

**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, February 26, 2015 at 6:30 p.m., in the Council Caucus Room 204, City Hall 280 Grove Street.**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business: ***Order of applications is subject to change.***

7. Case: Z14-040 Preliminary Major Final Site Plan
Applicant: Franklin Development Group, LLC
Address: 45-45 Lincoln Street and 972-975 Summit Avenue
Attorney: Michael Oliveira, Esq
Block: 2801 Lot: 5,6,7 & 8
Zone: R-1 - One and Two Family Housing District
For: Major Site Plan approval to construct a 4 story, 23-unit building with 8 moderate income units and 23 parking sites.
“d” Variance: Use, height
“c” Variances: Maximum lot coverage, Minimum front yard setback, Minimum parking aisle width

8. 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 January 22, 2015 Regular Meeting

9. Case: Z14-038 Preliminary and Major Final Site Plan
Applicant: The Ishay Group
Address: 3464 Kennedy Boulevard
Attorney: George L. Garcia, Esq
Block: 2603 Lot: 51
Zone: R-1 – One and Two Family Housing District
For: Major Site Plan approval to rehabilitate and convert an existing 4 story warehouse to a mixed use building, and add a floor for a total 5 stories. The proposed building is 5 stories, 14 units, and has 2,350 sq ft of ground floor commercial space.
“d” Variance: Use, Height
“c” Variances: Expansion of a non-conforming structure containing a non-conforming use

Carried from the January 22, 2015 Regular Meeting

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10. Case: Z14-004 Preliminary and Major Final Site Plan
Applicant: Ma Ambey Fifth, LLC
Address: 375 Fifth Street
Attorney: Neeraj Gupta, Esq
Block: 9901 Lot: 5
Zone: R-1 – One and Two Family Housing District
For: Major Site Plan approval to construct a 5 story building with 14 residential units
“d” Variances: Use, Height
“c” Variances: Maximum lot coverage, Maximum building coverage, Minimum rear yard, Minimum lot depth
11. Case: Z14-037 Preliminary and Major Final Site Plan
Applicant: Brunswick 124, LLC
Address: 124-128 Brunswick Street
Attorney: Charles J. Harrington, III, Esq
Block: 11004 Lot: 27 and 28
Zone: R-1 – One and Two Family Housing District
NC – Neighborhood Commercial District
For: Major Site Plan approval to construct a 5 story building with 19 units, 13 parking spaces, and ground floor commercial space
“c” Variances: Building coverage, lot coverage, rear yard setback, parking
“d” Variance: Use, Height
Carried from the January 22, 2015 Regular Meeting
12. Case: Z14-036 Preliminary and Major Final Site Plan
Applicant: Phoenix Urban Development, LLC
Address: 334-336 Second Street
Attorney: Ronald H. Shaljian, Esq
Block: 11007 Lot: 10 and 11
Zone: NC – Neighborhood Commercial District
For: Major Site Plan approval to construct a 5 story building with 11 residential units, 2 ground floor commercial spaces, and 3 onsite parking spaces
“c” Variances: Minimum floor to ceiling height
“d” Variance: Height
Carried from the January 22, 2015 Regular Meeting

13. MEMORIALIZATION OF RESOLUTIONS

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

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON