

**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, March 19, 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: Z14-013 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

Carried from the December 11, 2014 meeting

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 March 19, 2015 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 March 19, 2015 meeting

Cont. on other side →→

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10. 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
11. Case: Z14-033 Minor Site Plan
Applicant: Maria Monzon
Address: 335 Central Avenue
Attorney: Alain Mulkay, Esq
Block: 2801 Lot: 26
Zone: NC – Neighborhood Commercial District
For: Construct a 4-story mixed use building with a ground floor residential unit at the rear of the building behind the commercial use.
“d” Variance: Use
12. 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
13. Case: Z14-039
Applicant: 223 Pavonia LLC
Address: 223-225 Pavonia Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 10105 Lot: 1
Zone: Hamilton Park Historic District
For: Convert an existing retail space into a Category One Restaurant with outdoor seating.
“d” Variance: Use

14. MEMORIALIZATION OF RESOLUTIONS

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

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON