

**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 18, 2006, 6:00 p.m.**, in the **14th Floor Conference Room** of 30 Montgomery St, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:

6. **Requests for Adjournment**

Case: Z06-035
Applicant: Warmont, LLC
Attorney: Charles Harrington, III
Address: 254-262 Warren St, 120-124 York St, & 103 Montgomery St
Block: 102 Lots: T, V.1, V.2, 71.B, 71.C, 72, 73
Zone: Paulus Hook Historic District
For: Prel/Final Site Plan w/ "c" and "d" Variances to demolish three contributing historic structures and one non-contributing structure in order to construct an 11 story hi-rise mixed use building with 70 dwelling units and 5,600 sq. ft of ground floor retail
"c" Variances: Min.lot depth, min. sideyard, min. rear yard, max. lot coverage, max. building coverage, Min. # parking spaces
"d" Variances: Density

Carried from November 9, 2006; applicant requests adjournment to March 15, 2007

7. **ADOPTION OF 2005 ANNUAL ZONING REPORT**

Carried from December 14, 2006

8. Case: Z06-055
Applicant: Justin Frohwirth
Attorney: Joseph Turula
Address: 54 Duncan Avenue
Block: 1826 Lot: B
Zone: R-3 Multi-Family Mid-Rise District
For: Conversion of the second floor of the existing free-standing garage to a single residential unit
"c" Variance: Two principal uses on a single lot
"d" Variance: Use

Carried from December 14, 2006

9. Case: Z05-052.1 Site Plan Amendment & 1 yr Extension
Applicant: FTD STEUBEN, LLC
Attorney: Charles J. Harrington, III, Esq
Address: 154-158 Steuben St
Block: 139 Lots: 90, 91 & 92
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District
For: One Year Extension & Amendment to Final Site Plan to increase building height by adding roof decks and an enclosed common kitchenette; to slightly increase building and lot coverage; and to reconfigure interior space.
"c" Variances: Max building and lot coverage (*di minimus*), % coverage of rooftop appurtenances
"d" Variance: Height

Carried from December 14, 2006

10. Case: Z06-085
Applicant: G&S 199 Development, LLC/ Lighthouse Tavern, LLC
Attorney: Eugene T. Paolino, Esq
Address: 199, 201 Washington St/ 100, 100A Morris St
Block: 99 Lots: A and B
Zone: Paulus Hook Historic District
For: Prel/Final Site Plan w/ "c" and "d" Variances to renovate, rehabilitate and expand the existing structures both vertically and horizontally, to expand the residential use from a total of 8 dwelling units to 9, and to create a new ground floor retail use at 100 Morris St.
"c" Variances: Min. rear yard, expansion of nonconforming structure
"d" Variances: Use; Height; Expansion of nonconforming use
Carried from December 14, 2006

11. Case: Z06-073
Applicant: 68 St. Pauls, LLC
Attorney: Jon P. Campbell, Esq.
Address: 68-76 St. Paul's Avenue
Block: 563 Lots: 11,12,13,14,15,10.A,8.A
Zone: R-1 One and Two Family Housing District
For: Preliminary/Final Site Plan with "c" and "d" variances to construct a 4-story multi-family mid-rise apartment building with fifty-five (55) units over a fifty eight (58) car parking garage.
"c" Variances: Stacked parking, parking aisle width
"d" Variances: Use; Height

12. **MEMORIALIZATION OF RESOLUTIONS**

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON