

**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 6, 2008, 6:00 p.m.**, in the **14th 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. Old Business
6. Request for Adjournment

7. Adoption of 2007 Annual Zoning Report

8. 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

9. Case: Z08-002.1
Applicant: Oakland Washburn Association, LLC and DeLuco Organization, Ltd.
Attorney: Charles J. Harrington, III, Esq.
Address: 82-84 Washburn St., 387 Hoboken Ave. & 42 Oakland
Block: 530 Lots: C, 57C, 57D, 58, 59, 60A, 62A, 63A, 64A & 66
Zone: O/R Office/Residential District
For: Modification of Condition of Approval # 3 to allow for an additional 90 days (to February 17, 2009) for all site improvements to be completed.

10. Case: Z08-037
Applicant: St. Mary's Diagnostic Center, LLC
Attorney: Stephen S. Rose, Esq.
Address: 2300 Kennedy Boulevard
Block: 1796 Lot: A, B, C, D, E, F
Zone: R-1 One and Two Family Housing District / R-3 Multi-Family Mid-Rise District
For: Preliminary and Final Major Site Plan w/ "c" & "d" Variances to convert a 1-story general office building into medical offices, and to incorporate 2 additional lots in the R-1 zone for use as a driveway and additional parking accessory to the medical offices
"d" variances: Use
"c" variances: Min. buffer width between an R-3 zone parking area and the adjacent R-1 zone, Maximum commercial signage

11. Case: Z08-026
Applicant: Ilene Mak
Attorney: Eugene O'Connell, Esq.
Address: 61 Van Reipen Avenue
Block: 584 Lot: C
Zone: CBD Central Business District
For: Conversion of a rooming house to multi-family mid-rise use with 3 dwelling units
"c" variances: Minimum lot area, Minimum lot width, Minimum parking, Minimum front yard landscaping
Carried from October 16, 2008

12 MEMORIALIZATION OF RESOLUTIONS

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON