

**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, October 15, 2015 at 6:30 p.m.**, in the **Council Chambers of City Hall, 280 Grove Street, 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.***

8. Case: Z15-011 Preliminary and Final Major Site Plan  
Applicant: J.V.J. Enterprises, LLC  
Address: 414-416 First Street  
Attorney: James J. Burke, Esq  
Block: 11007 Lot: 13  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite parking spaces  
“c” Variance: Minimum lot depth, Parking space dimensions, Tandem Parking spaces  
“d” Variance: Use, Height

**Carried from August 20, 2015 meeting**

9. Case: Z15-035 Minor Subdivision  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 1, 2, 3 and 9.01  
Zone: R-1, One and Two Family Housing District  
For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.

**Carried from August 20, 2015 meeting**

10. Case: Z15-019 Preliminary and Final Major Site Plan  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 9.01 and 9.02  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:  
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot  
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces  
“c” Variances: Parking aisle width, Minimum parking space dimensions  
“d” Variances: Use, Height

**Carried from August 20, 2015 meeting**

**Cont. on other side →→**

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11. Case: Z15-040 Preliminary and Final Major Site Plan  
Applicant: 7-Eleven, Inc  
Address: 2380 Kennedy Boulevard and 180 Clinton Avenue  
Attorney: Jason R. Tuvel, Esq  
Block: 18404 Lot: 1 and 34  
Zone: R-1, One and Two Family Housing District  
For: Conversion of an existing Auto Repair store that includes the demolition of the two-story office, to a 7-11 retail store. This includes improvements to the parking, landscaping, and site designs.  
“c” Variances: Minimum parking aisle width  
“d” Variances: Use  
**Carried to October 29, 2015 meeting**
12. Case: Z15-046/45 Preliminary and Final Major Site Plan and Subdivision  
Applicant: Garden State Episcopal CDC  
Address: 118 Summit Avenue  
Attorney: Eugene P. O’Connel, Esq  
Block: 15305 Lot: 11  
Zone: R-1, One and Two Family Housing District  
For: Subdivision of the Parsonage from the Church and parking lot.  
Preliminary and Final major site plan approval to rehabilitate, convert and expand an existing Historic Landmarked church a residential/community use, with 47 units, 14 which will be affordable. There will be two new buildings constructed along Summit Avenue and Clifton Place that will directly connect to the church, functioning as a residential complex. The former entrance way into the church will be converted into 2,000 sq ft of gallery/community space.  
“c” Variance: Parking  
“d” Variances: Use, Height
13. Case: Z15-041 Preliminary and Final Major Site Plan  
Applicant: 380 Newark Realty, LLC  
Address: 380 Newark Avenue  
Attorney: Eugene T. Paolino, Esq  
Block: 9806 Lot: 8  
Zone: NC – Neighborhood Commercial District  
For: Preliminary and Final major site plan approval to construct a 7-story mixed use building with 45 units, with 4,318 sq ft of ground floor commercial, and 20 onsite parking spaces.  
“c” Variance: Parking  
“d” Variance: Height
14. Case: Z15-049 Preliminary and Final Major Site Plan  
Applicant: John & Maryann, LLC  
Address: 52-56 Cambridge Avenue  
Attorney: Ronald H. Shaljjan, Esq  
Block: 3802 Lot: 23  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval to convert and expand an existing single story industrial building into a 5 story, with 32 units, and 20 onsite parking spaces.  
“c” Variance: Parking  
“d” Variance: Use, Height

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15. Case: Z15-043 Preliminary and Final Major Site Plan  
Applicant: Eerlijk Consultants, LLC  
Address: 506-508 Central Avenue  
Attorney: James J. Burke, Esq  
Block: 1601 Lot: 7  
Zone: NC – Neighborhood Commercial District  
R-1 – One and Two Family Housing District  
For: Preliminary and Final major site plan approval to rehabilitate and expand an existing single story grocery store to a 5 story, mixed use building  
“c” Variance: Parking  
“d” Variance: Use, Height
16. Case: Z15-031 Preliminary and Final Major Site Plan  
Applicant: Ma Ambey Fifth, LLC  
Address: 375 5<sup>th</sup> Street  
Attorney: Donald M. Pepe, Esq  
Block: 9901 Lot: 5  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval to construct a 5-story, 14 unit residential building  
“d” Variance: Use, Height
17. Case: Z15-025  
Applicant: A.B. Cruz Construction Co.  
Address: 94 Leonard Street  
Attorney: Nicholas J. Cherami, Esq  
Block: 402 Lot: 39  
Zone: R-1, One and Two Family Housing District  
For: Construction of a 2-family house with only one parking space  
“c” Variance: Minimum number of parking spaces, % of ground floor occupied by garage, Garage dimensions

18. MEMORIALIZATION OF RESOLUTIONS

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

**Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**