

**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, September 18, 2014 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: ***Order of applications are subject to change.***

7. Case: Z14-003
Applicant: Jacob V. Hudnut
Address: 342.5 5th Street
Attorney: Jacob V. Hudnut, Esq
Block: 9905 Lot: 33
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-story single family house on an undersized lot
“d” Variance: Height
“c” Variance: Maximum building coverage, Minimum rear yard setback, Lot area, Lot width, Lot depth, Minimum floor to ceiling height

8. Case: Z14-027 **Preliminary and Major Final Site Plan**
Applicant: Hudson City Development, LLC
Address: 387-391 Palisade Avenue
Attorney: James J. Burke, Esq
Block: 3901 Lot: 24, 25, 26
Zone: - R-2 Multi-Family Attached Housing (four stories or less) District
- Arts District Overlay Zone
For: Construction of a mixed use 6-story, 16-unit building, with 11 off-street parking spaces. Commercial and gallery space on ground floor facing Palisade Avenue.
“d” Variance: Use, Density, Height
“c” Variance: Maximum building coverage, Maximum Lot Coverage, Parking (# of spaces), Parking aisle width

9. Case: Z14-022 **Minor Site Plan Approval**
Applicant: 407 Realty, LLC
Address: 407 West Side Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 20803 Lot: 37
Zone: NC – Neighborhood Commercial District
For: Construction of a mixed use 4-story, 7-unit building with a residential unit on the ground floor behind the commercial space that will front on West Side Avenue.
“d” Variance: Residential on the ground floor
“c” Variance: Minimum rear yard setback

10. Case: Z14-025 **Preliminary and Major Final Site Plan**
Applicant: JC General Construction LLC
Address: 30 Clinton Avenue
Attorney: Jennifer Carrillo-Perez, Esq
Block: 18603 Lot: 34
Zone: R-1 One and Two Family Housing District
For: The reuse of a vacant building, formerly a church and community center, to 17 units with no on-site parking
“d” Variance: Use
“c” Variance: Parking

11. MEMORIALIZATION OF RESOLUTIONS

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

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON