

**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, March 19, 2009 6:00 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Request for Adjournment
6. Old Business
  
7. Case: Z09-004  
Applicant: St. Ann's Home for the Aged Corp.  
Address: 198 Old Bergen Road  
Attorney: John A. Smith, Esq.  
Block: 1416                      Lots: 34 & 38-43  
Zone: R-1 One and Two Family Housing District  
For: Preliminary/Final Major Site Plan w/"c" & "d" Variances to consolidate lots 34 & 38-43 and construction of an Adult Medical Day Care Center in a separate building from the existing Nursing Home on the newly consolidated lot.  
"c" Variance: More than one principal structure and use on a single lot, Stacked parking  
"d" Variance: Use
  
8. Case: Z08-062  
Applicant: Jasco Management Corp.  
Address: 9-13 & 47 Mill Road  
Attorney: Eugene T. Paolino, Esq.  
Block: 1890                      Lots: C.2, C.3, B.1 and E.2  
Zone: R-1 One and Two Family Housing District  
For: Preliminary/Final Major Site Plan w/"c" & "d" Variances to construct a parking lot with six parking spaces and a deck at the rear to serve as accessory use for the existing adjacent office building on lot E.2  
"c" Variance: Lot depth, Buffer area, Parking aisle width  
"d" Variance: Expansion of non-conforming use
  
9. Case: Z08-050  
Applicant: Takaichi Kamatsu  
Address: 709 Bergen Avenue  
Attorney: Pro Se  
Block: 1826                      Lot: 1.K  
Zone: NC Neighborhood Commercial District  
For: Conversion of the ground floor of an existing 3-story building from a commercial unit into a residential unit  
"d" Variance: Use
  
10. Case: Z09-003  
Applicant: Daniel Suh  
Address: 31 Montgomery Street  
Attorney: Pro Se  
Block: 38                      Lot: E  
Zone: NC Neighborhood Commercial District  
For: Installation of an additional building sign on the primary façade  
"c" Variance: More than one building sign on the primary facade
  
11. Case: Z08-059    "A" Appeal  
Applicant: Michael Laurie  
Address: 134 Jewett Avenue  
Attorney: Pro Se  
Block: 1823                      Lot: 20.C  
Zone: R-1A One and Two Family Housing District  
For: An appeal of the zoning officer's decision that a parking space was unlawfully created between the building and street line and to establish that the parking space lawfully existed prior to the 20001 change in the zoning ordinance that made it not permitted.

**Cont. on other side →→→**

12. Case: Z08-063 "A" Appeal  
Applicant: Chirag and Shweta Inc.  
Address: 3596 Kennedy Boulevard  
Attorney: Pro se  
Block: 884 Lot: 16.99  
Zone: R-1 One and Two Family Housing District  
For: An appeal of the zoning officer's decision that a proposed after-school tutoring program is classified as a "Day Care/Learning Center" does not qualify as a continuing nonconforming office use.  
**Listed for dismissal due to lack of prosecution**

13. **MEMORIALIZATION OF RESOLUTIONS**

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

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**