

**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 16, 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.*

a. Case: Z08-032 Administrative Amendment
Applicant: The Drivin Group, LLC
Address: 349 4th Street
Attorney: Pro Se
Block: 9902 Lot: 6
Zone: R-1 One and Two Family Housing District
For: Administrative Amendment to an approved expansion and renovation of a 3 story, 3 unit building

7. Case: Z14-023 Preliminary and Major Final Site Plan
Applicant: John D. FioRito
Address: 361-377 Newark Avenue
Attorney: Eugene O’Connell, Esq
Block: 10901 Lot: 127
Zone: NC – Neighborhood Commercial
For: Major Site Plan approval for a prior bifurcated variance application, Case Z14-023. Construction of a 5-story, 39 unit building with 20 parking spaces.

8. Case: Z12-025 Preliminary and Major Final Site Plan
Applicant: Diamond Tech Group, LLC
Address: 512 Paterson Plank Road
Attorney: John J. Collins, Esq
Block: 503 Lot: 21 and 23
Zone: R-1 One and Two Family Housing District
For: Conversion of an existing recording studio into a Category 2 restaurant with an ancillary valet parking lot
“d” Variance: Use
“c” Variance: Valet Parking, Minimum parking space width, 5% landscaping for a parking lot

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9. Case: Z14-029 Preliminary and Major Final Site Plan
Applicant: Green Vraj Apartments, LLC
Address: 25-27 Division Street
Attorney: Eugene T. Paolino, Esq
Block: 9801 Lot: 12
Zone: NC – Neighborhood Commercial
For: Demolition of an existing single story garage to construct a new 5 story building that will be an addition to the adjacent 4-story building. A story will be added to the existing 4 story building for a complete 5 story building with 10 units.
“d” Variance: Height
“c” Variance: Parking
10. 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
11. 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

12. MEMORIALIZATION OF RESOLUTIONS

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

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON