

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

Please take notice that the Board of Adjustment took the following actions at the April 19, 2007 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:

Case: Z03-050 1 Year Extension  
Applicant: Laidlaw Properties, LLC  
Address: 136-138 Oakland Ave  
Block: 702 Lot: T.1&V  
Zone: R-1 One and Two Family Housing  
For: Second 1-year extension of Final Site Plan & Variance approvals to July 15, 2008 (original approval 6/17/04 to convert an industrial building to 78 residential units, constructing up to 3 additional floors above the existing building).  
**Decision: Extension Approved**

6. Requests for Adjournment

7. Case: Z07-002  
Applicant: Innerscity Development, LLC  
Attorney: Charles J. Harrington, III  
Address: 102-108 Cambridge Ave  
Block: 763 Lots: 13,14,15,& 16  
Zone: R-1 One and Two Family Housing District  
For: Preliminary/Final Major Site Plan with "c" & "d" Variances to construct a 4-story, 16 unit residential building with 18 on-site parking spaces.  
"c" Variance: Min. rear yard, max. building coverage, max. lot coverage  
"d" Variances: Use; Height  
**Decision: Approved with Conditions**

8. Case: Z07-011 "A" Appeal  
Applicant: Hope Center Tabernacle  
Attorney: Ada Davis  
Address: 110-116 Cambridge Ave  
Block: 763 Lot: 17  
Zone: R-1 One and Two Family Housing  
For: Appeal of the Zoning Officer's decision that the height of the proposed parapet of the subject property exceeds the maximum height exception allowable for rooftop appurtenances and requires a variance.  
**Decision: Appeal Granted; Zoning Officer Reversed**

9. Case: Z06-078  
Applicant: Kristal O'Bryant and Taylora O'Bryant  
Attorney: Charles J. Harrington, III  
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, max. length of balcony  
"d" Variances: Density; Height  
**Decision: Approved with Conditions**

10. Case: Z06-059  
Applicant: Jose E. Aponte  
Attorney: James C. McCann  
Address: 144 Bergen Ave  
Block: 1316 Lot: A.1  
Zone: R-3 Multi-Family Mid Rise District  
For: Preliminary/Final Major Site Plan with "c" & "d" Variances to construct a 5-story, 17 unit residential building with 18 on-site parking spaces.  
"c" Variances: Min. lot depth, min. front yard, min. side yard, max. building coverage, max. lot coverage, min. front yard landscaping, min. parking aisle width  
"d" Variances: Density  
**Decision: Approved with Conditions**

11. Case: Z06-035  
Applicant: Vita and Becht, LLC  
Attorney: Charles J. Harrington  
Address: 254-258 Warren Street and 120-124 York Street  
Block: 102 Lots: T, V.1, V.2, 72 & 73  
Zone: Paulus Hook Historic District (with O/R bulk and use standards required)  
For: Preliminary/Final Major Site Plan with "c" & "d" Variances to construct an 12 story mixed use building on a 7,500 sq ft lot with 50 residential units, 50 on-site parking spaces, and. 420 sq ft of ground floor retail space on Warren St.  
"c" Variances: Height, min. lot size, min. lot depth, min. rear yard, min. side yard, max. building coverage, max. lot coverage, stacked parking, min. parking aisle width  
"d" Variances: Density  
**Decision: Approved with Conditions**
12. Case: Z07-015  
Applicant: John and Michele Egar  
Attorney: Eugene Paolino  
Address: 386 Second St  
Block: 386 Lot: K  
Zone: R-1 One and Two Family Housing  
For: The addition of a mezzanine level to the third floor of a 3-story, 3-family house.  
"c" Variances: Expansion of a non-conforming structure, height, min. rear yard  
**Decision: Approved with Conditions**
13. Case: Z05-040 Minor Subdivision and Minor Site Plan  
Applicant: Ibrahim Hassan with "c" and "d" Variances  
Attorney: Charles J. Harrington, III  
Address: 19 Bryan Place  
Block: 1860.A Lot: 1.M  
Zone: O/R Office/Residential District  
For: Minor subdivision of a 4,727 sq ft lot containing an existing 2 family house and 1-story garage into 2 lots: one containing the existing 2 family house and the other to be newly developed with a 4 story 3 family house and parking for 5 cars  
"c" Variances: Min. lot area/width/depth, min. front yard, min. side yard, min. rear yard, max. lot coverage, max. building coverage, min. front yard landscaping  
"d" Variances: Expansion of a non-conforming use  
**Decision: Approved with Conditions**
14. Case: Z06-026  
Applicant: Ramautar Gangadin  
Attorney: Jon P. Campbell  
Address: 3673 Kennedy Boulevard  
Block: 894 Lot: 3  
Zone: R-1 One and Two Family Housing  
For: Construction of a 3-story two family house on an undersized vacant lot  
"c" Variances: Min.lot area, min. lot depth, min. rear yard  
**Decision: Approved with Conditions**
15. **Memorialized the following resolutions available for review at the Office of City Planning, 30 Montgomery Street, 14<sup>th</sup> flr., Suite #1400, Jersey City, NJ.**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Site Plan Approval with "c" and "d" variances, #Z06-035 submitted by Vita and Becht, LLC (254-258 Warren Street and 120-124 York Street) B: 102 Lot: T, V.1, V.2, 72 and 73

**Joseph Kealy, Board of Adjustment Chairperson**