

**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 15, 2007, 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:

A. Case: Z04-024 1 Year Extension
Applicant: Hudson Auto Mall, LLC
Address: 801 Route 440
Block: 1746 Lot: E.2
Zone: WPD Waterfront Planned Development District
For: One year extension of Final Site Plan & Variance approvals to May 19, 2008 (original approval 4/21/05 to construct a one-story retail automobile dealership at approximately 74,928 sq ft).

**B. ADOPTION OF 2005 ANNUAL ZONING REPORT
Carried from February 15, 2006**

6. Requests for Adjournment
7. Case: Z07-004
Applicant: Jersey City Episcopal CDC
Attorney: Eugene O'Connell
Address: 109-111 Old Bergen Rd
Block: 1367 Lot: 42.M
Zone: R-1 One and Two Family Housing
For: Preliminary/Final Site Plan with "c" and "d" variances to construct a 3 story, multi-family mid-rise building for 5 affordable housing units
"c" Variances: Min lot area, min lot depth, side yard on corner lot, lot coverage, building coverage
"d" Variances: Use; Height
8. Case: Z07-006
Applicant: Jersey City Episcopal CDC
Attorney: Eugene O'Connell
Address: 119 Rutgers Ave District/Vacant Building Redevelopment Plan
Block: 1349 Lot: 5
Zone: R-1 One and Two Family Housing District
For: Construction of an "affordable" two family house
"c" Variances: Height, min lot area, min lot depth, front yard setback on corner lot, min side yard
9. Case: Z06-065
Applicant: Michael Silver
Attorney: George Garcia
Address: 147 Liberty Ave
Block: 956 Lots: 2, 28
Zone: R-1 One and Two Family Housing District
For: Minor site plan with "c" and "d" variances for the conversion of an existing two family house to a three family house, with 3 stories on Liberty Avenue and 4 stories in the rear, on an oversized lot.
"c" Variance: Min lot depth, min rear yard, max driveway width
"d" Variances: Use, Height
10. Case: Z06-078
Applicant: Kristal O'Bryant and Taylora O'Bryant
Attorney: Charles J. Harrington, III, Esq.
Address: 294 Grand St
Block: 234 Lot: 189
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District
For: Minor site plan with "c" & "d" variances to construct a 4-story, 5 unit building on an undersized through lot
"c" Variances: Min lot area, min. lot depth, max. building coverage, max. lot coverage
"d" Variances: Density; Height

11. Case: Z06-076 Site Plan Amendment
Applicant: Triumph of Jersey City, LLC
Attorney: James C. McCann
Address: 85 Morris St
Block: 66 Lots: G, H, J, K
Zone: Paulus Hook Historic District
For: Amendment to Final Site Plan to expand a non-conforming restaurant use by constructing an outdoor seating area within the public R-O-W on Morris Street, to alter approved parking lot perimeter landscape plan, and to address already constructed kitchen roof-top duct work not shown on approved plans.
“d” Variances: Expansion of a non-conforming use
12. Case: Z06-060
Applicant: Jose E. Aponte
Attorney: James C. Mc Cann
Address: 107 Coles St
Block: 355 Lots: L
Zone: Hamilton Park Historic District
For: To construct a 3 story, 1 family house on an undersized lot
“c” Variances: Min lot area, min lot depth, min rear yard, max building coverage
13. Case: Z06-087
Applicant: Sprint Spectrum, L.P.
Attorney: James K. Pryor
Address: 284-286 3rd St
Block: 315 Lots: Q.PL
Zone: Harsimus Cove Historic District
For: Minor site plan to install a wireless communication antennas on an existing multi family mid rise building
“d” Variances: Use

13. **MEMORIALIZATION OF RESOLUTIONS**

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON