

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

Please take notice that the Board of Adjustment took the following actions at the September 20, 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 Garcia, Esq.
Address: 3224-3228 Kennedy Boulevard
Block: 843 Lots: 23, 24, 25
Zone: R-1 One and Two Family Housing District
For: Preliminary/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 October 18, 2007 for final decision

6. Old Business

7. Case: Z07-034 "A" Appeal
Applicant: Charlene Burke
Attorney: Pro Se
Address: 128 Bentley Avenue
Block: 1814 Lot: 14.A
Zone: R-1 One and Two Family Housing District
For: Appeal of zoning officer's decision to approve issuance of a Certificate of Occupancy for a three family house at the subject property listed on the tax record as a two-family house based on the affidavit of the property owner that it was pre-existing (*Violation issued by the Division of Zoning and Certificate of Occupancy rescinded by the Construction Code Official following filing of the Appeal*)
Decision: Dismissed

8. Case: Z06-003.1 Site Plan Amendment
Applicant: Bay City Condo, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 213-225 Bay Street
Block: 241 Lots: A, 18, 20, 33D
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District
For: Amendment to Final Site Plan with "c" & "d" Variances (originally approved 5/18/06) to reduce the number of units from 38 to 34; increase the height of the fifth (top residential) story by 2'8"; permit compact car spaces and make changes to the facade and interior configuration.
"c" Variances: Minimum rear yard, Parking space dimensions, Height, Parking aisle width
Decision: Approved with Conditions

9. Case: Z07-010
Applicant: Hess Corporation
Attorney: Donna M. Jennings, Esq.
Address: 685 Route 440
Block: 1751 Lot: 10.P
Zone: Waterfront Planned Development District
For: Preliminary & Final Major Site Plan with "c" & "d" Variances to expand the canopy area, add a convenience store, and make various site improvements to a nonconforming service station
"c" variances: Minimum perimeter setback, Maximum sign area (for retail signage)
"d" variance: Expansion of a non-conforming use
Design standards: Waiver for internally lit retail signage
Decision: Approved with Conditions

Cont. on other side →

10. Case: Z07-014
Applicant: Julio Caro, Sr.
Attorney: Anne F. Lepis, Esq.
Address: 362, 362.5 -364 Fourth Street
Block: 388 Lots: F.1, G.1, H.1
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-story, 2-family house on an undersized lot (1,895.5 sq.ft.)
“c” variances: Min lot area, Min lot depth, Rear yard, Max building coverage, Max lot coverage, Max width of driveway, Max width of curb cut, Garage area less than 50% of ground floor interior space, Min garage dimensions
Decision: Approved with Conditions

11. Case: Z06-070
Applicant: 15 Erie St., LLC
Attorney: Jon Campbell. Esq.
Address: 277 Randolph Avenue
Block: 1965 Lot: J.6
Zone: R-1 One and Two Family Housing District
For: Construction of a 2-story, 2-family house on an irregularly shaped lot (79 ft wide by 50 ft deep)
“c” variances: Min lot depth, Min front yard (deviation from predominant), Rear yard, Garage area less than 50% of ground floor interior space, Garage dimensions, Max curb cut
Decision: Approved with Conditions

12. Case: Z07-044
Applicant: Salvatore Albanese
Attorney: Jon Campbell, Esq.
Address: 3501 Kennedy Boulevard
Block: 919 Lot: 16
Zone: R-1 One and Two Family Housing District
For: Conversion of a non-conforming printing business to a non-conforming restaurant that will include 3 on-site parking spaces
“d” variance: Use
Decision: Approved with Conditions

13. **MEMORIALIZATION OF RESOLUTIONS**

14. Executive Session to discuss litigation.

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 Jersey City Zoning Board of Adjustment Approving “c” variances, #Z07-041 submitted by Christopher Douglas (365 Third St.) B: 411 Lot: 2.C
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” & “d” variances, #Z07-035 submitted by 120 Bright Street, LLC (385 Monmouth St.) B: 384 Lot: D
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z06-083 submitted by Iqbal Islam (73 Van Reypen St.) B: 1846 Lot: D.23

Joseph Kealy, Board of Adjustment Chairperson