

**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, May 17, 2007, 6:00 p.m.**, in the **14th Floor Conference Room of 30 Montgomery St**, Jersey City, New Jersey. **Parking is available along Christopher Columbus Drive.**

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

6. Old Business:

- a. Case: Z05-010 1 Year Extension
Applicant: NZ Funding, LLC
Address: 170-172 Grant Avenue
Block: 1779 Lots: 10.B1, A.2
Zone: R- 3 Multi-Family Mid Rise District/R-1 One & Two Family Housing District
For: One year extension of Final Site Plan & Variance approvals to June 23, 2008 (original approval 5/19/2005 to construct a 5-story, 20 unit residential building with 19 on-site parking spaces).
- b. Case: Z01-022 1 Year Extension
Applicant: U-Haul International Construction
Address: 328- 340 Tonnele Avenue
Block: 956.A Lot: 39
Zone: R-1 One and Two Family Housing
For: One year extension of Variance approvals to April 12, 2008 (original approval 1/16/03 to construct a 118,840 sq.ft.self-storage facility with accessory loading and parking areas).

7. Case: Z07-031 "A" & "B" Appeals
Applicant: Charlene Burke
Attorney: Pro Se
Address: 91 Gifford Ave
Block: 1814 Lots: 42
Zone: R-1 One and Two Family Housing
For: **"A" Appeal** of the Zoning Officer's decision to approve building permit applications and the subsequent issuance of building permits based on these approvals for development of a two-family house at 91 Gifford Avenue..
"B" Appeal seeking interpretation of the Jersey City Land Development Ordinance regarding standards for the R-1 One & Two Family Housing district and Section 345-62 Residential Design Standards pertaining to development of property at 91Gifford Avenue
8. Case: Z07-027 "A" & "B" Appeals
Applicant: Rebecca Hoffman
Attorney: Pro Se
Address: 342, 347 & 349 Palisade Avenue
Block: 738 Lots: 48, 49
Block: 739 Lot: 9
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District
For: **"A" Appeal** of the Zoning Officer's decision to approve building permit applications and the subsequent issuance of building permits based on these approvals for development of property at 342 and 349 Palisade Ave.
"B" Appeal of the interpretation of the Jersey City Land Development Ordinance regarding standards for the R-2 Multi-Family Attached Housing (4 stories or less) District and Section 345-62 Residential Design Standards pertaining to properties at 342, 347, and 349 Palisade Ave.
9. Case: Z07-003 "A" Appeal
Applicant: Hector D. Nick Caballero
Attorney: Jay R. Atkins, Esq.
Address: 662 Palisade Avenue
Block: 797 Lot: 29.B
Zone: R-1 One & Two Family Housing District
For: Appeal of the Zoning Officer's decision that the portion of the house being proposed for a second residential unit is a cellar and not a basement, and is, therefore, not habitable.

Zoning Board of Adjustment Meeting

May 17, 2007

Page 2

10. Case: Z07-001
Applicant: Nanak Nam Jahaj Gurudwara
Attorney: Charles J. Harrington, III, Esq.
Address: 1080 West Side Avenue
Block: 1857 Lot: D.6
Zone: R-3 Multi-Family Mid Rise District
For: Preliminary & Final Major Site Plan with “c” and “d” Variances for the conversion of an existing non-conforming warehouse into a mixed use building with a portion to be used as a house of worship.
“c” Variance: Maximum lot coverage
“d” Variances: Use
11. Case: Z06-038
Applicant: M & M Assets, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 340- 344 Paterson plank Road
Block: 797 Lot: 66 (f/k/a 36 & 37)
Zone: R-1 One & Two Family Housing District
For: Preliminary & Final Major Site Plan with “c” and “d” Variances for the construction of a 3-4 story building with 4 dwelling units and 8 on-site parking spaces on two merged lots
“c” Variance: Rear yard setback, front yard landscaping, height
12. Case: Z02-003.1 Site Plan Amendment
Applicant: FTD Newark, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 209-217 Newark Avenue
Block: 311 Lot: 68 (f/k/a 26, 27, 28, 29, 30, 54B, 55A, 57B, & 60A)
Zone: NC Neighborhood Commercial District / R-3 Multi-Family, Mid-Rise District
For: Amendment to Final Site Plan to revise facade and floor plan and to add a 6th story rooftop common room. Applicant also seeks relief from a condition of final approval disallowing full residential units on the fifth floor level.
“c” Variance: % coverage of rooftop appurtenances
“d” Variance: Height
13. Case: Z06-091
Applicant: Devi Ma Communipaw, LLC
Attorney: Ronald H. Shaljian, Esq.
Address: 847- 849 Communipaw Avenue
Block: 1744 Lots: 12, 13
Zone: C/A Commercial Automotive District
For: Preliminary & Final Major Site Plan with “c” and “d” Variances to construct a 4-story, 23,368 sq ft office building with 15 on-site parking spaces.
“c” Variance: Min. lot size, min. lot width, max. building & lot coverage, min. setback of overhead (garage) door.
“d” Variances: Use; Height
14. **MEMORIALIZATION OF RESOLUTIONS**
15. Executive Session, as needed, to discuss litigation, personnel, or other matters.

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON