

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the January 11, 2007 special meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. **Old Business:**
 - A. Case: Z02-003 1 year extension
Applicant: Longstreet Associates
Attorney: Jon P. Campbell
Address: 209-215 Newark Avenue
Block: 311 Lots: 26, 27, 28, 29, 30, 54.B, 55.A, 57.B, 60
Zone: N/C Neighborhood Commercial District
For: One year extension of Final Site Plan & Variance approvals to January 16, 2008 (original approval 1/16/03 for construction of a 76 unit, 5-story apartment building with approx. 3,800 sq.ft. of gr. fl. retail space and 50 access. parking spaces under the building).
Decision: Approved
 - B. Case: Z03-051 1 year extension
Applicant: The Provident Bank
Attorney: James P. Rhatican
Address: 114-122 Vroom St
Block: 187 Lots: 33.D, 33.E, 33.F, 34 & 48
Zone: CBD Central Business District/Journal Square & OR Office Residential District
For: One year extension of Final Site Plan & Variance approvals to May 20, 2007 (resolution for original approval 5/20/04 to expand the existing employee parking lot by constructing an additional 24 spaces on five adjacent lots).
Decision: Approved with conditions
6. Case: Z03-030.1 Site Plan Amendment
Applicant: Pantelis and Irene Bournias
Attorney: George L. Garcia, Esq
Address: 426 Jersey Avenue
Block: 269 Lots: G.1, H.1, J.1, K.1, L.1, M.1, N.1, Q.1, P.1, R.1, C& D
Zone: R-2 Multi-Family Attached Housing (four stories or less) District
For: Amendment to Final Site Plan to reconfigure parking lot, create additional parking spaces, and add perimeter landscaping following demolition of adjoining building (original approval 8/21/03 for expansion of a nonconforming restaurant use).
Decision: Approved with conditions
7. Case: Z06-061
Applicant: 87 Williams Ave, LLC
Attorney: Eugene O'Connell
Address: 87 Williams Avenue
Block: 1759 Lots: 55.B
Zone: R-1 One and Two Family Housing District
For: Construction of a two family house on an undersized lot (1450 sq ft)
"c" Variances: Minimum lot depth, minimum lot area, minimum rear yard
Decision: Approved with conditions
8. Case: Z06-043
Applicant: HJSE Realty, LLC
Attorney: Jon P. Campbell
Address: 351 Manhattan Avenue
Block: 971 Lots: 40.K
Block: 961 Lots: 7.A, 8, S
Zone: HC - Highway Commercial District
For: Preliminary/Final Major Site Plan with "c" & "d" Variances to construct an approximately 105,420 sq. ft. 3-story addition to a pre-existing non-conforming warehouse.
"c" Variances: Maximum building coverage, minimum perimeter setback
"d" Variances: Height; Expansion of a non-conforming use
Decision: Approved with conditions
9. Case: Z06-048
Applicant: 200 Forbell Street, Inc
Attorney: Jon P. Campbell
Address: 41 Van Reypen Street
Block: 1846 Lots: E.2
Zone: R-3 Multi-Family Mid-Rise Residential District
For: Minor Site Plan with "c" & "d" variances to rehabilitate and convert a former rooming house into a multi-family mid-rise residential building with 6 dwelling units where 5 dwelling are permitted
"c" Variances: Min. lot area, min. lot width, min. front yard, min. sideyards
"d" Variance: Density
Decision: Approved with Conditions

10. **Memorialized the following resolutions available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite #1400, Jersey City, NJ.**
- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” and “d” variances, #Z06-047 submitted by 682 Garfield Avenue Properties, LLC (682-694 Garfield Avenue) B: 1487 Lots: A & 2.B
 - (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan with “c” variances, #Z05-036 submitted by 271 Van Wagnen Realty, LLC (271 Van Wagnen Avenue) B: 638 Lot: 51
 - (3) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Site Plan with “c” and “d” variances, #Z06-016 submitted by Mskan, LLC (964-972 West Side Avenue) B: 1852 Lots: E.9 and 58 (FKA Lot:E.8)
 - (4) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan, #Z06-068 submitted by, David Novak and Kevin Luhrs (230 and 232 Ogden Avenue) B: 750 Lots: 137.A and 138.A
 - (5) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” Variances #Z06-037 submitted by Daibes Gas 18, LLC (1505 Kennedy Boulevard) B: 1250 Lots:18.A

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON