

**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, June 18, 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:
7. Requests for Adjournment

Order of applications is subject to change.

- a. Case: Z14-020 Preliminary and Final Major Site Plan
Applicant: TZVI GODER
Address: 639 Bergen Avenue
Attorney: Luis E. Diaz, Esq
Block: 16601 Lot: 19
Zone: R-3 – Multi-Family Mid-Rise District
For: Conversion of basement space to 3 additional units in an existing 27 unit building, totaling 30 units.
“d” Variance: Expansion of a non-conforming use, Density
Request to be carried with notices to the July 23, 2015 meeting
- b. Case: Z14-018
Applicant: Scott Bird
Address: 428.5 Monmouth Street
Attorney: Pro Se
Block: 11207 Lot: 2
Zone: R-1- One and Two Family Housing District
For: Rear yard expansion of all three floors to a single family home, on an undersized lot
“c” Variances: Minimum lot area, Minimum lot depth, Minimum lot width, Minimum Rear Yard setback, Maximum building coverage, Maximum lot coverage
Request to be carried with notices to the July 23, 2015 meeting
8. Case: Z15-016 “A” Appeal
Applicant: Zarrin Saeed
Address: 733 Garfield Avenue
Attorney: Pro Se
Block: 23703 Lot: 16
Zone: R-1 – One and Two Family Housing District
For: An appeal of the zoning officer’s decision to deny a Certificate of Continued Occupancy for a 3-family use.
Carried from June 18, 2015 meeting
9. Case: Z15-003 Preliminary and Final Major Site Plan with “c” and “d” variances
Applicant: BGT Enterprises, LLC
Address: 318-328 Newark Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 9901 Lots: 7, 8, 9 & 10
Zone: NC -- Neighborhood Commercial
For: 7-story, 50-unit mixed use building with ground floor retail and 3 off-street parking spaces to reserved for publicly accessible car share vehicles.
“d” Variance: Height of a principal structure which exceeds by 10% the maximum height permitted in the district for a principal structure
“c” Variances: Minimum off-street parking requirement, Minimum rear yard setback, Maximum floor to ceiling height on 1st floor, and Maximum signage square footage
Reviewing Planner: Matt Ward, AICP

-
10. Case: Z15-004 Preliminary and Final Major Site Plan with “c” and “d” variances
Applicant: P.F. Francisco Builders, LLC
Address: 313-313.5 7th Street
Attorney: Charles J. Harrington, III, Esq
Block: 11201 Lot: 7
Zone: R-1- One and Two Family Housing District
For: Construction of a 4-story, 10 unit building on an oversized lot
“d” Variances: Use, Height
“c” Variances: Rear yard setback, Maximum building coverage
11. Case: Z15-007
Applicant: 377 Ogden Avenue, LLC
Address: 377 Ogden Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 2401 Lot: 35
Zone: R-1- One and Two Family Housing District
For: Renovation and rear yard expansion of an existing non-conforming 4- story, 4-family building
“d” Variances: Expansion of a non-conforming use
“c” Variances: Height in stories
12. Case: Z15-008
Applicant: Ogden Avenue Properties, LLC
Address: 269 Ogden Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 3903 Lot: 40
Zone: R-1- One and Two Family Housing District
For: Renovation and rear yard expansion of an existing non-conforming 4- story, 4-family building
“d” Variances: Expansion of a non-conforming use
“c” Variances: Height in stories
13. Case: Z15-014
Applicant: 235 Orient Partners, c/o RD Management, LLC
Address: 235 Orient Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 22304 Lot: 2
Zone: R-1- One and Two Family Housing District
For: Rehabilitation of an existing 2-story vacant industrial building to a mixed use building with ground floor light industrial, 9 units on the second floor, and 6 onsite parking spaces
“d” Variances: Use

14. MEMORIALIZATION OF RESOLUTIONS

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

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON

