

**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 19, 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:
  - Case: Z06-017 1 Year Extension
  - Applicant: Ocean Green, LLC
  - Attorney: W. Nevins McCann
  - Address: 742-748 Ocean Avenue
  - Block: 1999 Lot: 34 (fka lots A, B, G.2, 12.E)
  - Zone: R-1 One and Two Family Housing District
  - For: 1 year extension of Final Major Site Plan and Variance approvals to June 14, 2009 (original approval memorialized June 14, 2006) to construct a 42 unit 7-story multi-family mid-rise “green” building with 45 parking spaces within the building

**Carried from May 15, 2008**
7.
  - Case: Z08-013
  - Applicant: Lauren & Andrew Hall
  - Attorney: Joseph A. Turula, Esq.
  - Address: 12 Duncan Avenue
  - Block: 1826 Lot: 2.C
  - Zone: R-1 One and Two Family Housing District
  - For: Construction of front yard parking space (work already completed)
  - “c” Variances: Parking between the building and the street, front yard landscaping percentage
8.
  - Case: Z08-016
  - Applicant: Frank Rossi
  - Attorney: Gary M. Jeffas, Esq.
  - Address: 3472 Kennedy Boulevard
  - Block: 869 Lot: 137
  - Zone: R-1 One and Two Family Housing District
  - For: Conversion of a 1-story dance studio to a medical office
  - “d” Variances: Use
9.
  - Case: Z08-014
  - Applicant: New Maranatha Karibu SDA Church
  - Attorney: Jon P. Campbell, Esq.
  - Address: 179 Duncan Avenue
  - Block: 1661 Lot: 4.99 (f.k.a 4 & 5)
  - Zone: R-1 One and Two Family Housing District
  - For: Conversion of a vacant 2-story structure last used as a child day care center to a house of worship
  - “c” Variances: Min. lot size, Min. front/side/rear yards, Max. building & lot coverage, Min. # of parking spaces, Max. # of signs
10.
  - Case: Z08-004
  - Applicant: Prospect 42, LLC
  - Attorney: Ronald H. Shaljian, Esq.
  - Address: 44 Prospect Street
  - Block: 714 Lot: 46
  - Zone: R-1 One and Two Family Housing District
  - For: Construction of a series of connected roof decks atop a nonconforming (17 unit) multi-family mid-rise apartment building
  - “c” Variances: Expansion of a nonconforming structure, Max. coverage of rooftop appurtenances
11.
  - Case: Z08-007
  - Applicant: Thomas Parisi
  - Attorney: Charles J. Harrington, III, Esq.
  - Address: 141 Bright Street
  - Block: 341 Lot: P.1
  - Zone: Van Vorst Park Historic District/ R-1 One and Two Family Housing District
  - For: Prelim/Final Major Site Plan w/“c” & “d” Variances for expansion of a nonconforming bar/restaurant to create additional indoor restaurant seating as well as a 16 seat sidewalk café and construction of three story rear addition for a single residential unit.
  - “c” Variances: Min.rear yard, Max. building & lot coverage (both zones), Min. lot area & lot width, (R-1)
  - “d” Variances: Expansion of nonconforming use (Historic district)

**Cont. on other side →→→**

12. Case: Z07-059  
Applicant: 307 Barrow Street, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Address: 307 Barrow Street  
Block: 273 Lot: E  
Zone: Van Vorst Park Historic District  
For: Prelim/Final Major Site Plan w/"c" & "d" Variances to construct a 12 unit multi-family mid-rise building with 12 parking spaces within the building.  
"c" Variances: Min. rear yard, min. building coverage, min. lot coverage, min. parking aisle width  
"d" Variances: Use; Height  
**Carried from May 15, 2008**
13. Case: Z06-063  
Applicant: M & L Real Property, LLC  
Attorney: Ronald H. Shaljian, Esq.  
Address: 555 Tonnele Avenue  
Block: 979 Lot: 2.99  
Zone: HC Highway Commercial  
For: Prelim/Final Major Site Plan w/"c" & "d" Variances Construction of a Truck Wash facility, or alternatively a combination Truck/Car Wash facility on the site of an existing tire repair shop (to be demolished)  
"d" Variances: Use (Truck Wash); Deviation from Conditional Use standards for a Car Wash  
**Carried from May 15, 2008**

**14. ANNUAL REORGANIZATION**

15. Renewal of contract for professional stenographic services  
16. Award of legal services contract

**17. MEMORIALIZATION OF RESOLUTIONS**

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

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**