

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LLEGAL 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, September 18, 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: Z06-032 1 year extension  
Applicant: OTW1-Benson, LLC  
Attorney: W. Nevins McCann  
Address: 380 Newark Avenue  
Block: 447 Lot: D.2  
Zone: NC Neighborhood Commercial District  
For: One year extension of Final Major Site Plan w/ "c" and "d" Variances to construct a 12-story hi-rise building approx. 132 ft in height with 65 dwelling units above a 69 car parking garage and approx. 2,585 s.f. of commercial space  
"c" Variances: Minimum lot depth, minimum rear yard, minimum parking aisle width, minimum parking space dimensions, stacked parking  
"d" Variance: Use, Height

7. 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 for 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  
**Hearing continued from August 21, 2008**

8. Case: Z08-005  
Applicant: Striker Investment Realty  
Attorney: George Garcia, Esq.  
Address: 258-262 First Street & 271 Second Street  
Block: 276 Lots: 17 & M-1  
Zone: Harsimus Cove Historic District  
For: Prelim./Final Major Site Plan w/"c" & "d" Variances for rehabilitation, expansion and conversion of a former church and rectory fronting on First St. into 17 residential units (14 units in the church building and 3 in the rectory) along with construction of a 4-story, four unit townhouse fronting on Second St. Consolidation of the two lots is proposed and a common interior courtyard linking the three buildings.  
"c" Variances: Maximum lot coverage, Maximum building coverage, Minimum rear yard, Minimum # of parking spaces  
"d" Variances: Use, Height, Density  
**Hearing continued from July 17, 2008**

9. Case: Z08-021  
Applicant: Atif Khawaja  
Attorney: Jon Campbell  
Address: 125 DeKalb Avenue  
Block: 1838 Lot: C  
Zone: R-1 One and Two Family Housing District  
For: Construction of a single family house on a shallow undersized lot  
"c" Variances: Minimum lot area, Minimum lot depth, Minimum rear yard, Minimum building coverage

10. Case: Z06-081.1 Site Plan Amendment  
Applicant: Robert O'Neill  
Attorney: Nicholas Corrado, Esq.  
Address: 17-19 Winfield Avenue  
Block: 1431 Lot: 25  
Zone: R-1 One and Two Family Housing District  
For: Amendment to Final Site Plan to reduce the number of on site parking spaces from 9 to 7 (original approval February 15, 2007 for conversion of an existing commercial building into 9 units with 9 on-site parking spaces)
11. Case: Z08-033  
Applicant: M & H Developers, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Address: 12, 18-20 Cook St. & 15, 17, 21 & 23 Oakland Ave.  
Block: 527 Lots: 5.C, 5.E, 6, 7, 16, 17, 18.B & 18.C  
Zone: O/R Office/Residential District  
For: Preliminary/Final Major Site Plan w/ "c" & "d" variances to construct an 8-story mixed use building on a through lot (fronting on both Oakland & Cook) with 106 dwelling units, 53 on-site parking spaces, and 2,700 sq.ft. of ground floor commercial space along Oakland Avenue  
"c" Variances: Max. building coverage, Max. lot coverage, Min. side yard, Min. # of parking spaces  
"d" Variances: Density  
**Carried from August 21, 2008**

**12. MEMORIALIZATION OF RESOLUTIONS**

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

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**