

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

Please take notice that the Board of Adjustment took the following actions at the July 17, 2008 regular meeting:

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

Case: Z08-019 & Z08-020
Applicant: 790 Ocean, LLC
Attorney: Eugene O' Connell, Esq.
Address: 790-792 & 782-784 Ocean Avenue
Block: 1970 Lots: F.1 & 52
Zone: R-1 One and Two Family Housing District

For: a.) Minor Subdivision w/"d" Variance – Z08-019
Subdivision reducing the depth of an oversized lot containing a 16 unit apartment building fronting on Ocean Ave. and merging the rear portion of that lot with the adjacent rear of an irregularly-configured (L-shaped) lot containing a 2-family house also fronting on Ocean Ave.

"d" Variance: Expansion of a Nonconforming Use

b.) Preliminary/Final Major Site Plan w/ "c" & "d" Variances – Z08-020

Construction of a two-story 8-unit building at the rear of a 16,490 sq ft. L-shaped lot expanded through subdivision of the adjacent lot, in order to create a total of 10 units of "affordable housing" under the category of "workforce housing."

"c" Variances: Two principal uses on a single lot, Maximum curb cut width, Maximum driveway width

"d" Variance: Use

Decision: Adjourned to August 21, 2008

6. Old Business - None

7. Case: Z08-016
Applicant: Frank Rossi
Attorney: Gary M. Jeffas, Esq.
Address: 3472 Kennedy Boulevard
Block: 869 Lot: 137
Zone: R-1 One and Two Family Housing District
For: Conversion of a 1-story dance studio to a medical office
"d" Variances: Use
Decision: Approved with Conditions

8. Case: Z08-029
Applicant: Theresa Ray
Attorney: Pro Se
Address: 410 Bergen Avenue
Block: 1976 Lot: B
Zone: R-3 Multi-Family Mid-Rise District
For: Conversion of a single family house to a two-family
"d" Variances: Use
"c" Variances: Minimum lot area/width/depth
Decision: Approved with Conditions

9. Case: Z07-068
Applicant: 25 Division Street, LLC
Attorney: Eugene T. Paolino, Esq.
Address: 25-27 Division Street
Block: 448 Lot: 7B
Zone: NC Neighborhood Commercial District
For: Preliminary/Final Major Site Plan with "c" & "d" variances to construct a five story building with 15 residential units.
"c" Variances: Minimum lot depth, Minimum rear yard
"d" Variances: Height
Decision: Adjourned to August 21, 2008

10. Case: Z08-005
Applicant: Striker Investment Realty
Attorney: George Garcia, Esq.
Address: 258-262 First Street & 271 Second Street
Block: 276 Lots: 17 & M-1
Zone: Harsimus Cove Historic District
For: Rehabilitation, expansion and conversion of a former church and rectory fronting on First St. into 17 residential units (14 units in the church building and 3 in the rectory) along with construction of a 4-story, four unit townhouse fronting on Second St. Consolidation of the two lots is proposed and a common interior courtyard linking the three buildings.
“c” Variances: Max. lot coverage, Max. building coverage, Min. rear yard, Min. # of parking spaces
“d” Variances: Use, Height, Density
Decision: Some Testimony Taken; Carried to September 18, 2008
11. Case: Z06-036
Applicant: Grove 1, LLC c/o Galvin Architectural Group
Attorney: George Garcia, Esq.
Address: 321-323 Grove Street
Block: 240 Lot: A
Zone: NC Neighborhood Commercial District
For: Rehabilitation and expansion of an existing office and retail building with a 1,212 sq. ft. addition to the second and third floor office space.
“c” Variances: Minimum rear yard
Decision: Approved with Conditions
12. Case: Z08-009
Applicant: Piyush M. Amin
Attorney: Charles J. Harrington, III, Esq.
Address: 28 Morton Place
Block: 1785 Lot: 11
Zone: R-1 One and Two Family Housing District
For: Construction of a two family house on an undersized lot.
“c” Variances: Min.lot area/depth, Min. rear yard, Max.from the top of the third floor to the peaked roof, Min. garage width
Decision: Approved with Conditions

13. ANNUAL REORGANIZATION

Joseph Kealy - Chairman
Aneesah Abdullah - Vice Chairwoman
Claire Davis - Secretary

14. MEMORIALIZATION OF RESOLUTIONS

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances, #Z08-007 submitted by Thomas Parisi (141 Bright St.) B: 341 Lot: P.1
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z08-013 submitted by Lauren and Andrew Hall (12 Duncan Ave.) B: 1826 Lot: 2C
- (3) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z08-014 submitted by New Maranatha Karibu SDA Church (179 Duncan Ave.) B: 1661 Lot: 4.99 (fka 4 & 5)
- (4) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting for the period from 12:01 a.m., July 1, 2008 until 11:59 p.m., July 30, 2009

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON