

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

Please take notice that the Board of Adjustment took the following actions at the June 21, 2007 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence

**6. Old Business:**

A. Case: Z05-017 1 Year Extension  
Applicant: Erbach, LLC  
Address: 253-255 Washington Street  
Block: 102 Lots: 64 & 66  
Zone: Paulus Hook Historic District (using O/R zone standards for use and bulk)  
For: One year extension of Final Site Plan & Variance approvals until November 3, 2008 (original approval 10/20/05 to construct an 8-story, building with 20 dwelling units and 3,500 sq ft of ground floor retail).  
**Decision: Extension Approved**

7. Case: Z07-033  
Applicant: Jorge Perez  
Attorney: Charles J. Harrington, III, Esq.  
Address: 342 Palisade Avenue  
Block: 739 Lot: 9  
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District  
For: Construction of a detached three family house (work partially completed)  
"c" Variances: Front yard setback, maximum side yard  
**Decision: Approved with Conditions**

8. Case: Z07-019  
Applicant: H.K.M Associates, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Address: 26-30 Greenville Avenue  
Block: 1370 Lots: 26, 28, 30, 32  
Zone: R-1 One and Two Family Housing District  
For: Preliminary and Final Major Site Plan with "c" & "d" Variances to renovate and convert an existing office building into 5,878 sq ft of medical offices and 2,600 sq.ft of non-medical offices with 9 on-site parking spaces.  
"c" Variance: Minimum parking aisle width  
"d" Variance: Use  
**Decision: Approved with Conditions**

9. Case: Z07-031 "A" & "B" Appeals  
Applicant: Charlene Burke  
Attorney: Cynthia A. Hadjiyannis, Esq.  
Address: 91 Gifford Avenue  
Block: 1814 Lot: 42  
Zone: R-1 One and Two Family Housing District  
For: **"A" Appeal** of the Zoning Officer's decision to approve a building permit application and the subsequent issuance of building permits based on this approval for development of a two-family house at 91 Gifford Avenue.  
**"B" Appeal** seeking interpretation of the Jersey City Land Development Ordinance regarding residential bulk standards for the R-1 One & Two Family Housing district and Section 345-62 Residential Design Standards pertaining to development of property at 91Gifford Avenue  
**"A" Appeal Decision: Zoning Officer Reversed; Permits Issued in Error**  
**"B" Appeal Decision: Residential design standards are applicable when applications come before a "Reviewing Board"**

10. Case: Z07-013  
Applicant: Willow Avenue Realty Associates, L.P.  
Attorney: Eugene Paolino, Esq.  
Address: 133.5 Morgan Street  
Block: 139 Lot: F  
Zone: R-3 Multi-Family Mid-Rise District  
For: Construction of a 3-story, 3-unit townhouse on an undersized lot.  
"c" Variances: Min. lot area/depth/width, min. front and side yards, min. # of parking spaces  
**Decision: Approved with Conditions**

11. Case: Z07-028  
Applicant: Las Palmas, LLC  
Attorney: George B. Campen, Esq.  
Address: 3224-3228 Kennedy Boulevard  
Block: 843 Lots: 23, 24, 25  
Zone: R-1 One and Two Family Housing District  
For: Preliminary and Final Major Site Plan with "c" & "d" Variances to construct a 4-story multi-family apartment building, with 24 dwelling units and 24 on-site parking spaces.  
"c" Variances: Maximum front yard (deviation from predominant)  
"d" Variances: Use, height  
**Decision: Testimony Taken; carried to July 12, 2007 Regular Meeting**
12. Case: Z07-009  
Applicant: Jhunday Wali Ma Grand, LLC  
Attorney: Ronald H. Shaljian, Esq.  
Address: 747-753 Grand Street  
Block: 1945 Lots: 16A to 24  
Zone: R-1 One and Two Family Housing District  
For: Preliminary and Final Major Site Plan with "c" & "d" Variances to construct a 5-story multi-family apartment building with 40 dwelling units and 30 on-site parking spaces.  
"c" Variances: Min. lot depth, min. front/side/rear yard, max. building coverage, max. lot coverage, min. # parking spaces  
"d" Variances: Use; Height  
**Decision: Adjourned (No date specific)**
13. **RENEWAL OF CONTRACT FOR PROFESSIONAL STENOGRAPHIC SERVICES**  
**Approved**
14. **RENEWAL OF LEGAL SERVICES CONTRACT**  
**Approved**
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 an Amendment to Final Site Plan with "c" and "d" variances, #Z02-003.1 submitted by FTD Newark, LLC (209-217 Newark Ave.) B: 311 Lot: 68 (f/k/a 26, 27m 28, 29, 30, 54B, 55A, 57B & 60A)  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z07-015 submitted by John and Michelle Edgar (386 Second St.) B: 385 Lot: K  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Second One Year Extension of Final Site Plan Approval with "c" and "d" variances, #Z01-022 submitted by U-Haul International Construction (328-340 Tonnele Ave.) B: 956.A Lot: 39  
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with "c" and "d" variances, #Z07-065 submitted by Michael Silver (147 Liberty Ave.) B: 956 Lots: 2 & 28  
(5) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z07-033 submitted by Jorge Perez (342 Palisade Ave.) B: 739 Lot: 9  
(6) Resolution of the Jersey City Zoning Board of Adjustment Approving a One Year Extension of Final Site Plan Approval with "c" and "d" variances, #Z05-017 submitted by Erbach, LLC (253-255 Washington St.) B: 102 Lots: 64 & 66  
(7) Resolution of the Zoning Board of Adjustment Granting "A" Appeal, reversing the decision of the Zoning Officer (342-349 Palisade Ave.) and Granting "B" Appeal (Request for Interpretation) determining that building permits were improperly issued under the Jersey City Land Development Ordinance, Case # Z07-027 submitted by Rebecca Hoffman (342-347-349 Palisade Ave.) B: 738 & 739 Lots: 48, 49 & 9  
(8) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting for the period from 12:01 a.m., July 1, 2007 until 11:59 p.m., July 30, 2008  
(9) Resolution of the Jersey City Zoning Board of Adjustment Authorizing and Approving Appointment of Legal Council for the period of July 1, 2007 to June 30, 2008