

**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, November 8, 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. Request for Adjournment

6. Old Business

Case: Z04-009  
Applicant: Washington Commons, LLC  
Attorney: George Garcia  
Address: 311 Washington Street  
Block: 106 Lot: A.1  
Zone: R-4/Multi-Family High Rise  
**For: Clarification of wording of Condition one (1) of the Resolution of Approval pertaining to:**

Preliminary & Final Site Plan with “c” and “d” variances approved with conditions May 20, 2004 for construction of a 153 ft. high 14 story residential building with 68 units *including 7 “affordable” artist live/work units*, and 46 accessory parking spaces (“d” variances approved for density and height)

7. Case: Z06-088 & Z06-089 Minor Subdivision & Major Site Plan  
Applicant: 334 LLC & 336 LLC  
Attorney: George Garcia, Esq.  
Address: 334-336 7<sup>th</sup> Street  
Block: 391 Lots: G, H, I, J, K  
Zone: R-1 One and Two Family Housing District  
For: Minor subdivision to create two standard sized 2,500 sq ft lots. Preliminary/Final Major Site Plan with “c” and “d” variances to construct two 4-story, 3-family dwellings  
“c” Variances: Front yard setback (deviation from predominant), min. rear yard, max. building coverage, min. front yard landscaping  
“d” Variances: Use, Height  
Application deemed complete as of August 6, 2007; scheduled for hearing on August 16, 2007 and adjourned due to failure to provide proof of service and publication. The 120 day deadline for the Board to render a decision is December 4, 2007.  
**This application is listed for dismissal due to lack of prosecution**

8. Case: Z06-067.1 Site Plan Amendment  
Applicant: 361 Newark Avenue, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Address: 361 Newark Avenue  
Block: 446 Lot: 21  
Zone: NC Neighborhood Commercial District  
For: Amendment to Final Site Plan (originally approved December 14, 2006) to increase the number of units from 55 to 77, increase the number of parking spaces from 55 to 77, decrease the building height from 152 ft to 146 ft by reducing the floor to floor heights, and make changes façade and interior configuration.

9. 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/NC Neighborhood Commercial District  
For: Preliminary & Final Major Site Plan with “c” and “d” variances to construct a 5 story residential building with 39 units and 39 on-site parking spaces.  
“d” Variances: Use, Height  
“c” Variances: Minimum lot depth, Front yard setback (deviation from the predominant), Minimum rear yard, Maximum building coverage, Maximum lot coverage, and 10 compact car spaces.

**Zoning Board of Adjustment Meeting**

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10. Case: Z07-036 "A" Appeal  
Applicant: Wan Wing Li  
Attorney: Otto Scerbo  
Address: 102A Duncan Avenue  
Block: 1827 Lot: G.H  
Zone: R-1 One and Two Family Housing District  
For: An appeal of the zoning officer's decision that an illegal carport was constructed at the premises and must be discontinued, and that required front yard landscaping was removed and must be replaced.

**Carried from October 18, 2007; Renotice Required**

11. Case: Z06-046  
Applicant: Midwood Management Corporation  
Attorney: Mark E. Leibman, Esq.  
Address: 345 Central Avenue aka 10 Lincoln Street  
Block: 825 Lot: 3.B, 4.B, 5.B  
Zone: R-1 One and Two Family Housing District/NC Neighborhood Commercial District  
For: Preliminary & Final Major Site Plan with "c" and "d" variances to use the front portion of lot 5.B at 10 Lincoln Street in the R-1 zone for parking and loading accessory to the commercial use on the rear of lot 5.B and also on the abutting lots 3.B and 4.B at 345 Central Avenue in the NC zone  
"d" Variance: Use (R-1)  
"c" Variances: Maximum height of front yard fence (R-1), Maximum sign area (NC)  
Waiver: Design waiver to use gravel for parking area

**Carried from October 18, 2007; Renotice Required**

12. Case: Z06-069  
Applicant: 15 Erie St., LLC  
Attorney: Jon Campbell, Esq.  
Address: 34 Randolph Avenue  
Block: 1485 Lot: 30.A  
Zone: R-1 One and Two Family Housing District  
For: Construction of a two-family house on an undersized lot.  
"c" Variances: Minimum lot area, Minimum lot depth, Minimum rear yard, Garage area less than 50% of ground floor space, maximum curb cut, maximum driveway width, and maximum garage door width.

13. Case: Z07-047  
Applicant: Pantelis Bournias  
Attorney: George Garcia, Esq.  
Address: 426 Jersey Avenue  
Block: 269 Lot: 6  
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District  
For: Preliminary & Final Major Site Plan with a "d" variance for a second expansion of a non-conforming restaurant, adding another 2,500 sq.ft. of kitchen and seating space and an additional 5 parking spaces for a total of 38  
"d" Variances: Expansion of a non-conforming use  
"c" Variances: Maximum sign area

**Carried from October 18, 2007**

14. Case: Z07-037 "A" Appeal  
Applicant: MTLR Corporation d/b/a Mendon Truck Leasing & Rental  
Attorney: Philip F. McGovern, Jr., Esq.  
Address: 437 Tonnele Avenue  
Block: 971 & 971.5 & 972 Lots: P.2, 40G, P.1A, 7A, 8A, 9A  
Zone: HC Highway Commercial District  
For: a) Appeal of the zoning officer's decision that conducting on-site emissions inspections that includes third party testing is not permitted in the Highway Commercial District.  
b) Alternative relief by way of variance to expand a non-conforming use to allow third party on-site emissions testing.  
"d" Variance: Expansion of a non-conforming use

**15. MEMORIALIZATION OF RESOLUTIONS**

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

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**