

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the August 16, 2007 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Requests for Adjournment

Case: Z07-028  
Applicant: Las Palmas, LLC  
Attorney: George B. Campen, Esq.  
Address: 3224-3228 Kennedy Boulevard  
Block: 843 Lots: 23, 24, 25  
Zone: R-1 One and Two Family Housing District  
For: Preliminary/Final Major Site Plan with "c" & "d" Variances to construct a 4-story multi-family apartment building, with 24 dwelling units and 24 on-site parking spaces.  
"c" Variances: Maximum front yard (deviation from predominant)  
"d" Variances: Use; height  
**Adjourned to September 20, 2007 regular meeting**

6. Old Business

7. Case: Z06-088 & Z06-089 Minor Subdivision & Major Site Plan  
Applicant: 334 LLC & 336 LLC  
Attorney: Joseph J. Ryglicki, Esq.  
Address: 334-336 7<sup>th</sup> Street  
Block: 391 Lots: G, H, I, J, K  
Zone: R-1 One and Two Family Housing District  
For: Minor subdivision to create two standard sized 2,500 sq ft lots.  
Preliminary/Final Major Site Plan with "c" and "d" variances to construct two 4-story, 3-family dwellings  
"c" Variances: Front yard setback (deviation from predominant), min. rear yard, max. building coverage, min. front yard landscaping  
"d" Variances: Use, Height  
**Decision: Adjourned; Renotice Required**

8. Case: Z06-083  
Applicant: Iqbal Islam  
Attorney: Jon Campbell, Esq.  
Address: 73 Van Reypen Street  
Block: 1846 Lot: D.23  
Zone: R-3 Multi-Family Mid-Rise District  
For: Conversion of a 2-family to a 3-family house on an undersized lot  
"c" Variances: Min. lot area, min. lot width, min. side yard, max. lot coverage  
**Decision: Approved with Conditions**

9. Case: Z07-041  
Applicant: Christopher Douglas  
Attorney: Pro Se  
Address: 365 Third Street  
Block: 411 Lot: 2.C  
Zone: R-1 One and Two Family Housing District  
For: Construction of a single family house on an undersized, irregularly shaped lot.  
"c" Variances: Minimum lot area, minimum lot depth, minimum side yard, front yard setback  
**Decision: Approved with Conditions**

10. Case: Z07-029  
Applicant: Gopinath Kotla  
Attorney: Charles J. Harrington, III, Esq.  
Address: 119 Cottage Street  
Block: 586.5 Lot: 60  
Zone: R-3 Multi-Family Mid-Rise District  
For: Construction of a 4 story, 3-family house on an undersized lot.  
"c" Variances: Minimum lot area, minimum lot width, minimum side yard  
**Decision: Approved with Conditions**

**Zoning Board of Adjustment Meeting**

**August 16, 2007**

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11. Case: Z06-003.1 Site Plan Amendment  
Applicant: Bay City Condo, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Address: 213-225 Bay Street  
Block: 241 Lots: A, 18, 20, 33D  
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District  
For: Amendment to Final Site Plan with "c" & "d" Variances (originally approved 5/18/06) to reduce the number of units from 38 to 34; increase the height of the fifth (top residential) story by 2'8"; permit compact car spaces and make changes to the facade and interior configuration.  
"c" Variances: Minimum rear yard, parking space dimensions  
"d" Variances: Height  
**Decision: Adjourned to September 20, 2007 regular meeting**

12. Case: Z07-035  
Applicant: Karan Agarwal  
Attorney: Jatinder Sharma, Esq.  
Address: 385 Monmouth Street  
Block: 384 Lot: D  
Zone: R-1 One and Two Family Housing District  
For: Construction of a 4 story, two family building  
"c" Variances: Minimum lot area, minimum lot depth, minimum rear yard, maximum building coverage, minimum floor to ceiling height  
"d" Variances: Height  
**Decision: Approved with Conditions**

13. **MEMORIALIZATION OF RESOLUTIONS**

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

15. **Memorialized the following resolutions available for review at the Office of City Planning, 30 Montgomery Street, 14<sup>th</sup> flr., Suite #1400, Jersey City, NJ.**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z07-024 submitted by Denis Carpenter (1 Minerva St.) B: 1969 Lot: 24  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z07-013 submitted by Willow Avenue Realty Associates, LP (133.5 Morgan St.) B: 139 Lot: F

**Joseph Kealy, Board of Adjustment Chairperson**