

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

Please be advised the following items will be heard at the next regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, December 10, 2015 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
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adoption of 2016 Meeting Calendar
8. Renewal of contract for professional stenographic services
9. Renewal of legal services contract
10. 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 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
 - b) Case: Z15-011 Preliminary and Final Major Site Plan
Applicant: J.V.J. Enterprises, LLC
Address: 414-416 First Street
Attorney: James J. Burke, Esq
Block: 11007 Lot: 13
Zone: R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite parking spaces
"c" Variance: Minimum lot depth, Parking space dimensions, Tandem Parking spaces
"d" Variance: Use, Height
 - c) Case: Z15-043 Preliminary and Final Major Site Plan
Applicant: Eerlijk Consultants, LLC
Address: 506-508 Central Avenue
Attorney: Jennifer Mazawey, Esq.
Block: 1601 Lot: 7
Zone: NC – Neighborhood Commercial District
R-1 – One and Two Family Housing District
For: Preliminary and Final major site plan approval to rehabilitate and expand an existing single story grocery store to a 5 story, mixed use building
"c" Variance: Parking
"d" Variance: Use, Height
11. 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 1st and 2nd floor and expand the use to the 3rd and 4th floors, so that the daycare facility will occupy the entire building.
"d" Variance: Use
12. Case: Z15-044
Applicant: 36 Hancock, LLC
Address: 36 Hancock Avenue
Attorney: Eugene P. O'Connell, Esq
Block: 18603 Lot: 34
Zone: R-1, One and Two Family Housing District
For: Construction of a 2-family house with one parking space
"c" Variance: Dimensions of parking garage, % of ground floor for basement, Parking

Cont. on other side →→

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13. Case: Z15-030
Applicant: 61 Erie Street Associates, LLC
Address: 61 Erie Street
Attorney: Rita Mary McKenna, Esq
Block: 11105 Lot: 18
Zone: H – Harsimus Cove Historic District
For: 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
“d” Variances: Use, Conditional Use
14. Case: Z15-048 Minor Site Plan
Applicant: Gotham West Development, LLC
Address: 359-359.5 Fifth Street
Attorney: Charles J. Harrington, III, Esq
Block: 9904 Lot: 8&9
Zone: R-1, One and Two Family Housing District
For: Construction of a new 4-story, 3-unit building
“c” Variance: Minimum Front Yard Landscaping
“d” Variance: Use, Height
15. 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

16. MEMORIALIZATION OF RESOLUTIONS

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

Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON

**Order of applications is subject to change.*