

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

Please take notice that the Board of Adjustment took the following actions at the July 12, 2007 regular meeting:

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

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
Adjourned to August 16, 2007 regular meeting

6. Old Business

Case: Z06-078
Applicant: Kristal and Taylora O'Bryant
Attorney: Charles J. Harrington, III, Esq
Address: 294 Grand Street
Block: 234 Lot: 189
Zone: R-2 Multi-Family Attached Housing (four stories or less) District
For: Review of material board
Decision: Approved

7. Case: Z06-083
Applicant: Iqbal Islam
Attorney: Pro Se
Address: 73 Van Reypen Street
Block: 1846 Lots: D.23
Zone: R-3 Mid-Family Mid-Rise District
For: Conversion of a two family to a three family house on an undersized lot
"c" Variances: Min lot area, min lot width, min side yard, max lot coverage
Decision: Adjourned due to defective notice; renote required

8. Case: Z06-051 Minor Site Plan
Applicant: 16 Hopkins, LLC
Attorney: Thomas Foley, Esq.
Address: 38 Court House Place
Block: 529.5 Lot: 20.B
Zone: R-1 One and Two Family Housing District
For: Minor Site Plan with "c" & "d" Variances to construct a 3-story, 3-family detached house on an oversized lot
"c" Variance: Minimum lot depth
"d" Variances: Use
Decision: Approved with conditions

9. Case: Z07-024
Applicant: Denis Carpenter
Attorney: Ronald Shaljian, Esq
Address: 1 Minerva Street
Block: 1969 Lot: 24
Zone: R-1 One and Two Family Housing District
For: Construction of a single family, 2-story house on an undersized lot.
"c" Variances: Min lot size, min lot width, min lot depth, max floor to ceiling height, max side yard fence height, street tree requirement
Decision: Approved with conditions

10. **ANNUAL REORGANIZATION**

Joseph Kealy - Chairman
Diane Strasz - Vice Chairwoman
Claire Davis - Secretary

11. **MEMORIALIZATION OF RESOLUTIONS**

d

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

15. **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 Zoning Board of Adjustment Granting "A" Appeal, reversing the decision of the Zoning Officer, #Z07-003 submitted by Hector D. Nick Caballero (662 Palisade Ave.) B: 797 Lot: 29.B

(2) Resolution of the Zoning Board of Adjustment Granting "A" Appeal, reversing the decision of the Zoning Officer to approve building permit, # Z07-031 submitted by Charlene Burke (91 Gifford Ave.) B: 1814 Lot: 42

(3) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with "c" and "d" variances, #Z07-019 submitted by H. K M Associates, LLC (26-30 Greenville Ave.) B: 1370 Lots: 26, 28, 30, 32

(4) Resolution of the Jersey City Zoning Board of Adjustment Approving a One Year Extension of Final Site Plan Approval with "c" and "d" variances, #Z05-010 submitted by Grant 170, LLC (170-172 Grant Ave.) B: 1779 Lots: 10.B1 & A.2

(5) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Site Plan with "c" and "d" variances, #Z07-001 submitted by Nanak Nam Jahaj Gurudwara (1080 West Side Ave.) B: 1857 Lot: D.6

(6) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with "c" and "d" variances, #Z06-091 submitted by Devi Ma Communipaw, LLC (847-849 Communipaw Ave.) B: 1744 Lots: 12 & 13

(7) Resolution of the Zoning Board of Adjustment Granting "A" Appeal, reversing the decision of the Zoning Officer, #Z07-011 submitted by Hope Center Tabernacle (110-116 Cambridge Ave.) B: 763 Lot: 17

(8) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with "c" and "d" variances, #Z06-038 submitted by M & M Assets, LLC (340-344 Paterson Plank Road) B: 797 Lots: 35, 36, 37

Joseph Kealy, Board of Adjustment Chairperson