

**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, April 16, 2015 at 6:30 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

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

- a. Case: Z13-028 Administrative Amendment
Applicant: 367 Third Street, LLC
Address: 367 Third Street
Attorney: Charles J. Harrington, III, Esq
Block: 11009 Lot: 6
Zone: R-1 One and Two Family Housing District
For: Administrative Amendment on a 2/12/14 approval for the construction of 6-story (top floor penthouse community room) building with 12 units and 12 parking spaces (2 for shared parking).

Amendment proposes to remove green wall at rear of the building; convert the penthouse community room to residential space to create a duplex unit with the unit below; and install an energy wise green roof instead of a green roof.

7. Case: Z14-034 Minor Site Plan
Applicant: Dante DelForno and Rhett DelForno
Address: 153 Morgan Street
Attorney: Robert Verdibello, Esq
Block: 13002 Lot: 6
Zone: R-3 – Multi-Family, Mid-Rise District
For: Minor Site Plan approval to construct a 6 story, with a mezzanine on the first and second floor, mixed use building. The bottom two floors will be commercial and the top 4 floors will have 3 residential units.
“d” Variance: Use, height
“c” Variances: Maximum building coverage, Minimum floor to ceiling height, Minimum rear yard setback

Carried from the March 19, 2015 meeting

8. Case: Z14-004 Preliminary and Final Major Site Plan
Applicant: Ma Ambey Fifth, LLC
Address: 375 5th Street
Attorney: Donald M. Pepe, Esq
Block: 9901 Lot: 5
Zone: R-1 – One and Two Family Housing District
For: Construct a 7-story building with 19 units.
“d” Variance: Use, Height
“c” Variance: Minimum lot depth, Minimum rear yard, Maximum building coverage, Maximum lot coverage, Parking

Carried from the March 19, 2015 meeting

9. Case: Z14-028
Applicant: Cheryl and James Cardinali
Address: 358 7th St and 203 Brunswick St
Attorney: Constantine Bardis, Esq
Block: 9802 Lot: 19
Zone: R-1 – One and Two Family Housing District
For: A 3-story rear yard expansion to a 3-story mixed use building, on a lot with two principal buildings. The 3-story expansion will eliminate the 13 ft setback between the 3-story mixed use building and the 1-story commercial building.
“c” Variances: Expansion of a non-conforming structure containing a non-conforming use, minimum rear yard setback

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10. Case: Z15-013 Preliminary and Final Major Site Plan
Applicant: 500 Palisade Ave JC, LLC
Address: 500-506 Palisade Avenue
Attorney: Kenneth L. Rose, Esq
Block: 2401 Lot: 1 & 2
Zone: R-2
For: Conversion of a 2-story warehouse and gym into a 5-story, mixed use building with 27 units, 14 onsite parking spaces, and 2,834 sq ft of ground floor commercial fronting on Holland Street and Palisade Avenue.
“d” Variance: Use, Height, Density
“c” Variance: Parking, Minimum rear yard, Maximum building coverage
11. Case: Z15-001 Preliminary and Final Major Site Plan
Applicant: PE Real Estate Holdings, LLC
Address: 265-271 York Street
Attorney: Jason R. Tuvel, Esq
Block: 14106 Lot: 1
Zone: Van Vorst Park Historic District
For: Construct a 4-story building, 4-unit building in association with 2 other existing buildings containing 12 units. This would be the third principal building on the lot.
“d” Variance: Height
“c” Variance: Minimum rear yard setback, Maximum lot coverage, Minimum parking space dimensions
12. Case: Z10-024.2 Site Plan Amendment
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III
Block: 12703 Lot: 4
Zone: NC- Neighborhood Commercial District
For: Original approval from May 19, 2011 to convert an existing five story commercial warehouse building to a mixed use building, 15 work/live units and 2 ground floor commercial spaces.
Amendment is for a 30 sq ft identification sign for the front of the building between the 3rd and 4th floor.
“c” Variance: Maximum signage

12. MEMORIALIZATION OF RESOLUTIONS

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

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON