

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

Please take notice that the Board of Adjustment took the following actions at the May 17, 2007 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Requests for Adjournment

6. **Old Business:**
 - A. Case: Z05-010 1 Year Extension
Applicant: NZ Funding, LLC
Address: 170-172 Grant Avenue
Block: 1779 Lots: 10.B1, A.2
Zone: R-3 Multi-Family Mid-Rise Residential District/R-1 One & Two Family Housing District
For: One year extension of Final Site Plan & Variance approvals to June 23, 2008 (original approval 5/19/2005 to construct a 5-story, 20 unit residential building with 19 on-site parking spaces).
Decision: Extension Approved

 - B. Case: Z01-022 1 Year Extension
Applicant: U-Haul International Construction
Address: 328-340 Tonnele Avenue
Block: 956.A Lot: 39
Zone: R-1 One and Two Family Housing District
For: One year extension of Variance approvals to April 12, 2008 (original approval 1/16/03 to construct a 118,840 sq.ft.self-storage facility with accessory loading and parking areas).
Decision: Extension Approved

7. Case: Z07-031 "A" & "B" Appeals
Applicant: Charlene Burke
Attorney: Pro Se
Address: 91 Gifford Avenue
Block: 1814 Lot: 42
Zone: R-1 One and Two Family Housing
For: **"A" Appeal** of the Zoning Officer's decision to approve building permit applications and the subsequent issuance of building permits based on these approvals for development of a two-family house at 91 Gifford Avenue..
"B" Appeal seeking interpretation of the Jersey City Land Development Ordinance regarding standards for the R-1 One & Two Family Housing district and Section 345-62 Residential Design Standards pertaining to development of property at 91 Gifford Avenue
Adjourned to June 21, 2007 at applicant's request

8. Case: Z07-027 "A" & "B" Appeals
Applicant: Rebecca Hoffman
Attorney: Pro Se
Address: 342, 347 & 349 Palisade Avenue
Block: 738 Lots: 48, 49
Block: 739 Lot: 9
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District
For: **"A" Appeal** of the Zoning Officer's decision to approve building permit applications and the subsequent issuance of building permits based on these approvals for development of property at 342 and 349 Palisade Ave.
"B" Appeal of the interpretation of the Jersey City Land Development Ordinance regarding standards for the R-2 Multi-Family Attached Housing (4 stories or less) District and Section 345-62 Residential Design Standards pertaining to properties at 342, 347, and 349 Palisade Ave.
"A" Appeal Decision for 349 Palisade: **Reversed zoning officer decision to issue permits, which are found to be invalid under section 345-16.B (Threshold for Minor Site Plan Review) until Planning Board approval is obtained for minor site plan**
"A" Appeal Decision for 342 Palisade: **Reversed zoning officer decision to issue permits, which are found to be invalid under section 345-41.E (Bulk Standards for Townhouses in the R-2 zoning district) until front yard variance approval is obtained from the Zoning Board of Adjustment**
"B" Appeal Decision: **Original permits for all three properties, which are located in the R-2 zone, were improperly issued under R-1 zoning standards**

9. Case: Z07-003 "A" Appeal
Applicant: Hector D. Nick Caballero
Attorney: Jay R. Atkins, Esq.
Address: 662 Palisade Avenue
Block: 797 Lot: 29.B
Zone: R-1 One & Two Family Housing District
For: Appeal of the Zoning Officer's decision that the portion of the house being proposed for a second residential unit is a cellar and not a basement, and is, therefore, not habitable.
Decision: Zoning Officer Reversed

10. Case: Z07-001
Applicant: Nanak Nam Jahaj Gurudwara
Attorney: Charles J. Harrington, III, Esq.
Address: 1080 West Side Avenue
Block: 1857 Lot: D.6
Zone: R-3 Multi-Family Mid-Rise Residential District
For: Preliminary & Final Major Site Plan with “c” and “d” Variances for the conversion of an existing non-conforming warehouse into a mixed use building with a portion to be used as a house of worship.
“c” Variance: Maximum lot coverage
“d” Variance: Use
Decision: Approved with Conditions
11. Case: Z06-038
Applicant: M & M Assets, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 340- 344 Paterson Plank Road
Block: 797 Lot: 66 (f/k/a 36 & 37)
Zone: R-1 One & Two Family Housing District
For: Preliminary & Final Major Site Plan with “c” and “d” Variances for the construction of a 3-4 story building with 4 dwelling units and 8 on-site parking spaces on two merged lots
“c” Variance: Rear yard setback, front yard landscaping, height
“d” Variance: Use
Decision: Approved with Conditions
12. Case: Z02-003.1 Site Plan Amendment
Applicant: FTD Newark, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 209-217 Newark Avenue
Block: 311 Lots: 68 (f/k/a 26, 27, 28, 29, 30, 54B, 55A, 57B, & 60A)
Zone: NC Neighborhood Commercial District / R-3 Multi-Family, Mid-Rise District
For: Amendment to Final Site Plan to revise facade and floor plan and to add a 6th story rooftop common room. Applicant also seeks relief from a condition of final approval disallowing full residential units on the fifth floor level.
“c” Variance: % coverage of rooftop appurtenances
“d” Variance: Height
Decision: Approved with Conditions
13. Case: Z06-091
Applicant: Devi Ma Communipaw, LLC
Attorney: Ronald H. Shaljian, Esq.
Address: 847- 849 Communipaw Avenue
Block: 1744 Lots: 12, 13
Zone: C/A Commercial Automotive District
For: Preliminary & Final Major Site Plan with “c” and “d” Variances to construct a 4-story, 23,368 sq ft office building with 15 on-site parking spaces.
“c” Variance: Min. lot size, min. lot width, max. building & lot coverage, min. setback of overhead (garage) door.
“d” Variance: Use; Height
Decision: Approved with Conditions
14. **Memorialized the following resolutions available for review at the Office of City Planning, 30 Montgomery Street, 14th flr., Suite #1400, Jersey City, NJ.**
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “c” and “d” variances, #Z06-078 submitted by Kristal and Taylor O’ Bryant (294 Grand Street) B: 234 Lot: 189
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances, #Z06-085 submitted by G & S 199 Development, LLC and Lighthorse Tavern, LLC (199-201 Washington St. & 100-100A Morris St.) B: 99 Lots: A, B
(3) Resolution of the Jersey City Zoning Board of Adjustment Adopting the Annual Report for the year 2005.
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z06-060 submitted by A & R Homes Development, LLC (107 Coles St.) B: 355 Lot: L
(5) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z07-006 submitted by Jersey City Episcopal Community Development (119 Rutgers Ave) B: 1349 Lot: 5
(6) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances, #Z07-004 submitted by Jersey City Episcopal Community Development (109-111 Old Bergen Road) B: 1367 Lot: 42.M
(7) Resolution of the Jersey City Zoning Board of Adjustment Approving a One Year Extension of Final Site Plan Approval with “c” and “d” variances, #Z03-050 submitted by Laidlaw Properties, LLC (136-138 Oakland Ave A/K/A 66 Laidlaw Ave.) B: 702 Lots: T.1 and V
(8) Resolution of the Jersey City Zoning Board of Adjustment Approving an Amendment to Final Site Plan with “d” variance, #Z06-076 submitted by Triumph of Jersey City, LLC (85 Morris St.) B: 66 Lots: G, H, J, K
(9) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Subdivision and Preliminary and Final Major Site Plan with “c” and “d” variances, #Z05-049 submitted by Ibrahim Hassan (19 Bryant Place) B:1860.A Lot: 1.M
(10) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances, #Z07-002 submitted by Innercity Development, LLC (102-108 Cambridge Ave.) B: 763 Lots: 12, 14, 15, 16

- (11) Resolution of the Jersey City Zoning Board of Adjustment Approving an Amendment to Final Site Plan with “c” variances, #Z05-048.1 submitted by San Qi Si Investment, LLC (374-376 Seventh St) B: 417 Lots: 13, 14
- (12) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Subdivision and Preliminary and Final Major Site Plan with “c” and “d” variances, #Z06-080 and Z06-081 submitted by Robert J. O’Neill (17-19 Winfield Ave. a/k/a 247 Princeton Ave.) B:1431 Lot: M
- (13) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “d” variance, #Z06-087 submitted by Sprint Spectrum, L.P. (284-286 Third St.) B: 315 Lot: Q.P1
- (14) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z06-026 submitted by Ramautar Gangadin (3673 Kennedy Blvd.) B: 894 Lot: 3
- (15) Resolution of the Jersey City Zoning Board of Adjustment Approving a One Year Extension of Final Site Plan Approval with “c” and “d” variances, #Z04-024 submitted by Hudson Auto Mall, LLC (801Route 440) B: 1745 Lot: E.2
- (16) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances, #Z06-059 submitted by Jose E. Aponte (144 Bergen Ave.) B: 1316 Lot: A

Joseph Kealy, Board of Adjustment Chairperson