take notice that the Board of Adjustment took the following actions at the April 7, 2016 regular meeting:

1. Call to Order
  2. Sunshine Announcement
  3. Roll Call     *Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon, Filak*
  4. Swear in Staff
  5. Correspondence
  6. Old Business:
  7. Requests for Adjournment
- 
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:     Approved with conditions**
  
  9.     Case:            Z16-006                           Preliminary and Final Major Site Plan  
      Applicant:    Ma Ambey Fifth, LLC  
      Address:       375 5<sup>th</sup> Street  
      Attorney:     Donald M. Pepe, Esq  
      Block:         9901                    Lot:    5  
      Zone:          R-1, One and Two Family Housing District  
      For:           Construction of a 5-story, 12 unit building with no onsite parking  
      “c” Variances:   Minimum Lot Depth  
      “d” Variances:   Use, Height  
      **Decision:     Approved with conditions**
  
  10.    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 of approval to convert 7 affordable rental artist work/live units to fair market rate units  
      “d” Variance:   Relief from condition of approval  
      **Decision:     Adjourned to the April 21, 2016 regular meeting**
  
  11.    Case:            Z15-060  
      Applicant:    Onan Properties, LLC  
      Address:       171 Jewett Avenue  
      Attorney:     Harold P. Cook, III, Esq  
      Block:         16602                  Lot:    4  
      Zone:          H – West Bergen/East Lincoln Park Historic District  
      For:           Renovation and Expansion of an existing 2 family, 3 story building with a 3 story, 7.4’ long rear yard addition  
      “c” Variances:   Lot area, Lot depth, Side Yard Setback, Rear Yard setback  
      **Decision:     Approved with conditions**
  
  12.    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 Single 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:     Adjourned to the April 21, 2016 regular meeting**

**Cont. on other side →→**

- 
13. Case: Z15-066 Minor Site Plan  
Applicant: Coles 58, LLC  
Address: 58 Coles Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 11104 Lot: 3  
Zone: H- Harsimus Cove Historic District  
For: Construction of a 4-story, 6 unit building  
“d” Variances: Use, Density, Height  
**Decision: Approved with conditions**
14. Case: Z15-034 Preliminary and Final Major Site Plan with “d” and “c” Variances  
Applicant: Arlington Ave Group, LLC  
Address: 217 Randolph Avenue and 286-294 Arlington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 19801 Lot: 13 and 14  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 6 story building with 43 units and 29 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Adjourned to the May 5, 2016 regular meeting**
15. Case: Z15-036 Preliminary and Final Major Site Plan with “d” and “c” Variances  
Applicant: Pronti Construction, Inc  
Address: 201-205 Randolph Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 21403 Lot: 2 and 3  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4-story building with 15 units and 7 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Adjourned to the May 5, 2016 regular meeting**
16. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving minor subdivision with “c’ variances #Z15-035 submitted by Frank Peraza (9, 15, 17 Gautier Ave. and 178 Kensington Ave.) B: 16230 Lots: 1,2,3,8 & 9.01  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving preliminary and final major site plan with “c” & “d” variances #Z15-019 submitted by Frank Peraza (9, 15, 17 Gautier Ave. and 178 Kensington Ave.) B: 16230 Lots: 1,2,3,8 & 9.01  
(3) Resolution of the Jersey City Zoning Board of Adjustment denying preliminary and final major site plan with “c” & “d” variances #Z15-031 submitted by Ma Ambey Fifth, LLC (375 Fifth St.) B: 9901 Lot: 5  
(4) Resolution of the Jersey City Zoning Board of Adjustment approving “c” & “d” variances #Z15-038 submitted by Marc and Kelly Isikoff (355 Fifth St) B: 9904 Lot: 12  
(5) Resolution of the Jersey City approving “c” variance #Z15-065 submitted by Dennis M. Devino (67 Sussex St.) B: 14402 Lot: 9  
(6) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with “c’ & “d” variance #Z16-005 submitted by Rafa Realty, LLC (387-389 8<sup>th</sup> St. and 34-40 Division St.) B: 9802 Lots: 2,35 & 36 Lot: 1.01

**Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**

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

Please take notice that the Board of Adjustment took the following actions at the May 5, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *Loughlin, Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, Friedman*
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment
  - a. 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: Adjourned to May 19, 2016**
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 May 19, 2016**
9. 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: Approved with conditions**
10. Case: Z15-034 Preliminary and Final Major Site Plan with “d” and “c” variances  
Applicant: Arlington Ave Group, LLC  
Address: 217 Randolph Avenue/286-294 Arlington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 19801 Lot: 13 & 14  
Zone: R-1, One and Two Family Housing District  
For: Construction of 6-story building with 43 units and 29 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Adjourned to June 2, 2016**
11. Case: Z15-036  
Applicant: Pronti Construction, Inc  
Address: 201-205 Randolph Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 21403 Lot: 2 & 3  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4-story building with 15 units and 7 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Adjourned to June 2, 2016**

**Cont. on other side →→**

- 
12. Case: Z15-052  
Applicant: LN Signature Realty LLC  
Address: 144 Bergen Avenue  
Attorney: Rita Mary McKenna, Esq  
Block: 23402 Lot: 2  
Zone: R-3, Multi-Family Mid-Rise District  
For: Construction of a 5-story, 24 unit building with 19 onsite parking spaces.  
“d” Variances: Density  
“c” Variances: Parking aisle width  
**Decision: Approved with conditions**
13. Case: Z15-058  
Applicant: 327 Danforth, LLC  
Address: 327 Danforth Avenue  
Attorney: Rita Mary McKenna, Esq  
Block: 26801 Lot: 28  
Zone: R-1, One and Two Family Housing District  
For: Expansion of a 5-unit building to a 6-unit building. Additionally, conversion of the separate rear yard garage into a 1-bedroom unit, for a total of 7-units on the lot.  
“d” Variances: Expansion of a non-conforming use  
“c” Variances: 2 principle uses on one lot  
**Decision: Adjourned to May 19, 2016**
14. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment #Z09-008.1 submitted by Waseem Enterprises, LLC (3080 Kennedy Blvd.) B: 6401 Lot: 8

**Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**



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

Please be advised the following items were heard and decided at the Regular Meeting of the Jersey City Board of Adjustment, on **Thursday, May 19, 2016 at 6:30 p.m, in the Council Chambers of City Hall, 280 Grove Street**, Jersey City, NJ

1. Call to Order
2. Sunshine Announcement
3. Roll Call *Loughlin, Jacobs, Donnelly, Shedeed, McMahon, Youseff, Friedman, Thakur*
4. Swear in Staff
5. Old Business:

Case: Z05-010 1 Year Extension  
Applicant: Grant 170, LLC  
Attorney: Charles J. Harrington, III, Esq  
Address: 170-172 Grant Avenue  
Block: 1779 Lots: 10.B1, A.2  
Zone: R- 3 Multi-Family Mid Rise District/R-1 One & Two Family Housing District  
For: 1 year extension of Final Major Site Plan and Variance approvals to June 23, 2017 (original approval memorialized June 23, 2005) to construct construction of a 5-story building with 20 dwelling units and on-site accessory parking for 19 cars.  
**Decision: Granted**

## 7. Requests for Adjournment

- a. Case: Z15-058  
Applicant: 327 Danforth LLC  
Address: 327 Danforth Avenue  
Attorney: Rita Mary McKenna, Esq  
Block: 26801 Lot: 28  
Zone: R-1, One and Two Family Housing District  
For: Expansion of a 5-unit building to a 6-unit building. Additionally, conversion of the separate rear yard garage into a 1-bedroom unit, for a total of 7-units on the lot.  
“d” Variances: Expansion of a non-conforming use  
“c” Variances: 2 principle uses on one lot

**Decision: Carried to the June 2, 2016 meeting**

- b. Case: Z16-015 Minor Site Plan  
Applicant: 87 Bright Street JC LLC  
Address: 87 Bright Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 13905 Lot: 12  
Zone: Van Vorst Historic District  
For: Construct a 4-story building with 2-units and 2 onsite parking spaces  
“d” Variances: Height  
“c” Variances: Curb cut, Parking Prohibited on lots with less than 10 units

**Decision: Carried to the June 16, 2016 meeting**

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: Approved 7-0**

9. Case: Z16-013  
Applicant: Ankur Pahwa  
Address: 286 Griffith Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 3704 Lot: 28  
Zone: R-1, One and Two Family Housing District  
For: Construction of a new 2-family home  
“c” Variances: Side Yard Setback

**Decision: Approved 7-0**

**Cont. on other side →→**

10. 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: Approved with Conditions 7-0**
11. Case: Z16-012  
Applicant: Bullseye Brunswick, LLC  
Address: 156-158 Brunswick St/364.5 4<sup>th</sup> St  
Attorney: Charles J. Harrington, III, Esq  
Block: 9903 Lot: 1&6  
Zone: NC, Neighborhood Commercial District  
For: Construction of a 6 story building with 16 residential units and 8 onsite parking spaces  
“d” Variances: Height  
“c” Variances: Minimum rear yard setback  
**Decision: Carried to the July 21, 2016 meeting**
12. Case: Z16-011  
Applicant: Bullseye Brunswick, LLC  
Address: 160-166 Brunswick St  
Attorney: Charles J. Harrington, III, Esq  
Block: 9904 Lot: 1-4  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 5 story building with 16 residential units and 9 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Denied 4-3**

**Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**

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

Please take notice that the Board of Adjustment took the following actions at the June 2, 2016 regular meeting:

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

- a.     Case:            Z15-058  
       Applicant:    327 Danforth LLC  
       Address:       327 Danforth Avenue  
       Attorney:     Rita Mary McKenna, Esq  
       Block:         26801            Lot:    28  
       Zone:          R-1, One and Two Family Housing District  
       For:           Expansion of a 5-unit building to a 6-unit building.  Additionally, conversion of the separate rear yard garage into a 1-bedroom unit, for a total of 7-units on the lot.  
       “d” Variances: Expansion of a non-conforming use  
       “c” Variances: 2 principle uses on one lot  
       **Decision:       Carried to June 16, 2016; Preservation of notices**
- b.     Case:            Z15-034                   Preliminary and Final Major Site Plan with “d” and “c” Variances  
       Applicant:    Arlington Ave Group, LLC  
       Address:       217 Randolph Avenue/286-294 Arlington Avenue  
       Attorney:     Charles J. Harrington, III, Esq  
       Block:         19801            Lot:    13 & 14  
       Zone:          R-1, One and Two Family Housing District  
       For:           Construction of 6-story building with 43 units and 29 onsite parking spaces  
       “d” Variances: Use, Height  
       **Decision:       Carried to June 16, 2016; Preservation of notices**
- c.     Case:            Z15-036  
       Applicant:    Pronti Construction, Inc  
       Address:       201-205 Randolph Avenue  
       Attorney:     Charles J. Harrington, III, Esq  
       Block:         21403            Lot:    2 & 3  
       Zone:          R-1, One and Two Family Housing District  
       For:           Construction of a 4-story building with 15 units and 7 onsite parking spaces  
       “d” Variances: Use, Height  
       **Decision:       Carried to June 16, 2016; Preservation of notices**

**Cont. on other side →→**

- d. Case: Z16-009  
Applicant: Cresencias Legacy, LLC  
Address: 107 Laidlaw Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 5705 Lot: 9  
Zone: R-1, One and Two Family Housing District  
For: Expansion of a non-conforming 3 unit building to construct a 4 floor for a total building height of 35 ft, and creating a 4 story, 24 ft long rear addition  
“d” Variances: Expansion of a non-conforming use  
“c” Variance: Number of Stories  
**Decision: Carried to June 16, 2016; Preservation of notices**
- e. Case: Z16-021  
Applicant: Kokes-Brownstone Fund I LLC  
Address: 385 8<sup>th</sup> Street  
Attorney: Donald M. Pepe, Esq  
Block: 9802 Lot: 3  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 3-story, 58’ high building with 5 units with no onsite parking  
“d” Variances: Use, Height  
**Decision: Carried to June 16, 2016; Preservation of notices**

**15. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving minor subdivision with preliminary and final major site plan with ‘c’ & ‘d’ variances #Z15-061 and Z15-062 submitted by Jersey City University Lofts ,LLC (25,107-111,151 West Side Ave.) B: 26101 Lots: 2, 3, 4
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving preliminary and final major site plan with “c” & “d” variances #Z16-014 submitted by 75 Jordan Avenue, LLC (75-81 Jordan Ave.) B: 12202 Lot: 34
- (3) Resolution of the Jersey City Zoning Board of Adjustment approving “c” & ‘d’ variances #Z15-052 submitted by LN Signature realty, LLC (144 Bergen Ave.) B: 23402 Lot: 2
- (4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with “c’ & “d” variance #Z16-007 submitted by NJ Dragon Property, LLC (155 Morgan St.) B: 13002 Lot: 5
- (5) Resolution of the Jersey City Zoning Board of Adjustment approving a one year extension #Z05-010 submitted by Grant 170, LLC (170-172 Grant Ave.) B: 22402 (f/k/a 1779) Lot: 19 (f/k/a 10.B1 & A.2)

**Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**

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

Please take notice that the Board of Adjustment took the following actions at the June 16, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Loughlin, Jacobs, Polanco-Rodriguez, Friedman, McMahon*
4. Swear in Staff
5. Correspondence
6. Old Business:

- a. Case: Z14-002.1 **Site Plan Amendment with “c” Variance**  
Applicant: Ratan Jersey City, LLC  
Address: 707 Tonnele Avenue  
Attorney: Robert Verdibello, Esq  
Block: 1101 Lot: 10  
Zone: HC – Highway Commercial District  
For: Site Plan Amendment for the 4/17/14 Zoning Board approval of the construction of a 7-story hotel with 75 onsite parking spaces. Amendment is required in response to a Department of Transportation (DOT) review requesting a change to the driveway location that will reduce the number of onsite parking spaces to 73.  
“c” Variance: Parking  
**Decision: Carried to the July 7, 2016 meeting for public hearing**

7. Requests for Adjournment

- b. Case: Z15-034 Preliminary and Final Major Site Plan with “d” and “c” Variances  
Applicant: Arlington Ave Group, LLC  
Address: 217 Randolph Avenue/286-294 Arlington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 19801 Lot: 13 & 14  
Zone: R-1, One and Two Family Housing District  
For: Construction of 6-story building with 43 units and 29 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Carried to the July 7, 2016 meeting**
- c. Case: Z15-036  
Applicant: Pronti Construction, Inc  
Address: 201-205 Randolph Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 21403 Lot: 2 & 3  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4-story building with 15 units and 7 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Carried to the July 7, 2016 meeting**
- d. Case: Z16-009  
Applicant: Cresencias Legacy, LLC  
Address: 107 Laidlaw Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 5705 Lot: 9  
Zone: R-1, One and Two Family Housing District  
For: Expansion of a non-conforming 3 unit building to construct a 4 floor for a total building height of 35 ft, and creating a 4 story, 24 ft long rear addition  
“d” Variances: Expansion of a non-conforming use  
“c” Variance: Number of Stories  
**Decision: Carried to the July 7, 2016 meeting**

8. Case: Z15-058  
Applicant: 327 Danforth LLC  
Address: 327 Danforth Avenue  
Attorney: Rita Mary McKenna, Esq  
Block: 26801 Lot: 28  
Zone: R-1, One and Two Family Housing District  
For: Expansion of a 5-unit building to a 6-unit building. Additionally, conversion of the separate rear yard garage into a 1-bedroom unit, for a total of 7-units on the lot.  
“d” Variances: Expansion of a non-conforming use  
“c” Variances: 2 principle uses on one lot  
**Decision: Adjourned to the July 21, 2016 meeting**

**Cont. on other side →→**

9.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variances:

Decision:

Z16-021

Kokes-Brownstone Fund I LLC

385 8<sup>th</sup> Street

Donald M. Pepe, Esq

9802                      Lot:     3

R-1, One and Two Family Housing District

Construction of a 3-story, 58’ high building with 5 units with no onsite parking

Use, Height

**Adjourned to the July 21, 2016 meeting**
10.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variances:

Decision:

Z16-027

Oakland Waverly, LLC

83 Waverly Street & 163 Oakland Avenue

James J. Burke, Esq

4901                      Lot:     25 & 27

R-1, One and Two Family Housing District

Construction of a 4 story, 8 unit building with 9 below grade onsite parking spaces

Use, Height

**Adjourned to the July 21, 2016 meeting**
11.

**Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**

(1) Resolution of the Jersey City Zoning Board of Adjustment Approving’& ‘d’ variances #Z15-051 submitted by Nitin Kumar (98 Colgate St.) B: 11009 Lot: 27

(2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variance #Z16-013 submitted by Ankur Pahwa (286 Griffith St.) B: 3704 Lot: 28

(3) Resolution of the Jersey City Zoning Board of Adjustment approving relief from condition of approval Z04-009 submitted by City of Jersey City (311 Washington Ave.) B: 11612 (fka 106) Lot: 2 (fka A.1)

**Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**

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

Please take notice that the Board of Adjustment took the following actions at the July 7, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - Jacobs, McCormack, Donnelly, Shedeed, Rothman, McMahon, Guzman
4. Swear in Staff
5. Correspondence
6. **Annual Re-Organization**  
Joshua Jacobs – Chairman  
Kate Donnelly – Vice Chairwoman  
Tanya Marione – Secretary

7. Old Business:

- a. Case: Z14-002.1 **Site Plan Amendment with “c” Variance**  
Applicant: Ratan Jersey City, LLC  
Address: 707 Tonnele Avenue  
Attorney: Robert Verdibello, Esq  
Block: 1101 Lot: 10  
Zone: HC – Highway Commercial District  
For: Site Plan Amendment for the 4/17/14 Zoning Board approval of the construction of a 7-story hotel with 75 onsite parking spaces. Amendment is required in response to a Department of Transportation (DOT) review requesting a change to the driveway location that will reduce the number of onsite parking spaces to 73.  
“c” Variance: Parking  
**Decision: Approved**
- b. Case: Z14-013 **Preliminary and Major Final Site Plan**  
Applicant: Klein Outdoor Advertising, LLC  
Address: 9 Route 440  
Attorney: Francis Regan, Esq  
Block: 30305 Lot: 1  
Zone: PI- Port Industrial District  
For: Major Site Plan approval to construct a 98 ft double sided freestanding digital billboard, with each side having the dimension of 20x50 ft.  
“d” Variance: Use  
“c” Variances: Minimum lot area, minimum perimeter setback  
**Limited remand as per court order**

8. Requests for Adjournment

- a. Case: Z15-034 **Preliminary and Final Major Site Plan with “d” and “c” Variances**  
Applicant: Arlington Ave Group, LLC  
Address: 217 Randolph Avenue/286-294 Arlington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 19801 Lot: 13 & 14  
Zone: R-1, One and Two Family Housing District  
For: Construction of 6-story building with 43 units and 29 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Carried to July 21, 2016 Regular Meeting**
- b. Case: Z15-036  
Applicant: Pronti Construction, Inc  
Address: 201-205 Randolph Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 21403 Lot: 2 & 3  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4-story building with 15 units and 7 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Carried to July 21, 2016 Regular Meeting**

**Cont. on other side →→**

- c.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variances:

“c” Variance:

Decision:

Z16-009

Cresencias Legacy, LLC

107 Laidlaw Avenue

Charles J. Harrington, III, Esq

5705                      Lot:     9

R-1, One and Two Family Housing District

Expansion of a non-conforming 3 unit building to construct a 4 floor for a total building height of 35ft, and creating a 4 story, 24 ft long rear addition

Expansion of a non-conforming use

Number of Stories

Carried to July 21, 2016 Regular Meeting
9.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variances:

Decision:

Z16-018

Cory Bussey

36 Westervelt Place

Nicholas J. Cherami, Esq

17205                      Lot:     21

R-1, One and Two Family Housing District

Addition of a 4<sup>th</sup> story on an existing 3 story, 2-family house

Height

Approved with staff conditions
10.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variances:

Decision:

Z16-020

Hasan Riaz

177 Laidlaw Avenue

Pro Se

5602                      Lot:     2

R-1, One and Two Family Housing District

Construction of a 2-family house on an undersized lot

Minimum Lot Area, Minimum Lot Depth, Minimum Rear Yard Setback, Maximum Height

Approved with staff conditions
11.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variances:

Decision:

Z16-017

Tarun Pandhi

93 Irving Street

Pro Se

704                      Lot:     22

R-1, One and Two Family Housing District

Construction of a new 2-family house with only 1 parking space

Minimum number of parking spaces, minimum dimensions of garage of ground floor, minimum percentage of garage of ground floor

Carried to August 4, 2016 regular meeting
12.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variances:

Decision:

Z16-029

Bullseye Brunswick, LLC

160-166 Brunswick Street

Charles J. Harrington, III, Esq

9904                      Lot:     1-4

R-1, One and Two Family Housing District

Construction of a 4-story, 16-unit building with 9 onsite parking spaces

Use, Height

Approved with staff conditions
13.

Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ
- \*No resolutions memorialized



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

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

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *Jacobs, Donnelly, McCormack, Polanco-Rodriguez, Friedman, Rothman, McMahon, Thakur*
4. Swear in Staff
5. Old Business:

- a. Case: Z14-016.001 Administrative Amendment  
Applicant: 17-19 Division Street, LLC  
Address: 17-19 Division Street  
Attorney: Cindy N. Vogelmann, Esq.  
Block: 9806 Lot: 6 and 7  
Zone: NC Neighborhood Commercial District  
For: Administrative Amendment to revise the front façade.

Original approval, granted to 6/19/14 was to construct a 5-story, 18 unit residential building with ground floor commercial space and no parking, with a “d” variance for height. Administrative amendment granted 5/21/15 to reconfigure the first floor to allow for a larger commercial unit at grade, accommodate 4 additional bike parking spaces, and revise the front and rear façade.

**Decision: Approved**

6. New Business:

7. Case: Z15-058  
Applicant: 327 Danforth LLC  
Address: 327 Danforth Avenue  
Attorney: Rita Mary McKenna, Esq  
Block: 26801 Lot: 28  
Zone: R-1, One and Two Family Housing District  
For: Expansion of a 5-unit building to a 6-unit building. Additionally, conversion of the separate rear yard garage into a 1-bedroom unit, for a total of 7-units on the lot.  
“d” Variances: Expansion of a non-conforming use  
“c” Variances: 2 principle uses on one lot  
**Decision: Denied**

8. Case: Z15-034 Preliminary and Final Major Site Plan  
Applicant: Arlington Ave Group, LLC  
Address: 217 Randolph Avenue/286-294 Arlington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 19801 Lot: 13 & 14  
Zone: R-1, One and Two Family Housing District  
For: Construction of 6-story building with 43 units and 29 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Approved with conditions**

9. Case: Z15-036 Preliminary and Final Major Site Plan  
Applicant: Pronti Construction, Inc  
Address: 201-205 Randolph Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 21403 Lot: 2 & 3  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4-story building with 15 units and 7 onsite parking spaces  
“d” Variances: Use, Height  
**Decision: Approved with conditions**

10. Case: Z16-012 Preliminary and Final Major Site Plan  
Applicant: Bullseye Brunswick, LLC  
Address: 156-158 Brunswick St/364.5 4<sup>th</sup> St  
Attorney: Charles J. Harrington, III, Esq  
Block: 9903 Lot: 1&6  
Zone: NC, Neighborhood Commercial District  
For: Construction of a 6 story building with 16 residential units and 8 onsite parking spaces  
“d” Variances: Height  
“c” Variances: Minimum rear yard setback  
**Decision: Approved with conditions**

**Cont. on other side →→**

11.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variances:

Decision:

Z16-021

Kokes-Brownstone Fund I LLC

385 8<sup>th</sup> Street

Donald M. Pepe, Esq

9802                      Lot:     3

R-1, One and Two Family Housing District

Construction of a 3-story, 58’ high building with 5 units with no onsite parking

Use, Height

Adjourned to August 4, 2016 meeting; Preservation of notices
12.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variances:

Decision:

Z16-027

Oakland Waverly, LLC

83 Waverly Street & 163 Oakland Avenue

James J. Burke, Esq

4901                      Lot:     25 & 27

R-1, One and Two Family Housing District

Construction of a 4 story, 8 unit building with 9 below grade onsite parking spaces

Use, Height

Adjourned to August 4, 2016 meeting; Preservation of notices
13.

Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ

(1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with ‘c’ & ‘d’ variances #Z16-029 submitted by Bullseye Brunswick, LLC (160-166 Brunswick St.) B: 9904 Lots: 1, 2, 3, & 4

(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Site Plan Amendment with ‘c’ variances #Z14-002.1 submitted by Ratan Jersey City Urban Renewal, LLC (707 Tonnele Ave.) B: 1101 Lot: 10 (fka B: 982 L:17-32)

(3) Resolution of the Jersey City Zoning Board of Adjustment Approving ‘c’ variances #Z16-020 submitted by Hasan Riaz (177 Laidlaw Ave.) B: 5602 Lot: 2

(4) Resolution of the Jersey City Zoning Board of Adjustment for limited remand of denial of a major site plan application with ‘c’ & ‘d’ variance #Z14-013 submitted by Klein Outdoor Advertising, LLC (9 Route 440) B: 30305 Lot: 1

Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON

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

Please take notice that the Board of Adjustment took the following actions at the August 4, 2016 regular meeting:

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

a.      Case:               Z08-024.001               Administrative Amendment  
          Applicant:       461 Newark Ave LLC  
          Address:        461-463 Newark Avenue  
          Attorney:       Charles J. Harrington, III, Esq  
          Block:           10901               Lot:    106  
          Zone:           R-1 - One and Two Family Housing District  
          For:            Administrative Amendment of Case #Z08-024, a Preliminary and Major Site Plan Approval, granted on October 16, 2008, for the construction of a 5 to 6 story building with 25 units and 25 onsite parking spaces. The amendments include façade and building changes to the Newark Avenue elevation.

**Decision:       Adjourned; no specific date**

6. New Business

7.      Case:               Z16-021               Minor Site Plan  
          Applicant:       Kokes-Brownstone Fund I LLC  
          Address:        385 8<sup>th</sup> Street  
          Attorney:       Donald M. Pepe, Esq  
          Block:           9802               Lot:    3  
          Zone:           R-1, One and Two Family Housing District  
          For:            Construction of a 3-story, 58' high building with 5 units with no onsite parking  
          "d" Variances: Use, Height

**Decision:       Approved with conditions**

8.      Case:               Z16-027               Preliminary and Final Major Site Plan  
          Applicant:       Oakland Waverly, LLC  
          Address:        83 Waverly Street & 163 Oakland Avenue  
          Attorney:       James J. Burke, Esq  
          Block:           4901               Lot:    25 & 27  
          Zone:           R-1, One and Two Family Housing District  
          For:            Construction of a 4 story, 8 unit building with 9 below grade onsite parking spaces  
          "d" Variances: Use, Height

**Decision:       Approved with conditions**

9.      Case:               Z16-017  
          Applicant:       Tarun Pandhi  
          Address:        93 Irving Street  
          Attorney:       Pro Se  
          Block:           704               Lot:    22  
          Zone:           R-1, One and Two Family Housing District  
          For:            Construction of a new 2-family house with only 1 parking space  
          "c" Variances: Minimum number of parking spaces, minimum dimensions of garage of ground floor, minimum percentage of garage of ground floor

**Decision:       Carried to August 18, 2016 meeting**

**Cont. on other side →→**

- 
10. Case: Z16-016  
Applicant: Anthony Vlachos  
Address: 293 New York Avenue  
Attorney: Pro Se  
Block: 2306 Lot: 56  
Zone: R-1, One and Two Family Housing District  
For: Conversion of a 2- family to a 4-family  
“d” Variances: Use  
**Decision: Approved**
11. Case: Z16-023 Preliminary and Final Major Site Plan  
Applicant: Empire Realty Partners, Inc  
Address: 3437 Kennedy Boulevard  
Attorney: Charles J. Harrington, III, Esq  
Block: 2602 Lot: 20 & 25  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 6 story building with 60 units and 59 on-site parking spaces.  
“d” Variances: Use, Height  
“c” Variance: Parking aisle width  
**Decision: Withdrawn**
12. Executive Session
13. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
- None

**Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON**

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

Please take notice that the Board of Adjustment took the following actions at the August 18, 2016 regular meeting:

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

- a. Case: Z08-024.001 Administrative Amendment  
Applicant: 461 Newark Ave LLC  
Address: 461-463 Newark Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 10901 Lot: 106  
Zone: R-1 - One and Two Family Housing District  
For: Administrative Amendment of Case #Z08-024, a Preliminary and Major Site Plan Approval, granted on October 16, 2008, for the construction of a 5 to 6 story building with 25 units and 25 onsite parking spaces. The amendments include façade and building changes to the Newark Avenue elevation.  
**Decision: Adjourned to September 1, 2016 meeting**

6. New Business

7. Case: Z16-017  
Applicant: Tarun Pandhi  
Address: 93 Irving Street  
Attorney: Pro Se  
Block: 704 Lot: 22  
Zone: R-1, One and Two Family Housing District  
For: Construction of a new 2-family house with only 1 parking space  
“c” Variances: Minimum number of parking spaces, minimum dimensions of garage of ground floor, minimum percentage of garage of ground floor  
**Decision: Adjourned to September 1, 2016 meeting**

8. Case: Z16-031  
Applicant: 371 4<sup>th</sup> Street, LLC  
Address: 371 4<sup>th</sup> Street  
Attorney: Jennifer Mazaway, Esq  
Block: 11002 Lot: 8  
Zone: R-1, One and Two Family Housing District  
For: Convert the existing ground floor art studio to a restaurant in a 3-story, mixed use building with 2 units above the ground floor  
“d” Variances: Use  
“c” Variance: Signage  
**Decision: Approved with conditions**

**Cont. on other side →→**

- 
9. Case: Z16-009 Preliminary and Final Major Site Plan  
Applicant: Cresencias Legacy, LLC  
Address: 107 Laidlaw Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 5705 Lot: 9  
Zone: R-1, One and Two Family Housing District  
For: Expand a 3-story building with 2-units listed on the tax records, but with 3 units existing, to a 4-story legal 3-family building  
“d” Variances: Use, Height  
**Decision: Approved with conditions**
10. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with ‘c’ & ‘d’ variances #Z16-012 submitted by Bullseye Brunswick, LLC (156-158 Brunswick St & 364.5 4<sup>th</sup> St.) B: 9903 Lots: 1 & 6  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with ‘c’ & ‘d’ variances #Z15-034 submitted by Arlington Avenue Group, LLC (217 Randolph Ave. & 286-294 Arlington Ave.) B: 19801 Lots: 13 & 14  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with ‘d’ variances #Z15-036 submitted by Pronti Construction, Inc. (201-205 Randolph Ave.) B:21403 Lots: 2 & 3

**Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON**

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

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

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

a.      Case:               Z08-024.001               Administrative Amendment  
          Applicant:       461 Newark Ave LLC  
          Address:        461-463 Newark Avenue  
          Attorney:       Charles J. Harrington, III, Esq  
          Block:           10901               Lot:     106  
          Zone:           R-1 - One and Two Family Housing District  
          For:            Administrative Amendment of Case #Z08-024, a Preliminary and Major Site Plan Approval, granted on October 16, 2008, for the construction of a 5 to 6 story building with 25 units and 25 onsite parking spaces. The amendments include façade and building changes to the Newark Avenue elevation.

**Decision:       Carried to the October 6, 2016 regular meeting**

b.      Case:               Z16-017  
          Applicant:       Tarun Pandhi  
          Address:        93 Irving Street  
          Attorney:       Pro Se  
          Block:           704                Lot:     22  
          Zone:           R-1, One and Two Family Housing District  
          For:            Construction of a new 2-family house with only 1 parking space  
          “c” Variances: Minimum number of parking spaces, minimum dimensions of garage of ground floor, minimum percentage of garage of ground floor

**Decision:       Carried to the October 6, 2016 regular meeting**

6. New Business

7.      Case:               Z16-040               Preliminary and Final Major Site Plan  
          Applicant:       J&B 369-371 LLC  
          Address:        369-371 2<sup>nd</sup> Street  
          Attorney:       Charles J. Harrington III, Esq  
          Block:           11005               Lots:    8 and 9  
          Zone:           R-1, One and Two Family Housing District  
          For:            Demolish existing structures to construct a 5-story, 15-unit building with no onsite parking  
          “d” Variances: Use, Height

**Decision:       Approved with conditions**

8.      Case:               Z16-019  
          Applicant:       Ramchandra Patel  
          Address:        3671 Kennedy Boulevard  
          Attorney:       Robert P. Weinberg, Esq  
          Block:           403                Lot:     22  
          Zone:           R-1, One and Two Family Housing District  
          For:            Demolish existing structure to create a new 3-story, 2-family building on an undersized lot  
          “c” Variances: Minimum rear yard, Minimum parking garage dimensions

**Decision:       Carried to the October 6, 2016 regular meeting**

**Cont. on other side →→**

- 
9. Case: Z16-033  
Applicant: Emad E. Masoud  
Address: 181-183 Broadway  
Attorney: Nicholas J. Cherami, Esq  
Block: 9104 Lot: 3  
Zone: I – Industrial District  
For: Convert a single story masonry building, formerly used as a garage, into a retail space  
“d” Variances: Use  
**Decision: Approved with conditions**
10. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment approving “d” variance #Z16-016 submitted by Anthony Vlachos (293 New York Ave. ) B: 2306 Lot: 56  
(2) Resolution of the Jersey City Zoning Board of Adjustment denying preliminary & final major site plan w/ “c” & “d” variances #Z15-058 submitted by 327 Danforth, LLC (327 Danforth Ave.)  
(3) Resolution of the Jersey City Zoning Board of Adjustment approving minor site plan w/ ‘c’ & “d” variance #Z16-021 submitted by Kokes-Brownstone Fund I LLC (385 8<sup>th</sup> St.) B: 9802 Lot: 3  
(4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ ‘c’ & “d” variance #Z16-009 submitted by Cresencias Legacy, LLC (107 Laidlaw Ave.) B: 5705 Lots: 9  
(5) Resolution of the Jersey City Zoning Board of Adjustment approving a corrective resolution for a minor subdivision #Z15-045 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11  
(6) Resolution of the Jersey City Zoning Board of Adjustment approving a corrective resolution for a preliminary & major site plan with “c’ & “d” variances #Z15-046 submitted by Garden State Episcopal Community Development Corp. (118 Summit Ave.) B: 15305 Lot: 11

**Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON**



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

Please take notice that the Board of Adjustment took the following actions at the October 6, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Shedeed, McCormack, Friedman, Rothman, McMahon, Youseff, Thakur*
4. Swear in Staff
5. Old Business
  
6. Case: Z16-019  
Applicant: Ramchandra Patel  
Address: 3671 Kennedy Boulevard  
Attorney: Robert P. Weinberg, Esq  
Block: 403 Lot: 22  
Zone: R-1, One and Two Family Housing District  
For: Demolish existing structure to create a new 3-story, 2-family building on an undersized lot  
“c” Variances: Minimum rear yard, Minimum parking garage dimensions  
**Decision: Approved with conditions**
  
7. Case: Z15-057  
Applicant: Chintan R. Sheth  
Address: 64 Beach Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 4301 Lot: 32  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4-story, 5-unit building with 5 onsite parking spaces  
“c” Variances: Minimum drive aisle width  
“d” Variances: Use, Height  
**Decision: Adjourned to November 3, 2016; notices preserved**
  
8. Case: Z16-030 Preliminary and Final Major Site Plan Approval  
Applicant: 76 Hutton JC, LLC  
Address: 99 Beacon Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 5704 Lot: 9  
Zone: R-1, One and Two Family Housing District  
For: 3-story, 35.5 ft rear yard expansion of an existing 3-family  
“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, 14<sup>th</sup> fl., Jersey City, NJ**
  - (1) Resolution of the Jersey City Zoning Board of Adjustment approving “c” & “d” variances #Z16-031 submitted by 371 4<sup>th</sup> Street, LLC (371 4<sup>th</sup> St.) B: 11002 Lot: 8
  - (2) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ ‘c’ & “d” variance #Z16-027 submitted by Oakland Waverly, LLC (83 Waverly St. & 163 Oakland Ave.) B: 4901 Lots: 22, 25 & 27
  - (3) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ ‘c’ & “d” variance #Z16-040 submitted by J & B 369-371, LLC (369-371 2<sup>nd</sup> St.) B: 11005 Lots: 8 & 9

**Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON**

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

Please take notice that the Board of Adjustment took the following actions at the October 20, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Old Business

- a. Case: Z15-041.1 Site Plan Amendment  
Applicant: 380 Newark Realty Urban Renewal, LLC  
Address: 380 Newark Avenue  
Attorney: Eugene T. Paolino, Esq  
Block: 9806 Lot: 8  
Zone: NC – Neighborhood Commercial  
For: Amendment to the October 29, 2015 approval for a 7 story, mixed use midrise building with 45 units, residential amenities, 21 onsite parking spaces, and 4,316 sq ft of retail space. Proposed changes are for: 1) increase in the height of the first floor by 4' 7" to accommodate DEP requirements, 2) First floor layout revisions to accommodate DEP request, and 3) Increase in square footage for common space on 7<sup>th</sup> floor from 620.3 sq ft to 1,129 sq ft  
**Decision: Approved**
  - b. Case: Z15-063.1 Site Plan Amendment  
Applicant: Village Masters, LLC  
Address: 323 Fourth Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 11101 Lot: 9  
Zone: R-1, One and Two Family Housing District  
For: Amendment to the February 4, 2016 approval for a 4-story, 4-unit with 2 parking spaces in the rear. Proposed changes are to reverse/mirror the floor plans and façade of the building – with exception to the rear yard stairs – to accommodate engineering concerns discovered during construction.  
**Decision: Approved**
  - c. Case: Z16-013.001 Administrative Amendment  
Applicant: 500 Palisade LLC  
Address: 500-506 Palisade Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 2401 Lot: 1 & 2  
Zone: R-2, Multi-Family Attached Housing (four stories or less) District Arts District Overlay Zone  
For: Amendment to the May 21, 2015 approval for a 6-story mixed use building with 24 units, 4 of them live/work units, 2,400 sq ft of ground floor restaurant/retail space, 300 sq ft of ground floor art gallery space, and 18 parking spaces. Proposed amendments are solely to the façade of the building  
**Decision: Approved**
6. Case: Z16-049  
Applicant: 309 Fifth St, LLC  
Address: 309 Fifth Street  
Attorney: Pro Se  
Block: 11208 Lot: 19  
Zone: R-1, One and Two Family Housing District  
For: Renovation and Expansion of a 2-family, 2-story into a 4-story single family house  
“c” Variances: Height (number of stories)  
**Decision: Carried to November 3, 2016**

Cont. on other side →→

- 
7. Case: Z16-002 Minor Site Plan Approval  
Applicant: Jonathan Alua  
Address: 169 Sterling Avenue  
Attorney: Robert P. Weinberg, Esq  
Block: 24702 Lot: 33  
Zone: R-1, One and Two Family Housing District  
For: The conversion and expansion of an existing single story, category two restaurant into a 3-story building with office space on the ground floor, and 2 residential units above  
“d” Variances: Use  
**Decision: Approved with conditions**
8. Case: Z16-008 Preliminary and Final Major Site Plan Approval  
Applicant: Myneni & Sons, LLC  
Address: 17,19,21 Westervelt Place/678, 682, 684 Grand Street/4 Ivy Place  
Attorney: Charles J. Harrington, III, Esq  
Block: 17204 Lot: 12, 13, 14, 15, 16, 17, 18, and 19  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 5-story mixed use building with 60 units, 65 onsite parking spaces, and 1,209 sq ft of ground floor retail. 31 of the parking spaces will be double stacker parking machines.  
“d” Variances: Use, Height  
“c” Variances: Stacked Parking, Minimum drive aisle width  
**Decision: Approved with conditions**
9. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ “d” variance #Z16-030 submitted by 76 Hutton JC, LLC (99 Beacon Ave.) B: 5704 Lot: 9  
(2) Resolution of the Jersey City Zoning Board of Adjustment approving amendments to minor site plan w/ ‘c’ & ‘d’ variances #Z15-063.1 submitted by Village Masters, LLC (323 Fourth St.) B: 11101 Lot: 9  
(3) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ & “d” variances #Z16-018 submitted by Cory Bussey (36 Westervelt Pl.) B: 17205 Lot: 21

**Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON**

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

Please take notice that the Board of Adjustment took the following actions at the November 3, 2016 regular meeting:

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

6. Case: Z15-057  
Applicant: Chintan R. Sheth  
Address: 64 Beach Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 4301 Lot: 32  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4-story, 5-unit building with 5 onsite parking spaces  
“c” Variances: Minimum drive aisle width  
“d” Variances: Use, Height

**Decision: Carried to December 1, 2016 meeting**

7. Case: Z16-049  
Applicant: 309 Fifth St, LLC  
Address: 309 Fifth Street  
Attorney: Pro Se  
Block: 11208 Lot: 19  
Zone: R-1, One and Two Family Housing District  
For: Renovation and Expansion of a 2-family, 2-story into a 4-story single family house  
“c” Variances: Height (number of stories)  
**Decision: Approved with conditions**

8. Case: Z16-041  
Applicant: Sheridan and Sylvie Bell  
Address: 301 Varick Street  
Attorney: Pro Se  
Block: 12807 Lot: 4  
Zone: H – Van Vorst Historic District  
For: Construction of a rear yard deck  
“c” Variances: Rear yard setback  
**Decision: Approved with conditions**

9. Case: Z16-039  
Applicant: RER, LLC  
Address: 66 Hutton Street and 49 Hancock Street  
Attorney: William J. Rush, Esq  
Block: 3802 Lot: 15.01  
Zone: R-1, One and Two Family Housing District  
For: Expansion and renovation of an existing combination of single and three story buildings into one, three story building. Tax records state there are 3 residential units and 1 commercial unit; however the building has been used as a 6-unit multi-family building. This application is to legalize the existing 6 units and add an additional unit for a total of 7 units. The final construction is for a 3 story, 7-unit building.  
“d” Variances: Expansion of a non-conforming use  
“c” Variances: Rear yard setback, Side yard setback  
**Decision: Approved with conditions**

**Cont. on other side →→**

- 
10. Case: Z16-001 Preliminary and Final Major Site Plan Approval  
Applicant: Onkar Singh and Inderjit Singh  
Address: 65-67 Storms Avenue  
Attorney: Robert P. Weinberg, Esq  
Block: 15203 Lot: 10  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4 story, 9 unit building with 9 onsite parking spaces  
“d” Variances: Use, Height  
“c” Variances: Maximum building coverage, Maximum curb cut width, Maximum garage door width  
**Decision: Approved with conditions**
11. Case: Z16-045 Preliminary and Final Major Site Plan Approval  
Applicant: 165-169 St Pauls Ave LLC  
Address: 165-169 St Pauls Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 6603 Lot: 2 and 3  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 4 story, 21 unit building with 12 onsite parking spaces  
“d” Variances: Use, Height  
“c” Variances: Minimum lot depth, Side yard setback, Maximum building coverage, Maximum lot coverage, Parking  
**Decision: Carried to December 1, 2016 meeting**
12. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary & final major site plan w/ “d” variance #Z16-008 submitted by Myneni and Sons, LLC (678-682-684 Grand St., 686-690 Grand St., 17-21 Westervelt Pl., & 4 Ivy Pl.) B: 17204 Lots: 12, 13,14,15,16,17,18,19  
(2)Resolution of the Jersey City Zoning Board of Adjustment approving administrative amendment #Z15-013.001 (*correction of case number. Listed on 10-20-16 agenda as Z16-013.001*) submitted by 500 Palisade, LLC (500-506 Palisade Ave.) B: 2401 Lot: 1 & 2  
(3) Resolution of the Jersey City Zoning Board of Adjustment approving “d” variances #Z16-033 submitted by Emad E. Masoud (181-183 Broadway ) B: 9104 Lot: 3

**Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON**

**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 Commercial  
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 2<sup>nd</sup> 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, 14<sup>th</sup> 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**

**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 5<sup>th</sup> 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, 14<sup>th</sup> 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 5<sup>th</sup> 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**

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

Please take notice that the Board of Adjustment took the following actions at the December 15, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Old Business
6. Renewal of Contractual Services for Board Attorney for year 2017 Contract – **Approved**
7. Renewal of Contractual Services for Stenographer for year 2017 Contract - **Approved**
  
8.     Case:                     Z15-005                     Preliminary and Final Major Site Plan  
       Applicant:           Mario Moreira  
       Address:             518 Jersey Avenue  
       Attorney:           Joseph M. Vigliotti, Esq  
       Block:               12705   Lot:     1  
       Zone:                H – Van Vorst Historic District  
       For:                 Preliminary and Final Major Site Plan approval to renovate and expand a 4-story mixed use building. The current ground floor has a 90% building coverage with one     retail space and 4 parking bays. The expansion would add 3 and 2 stories in the rear     of the building, over the parking bays. Additionally, the ground floor retail will be expanded, and the number of parking bays will be reduced from 4 to 2.  
  
       “d” Variances:       Height  
       “c” Variances:       Rear yard setback, Building Coverage, Lot Coverage, Parking  
       **Decision:**           **Approved with conditions**
  
9.     Case:                     Z15-061.1                 Site Plan Amendment  
       Applicant:           Jersey City University Lofts, LLC  
       Address:             151 West Side Avenue  
       Attorney:           Donald M. Pepe , Esq  
       Block:               26101   Lot:     2,3,4  
       Zone:                R-1 – One and Two Family Housing District  
       For:                 Site Plan Amendment to a Preliminary and Final Major Site Plan approved April 21, 2016 for the redevelopment of a vacant warehouse structure into 116 residential units, with 2 interior courts, and 118 parking spaces. The amendment is due to a recalculation of the structural system needed to construct the 2 interior courts that would alter the layout of the building, also lending to 2 additional units, for a new total of 119 units and 118 parking spaces.  
  
       **Decision:**           **Approved with conditions**
  
10.    Case:                     Z16-055                     Minor Site Plan  
       Applicant:           John & Maryann, LLC  
       Address:             377 Danforth Avenue  
       Attorney:           Ronald H. Shaljian, Esq  
       Block:               26801   Lot:     5  
       Zone:                R-1 One and Two Family Housing District  
       For:                 Convert an existing 9 unit building to its previous 10 units.  
       “d” Variances:       use  
       **Decision:**           **Approved with conditions**
  
11.    **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
       (1) Resolution of the Zoning Board of Adjustment approving appointment of Legal Counsel to Vincent J. La Paglia beginning January 1, 2017 through December 31, 2017  
       (2) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting beginning January 1, 2017 through December 31, 2017.

**Joshua Jacobs, BOARD OF ADJUSTMENT CHAIRPERSON**