

**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, January 21, 2010 6:00 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. Correspondence
5. Old Business

6. Request for Adjournment

A. Case: Z09-022 Preliminary/Final Major Site Plan
Applicant: St. Peter's College
Address: 782-796 Montgomery Street and 35-47 Glenwood Avenue
Attorney: Eugene T. Paolino, Esq.
Block: 1832 L: 9.99-16 and 36-40
Zone: U University
For: Preliminary and Final Major Site Plan with "d" and "c" variances to construct a 6 story, 104 ft high, Student Union Center with 30 parking spaces
"c" Variances: Min campus wide parking requirement, Height of rooftop appurtenances; Max percentage of coverage for rooftop appurtenances (exceeds 20% of roof area)
"d" Variances: Height of principal structure
Adjournment requested, no date specific; renotece required

B. Case: Z08-039
Applicant: Manuel Flores
Address: 757-759 Ocean Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 1974 Lot: 27
Zone: R-1 One and Two Family Housing District
For: Expansion of a non-conforming car wash w/add. structure to include 2 oil change & lube pits.
"c" Variances: Stacked parking
"d" Variances: Expansion of a non-conforming use
Carried from December 10, 2009; adjournment requested to February 18, 2010

7. Case: Z09-027 "A" Appeal
Appellants: Denise Bajkowski, et al
Address: 183 Pine Street
Attorney: 8 appellants are pro se; one is represented by Jonathan Drill, Esq.
Block: 2045 Lots: 60 & 61, FKA Lot 5
Zone: Morris Canal Redevelopment Plan
For: Appeal of a decision of the Zoning Official that a proposed "Child Development Center" is a permitted "public purpose" use in the Residential district of the Morris Canal Redevelopment Plan.

8. Case: Z08-055
Applicant: George Mekheil
Address: 55 Grace Street
Attorney: Kaci Arbani, Esq.
Block: 809 Lot: 38
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house to a 3-family house (2-family built in 2007; 3rd unit already existing)
"c" Variances: Max. lot coverage, Max. curb cut width, Min. front yard landscaping
"d" Variances: Use
Carried from December 10, 2009

9. Case: Z09-025
Applicant: Justin Wolk
Address: 238 Grove Street
Attorney: Charles Harrington, III, Esq.
Block: 199 Lot: H.1
Zone: Van Vorst Park Historic District
For: Expansion of a 4-story townhouse with 4 dwelling units through demolition and re-construction of an existing 2-story rear extension
"c" Variances: Expansion of a structure that contains a nonconforming use; Min. lot area/depth, Min. rear yard, and Max. building coverage

10. Case: Z09-019 "A" Appeal
Appellants: Edward Diller, Jr. & Janet M. Diller
Address: 258 Sherman Avenue
Attorney: Anthony F. Gralewsky
Block: 784 Lot: 117
Zone: R-1 One and Two Family Housing District
For: Appeal of the decision of the Zoning Officer that a parking space was unlawfully created between the building and the street line; applicant seeks Certification of a pre-existing nonconforming accessory use contending that the parking space lawfully existed prior to the 2001 change in the zoning ordinance that made it not permitted.
11. Case: Z09-015
Applicant: Aneta Dys
Address: 124 Jewett Avenue
Attorney: Hugh McGuire, Esq.
Block: 1823 Lot: 4.C
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house to a 3-family house (3rd unit already existing)
"c" Variances: Minimum lot depth, Maximum lot coverage
"d" Variances: Use
12. **MEMORIALIZATION OF RESOLUTIONS**
13. Executive Session, as needed, to discuss litigation, personnel, or other matters.

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON