

**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 17, 2008, 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:

A. **ADOPTION OF THE 2006 ANNUAL ZONING REPORT**

- B. Case: Z05-009 1 Year Extension  
Applicant: Gregory Malave  
Attorney: Arthur Glatman, Esq.  
Address: 146-148 Cator Avenue  
Block: 1360.75 Lot: 10.99  
Zone: R-1 One and Two Family Housing District  
For: One year extension of Minor Site Plan and Variance approvals to December 15, 2008 (original approval memorialized December 15, 2005 to construct a 3 family house on an oversized lot)

7. Case: Z07-065 "A" & "B" Appeal  
Applicant: Historic Paulus Hook Association, Inc.  
Attorney: John Beyel, Esq  
Address: 67 Greene Street aka 60 Sussex Street  
Block: 68 Lot: A.1  
Zone: Paulus Hook Historic District  
For: An appeal of the Zoning Officer's decision to approve the issuance of construction permits for renovation and rehabilitation of an existing carriage house based on plans materially inconsistent with plans reviewed and signed by the Historic Preservation Officer as part of a previously issued Certificate of No Effect.

8. Case: Z07-071 "A" Appeal  
Applicant: Azema Ross  
Attorney: Pro Se  
Address: 128 Bentley Avenue  
Block: 1814 Lot: 14.A  
Zone: R-1A  
For: An appeal of the Zoning Officer's Notice of Violation that a two family house was illegally converted to a three family house.

9. Case: Z07-070 "A" Appeal  
Applicant: John Besante  
Attorney: Pro Se  
Address: 58 Coles Street  
Block: 315 Lot: T  
Zone: Harsimus Cove Historic District  
For: An appeal of the Zoning Officer's Notice of Violation that a warehouse was illegally converted into an Artist Gallery.  
**(Listed for dismissal due to lack of prosecution.)**

10. Case: Z06-057  
Applicant: Calico Construction, Co.  
Attorney: Jon P. Campbell, Esq.  
Address: 249 Grove Street  
Block: 235 Lot: X  
Zone: Van Vorst Park Historic District  
For: Construction of a three unit townhouse on an undersized lot  
"c" Variances: Lot area, Lot depth  
"d" Variances: Density

**Cont. on other side →→→**

11. Case: Z07-066  
Applicant: Eastridge Capital  
Attorney: Jon P. Campbell, Esq.  
Address: 520 Palisade Avenue  
Block: 777 Lots: 10, 11, 12, 13, 14  
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District  
For: Preliminary and Final Major Site Plan with “c” and “d” variances to convert a non-conforming warehouse with ground floor retail into a wholly residential 19 unit building with 20 on-site parking spaces.  
“c” Variances: Min rear yard setback, Max building coverage, Max lot coverage, Min front yard landscaping  
“d” Variances: Use, Height, Density

**12. MEMORIALIZATION OF RESOLUTIONS**

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

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**