

**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, June 21, 2007, 6:00 p.m.**, in the **14<sup>th</sup> 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: Z05-017 1 Year Extension  
Applicant: Erbach, LLC  
Address: 253-255 Washington Street  
Block: 102 Lots: 64 & 66  
Zone: Paulus Hook Historic District (using O/R zone standards for use and bulk)  
For: One year extension of Final Site Plan & Variance approvals until November 3, 2008 (original approval 10/20/05 to construct an 8-story, building with 20 dwelling units and 3,500 sq ft of ground floor retail).
7. Case: Z07-033  
Applicant: Jorge Perez  
Attorney: Charles J. Harrington, III, Esq.  
Address: 342 Palisades Avenue  
Block: 739 Lot: 9  
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District  
For: Construction of a detached three family house (work partially completed)  
“c” Variances: Front yard setback, maximum side yard
8. Case: Z07-019  
Applicant: H.K.M Associates, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Address: 26-30 Greenville Avenue  
Block: 1370 Lots: 26, 28, 30, 32  
Zone: R-1 One and Two Family Housing District  
For: Preliminary and Final Major Site Plan with “c” & “d” Variances to renovate and convert an existing office building into 5,878 sq ft of medical offices and 2,600 sq.ft of non-medical offices with 9 on-site parking spaces.  
“c” Variance: Minimum parking aisle width  
“d” Variance: Use
9. Case: Z07-031 “A” & “B” Appeals  
Applicant: Charlene Burke  
Attorney: Cynthia A. Hadjiyannis, Esq.  
Address: 91 Gifford Avenue  
Block: 1814 Lot: 42  
Zone: R-1 One and Two Family Housing 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 a two-family house at 91 Gifford Avenue..  
**“B” Appeal** seeking interpretation of the Jersey City Land Development Ordinance regarding residential bulk standards for the R-1 One & Two Family Housing district and Section 345-62 Residential Design Standards pertaining to development of property at 91 Gifford Avenue
10. Case: Z07-013  
Applicant: Willow Avenue Realty Associates, L.P.  
Attorney: Eugene Paolino, Esq.  
Address: 133.5 Morgan Street  
Block: 139 Lot: F  
Zone: R-3 Multi-Family Mid-Rise District  
For: Construction of a 3-story, 3-unit townhouse on an undersized lot.  
“c” Variances: Min. lot area/depth/width, min. front and side yards, min. # of parking spaces

11. 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 and 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
12. Case: Z07-009  
Applicant: Jhunday Wali Ma Grand, LLC  
Attorney: Ronald H. Shaljian, Esq.  
Address: 747-753 Grand Street  
Block: 1945 Lots: 16A to 24  
Zone: R-1 One and Two Family Housing District  
For: Preliminary and Final Major Site Plan with “c” & “d” Variances to construct a 5-story multi-family apartment building with 40 dwelling units and 29 on-site parking spaces.  
“c” Variances: Min. lot depth, min. front/side/rear yard, max. building coverage, max. lot coverage, min. # parking spaces  
“d” Variances Use; Height
13. RENEWAL OF CONTRACT FOR PROFESSIONAL STENOGRAPHIC SERVICES
14. RENEWAL OF LEGAL SERVICES CONTRACT
15. **MEMORIALIZATION OF RESOLUTIONS**
16. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**