

**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, December 11, 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. Request for Adjournment
6. Old Business

7. Adoption of 2007 Annual Zoning Report – Carried from November 6, 2008

8. Adoption of 2009 Meeting Calendar

9. Case: Z06-063
Applicant: M & L Real Property, LLC
Attorney: Ronald H. Shaljian, Esq.
Address: 555 Tonnele Avenue
Block: 979 Lot: 2
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

10. Case: Z07-056
Applicant: Kevin Kelly
Attorney: James J. Burke, Esq.
Address: 100 South Street
Block: 782 Lot: D
Zone: R-1 One and Two Family Housing District
For: Renovation and expansion of an existing non-conforming mixed use building (1 commercial unit and 3 dwelling units) by restoring the original historic façade, adding to the rear of the building, eliminating the ground flr commercial use and creating 5 residential units with 3 on-site parking spaces.

“c” Variances: Minimum lot area, Minimum lot depth, Maximum building coverage, Maximum lot coverage, Minimum front yard landscaping

“d” Variances: Use

11. Case: Z08-032
Applicant: Vigilant Holdings, LLC
Attorney: George Campen, Esq.
Address: 349 4th Street
Block: 387 Lot: 32
Zone: R-1 One and Two Family Housing District
For: Renovation and expansion of an existing 3-story building with 3 dwelling units by adding 2-stories to an existing 1-story ground floor rear extension

“c” Variances: Expansion of a non-conforming structure, Maximum rear yard setback

12. MEMORIALIZATION OF RESOLUTIONS

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON