

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

Please take notice that the Board of Adjustment took the following actions at the October 18, 2007 regular meeting:

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

6. Old Business:

A. 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
Decision: Withdrawn

B. Case: Z06-021 Reaffirmation of Minor Subdivision
Applicant: Hudson Developers, LLC
Attorney: Charles Harrington, Esq.
Address: 587 & 589-593 Jersey Avenue
Block: 315 Lots: A & B
Zone: Harsimus Cove Historic District
For: Minor subdivision to affirm existing lot lines for undersized lots merged due to common ownership in order to develop each lot separately. Originally approved by the Board of Adjustment on November 9, 2006.

"c" Variances: Min. lot depth
Decision: Reaffirmation Approved

7. Case: Z06-046
Applicant: Midwood Management Corporation
Attorney: Mark E. Leibman, Esq.
Address: 345 Central Avenue aka 10 Lincoln Street
Block: 825 Lot: 3.B, 4.B, 5.B
Zone: R-1 One and Two Family Housing District/NC Neighborhood Commercial District
For: Preliminary & Final Major Site Plan with "c" and "d" variances to use the front portion of lot 5.B at 10 Lincoln Street in the R-1 zone for parking and loading accessory to the commercial use on the rear of lot 5.B and also on the abutting lots 3.B and 4.B at 345 Central Avenue in the NC zone

"d" Variance: Use (R-1)
"c" Variances: Maximum height of front yard fence (R-1), Maximum sign area (NC)
Decision: Adjourned to November 8, 2007; Publication preserved, mail notice required

8. Case: Z07-039
Applicant: North Fork Bank
Attorney: Josh M. Mann, Esq.
Address: 9-11A Charles Street
Block: 824 Lots: 26A, 27B, 27C
Zone: R-1 One and Two Family Housing District
For: Preliminary & Final Major Site Plan with a "d" variance to construct a parking lot for parking accessory to a commercial (bank) use on an abutting lot in the adjacent NC Neighborhood Commercial zone.

"d" Variance: Use
Decision: Approved with conditions

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9. Case: Z07-036 "A" Appeal
Applicant: Wan Wing Li
Attorney: Otto Scerbo
Address: 102A Duncan Avenue
Block: 1827 Lot: G.H
Zone: R-1 One and Two Family Housing District
For: An appeal of the zoning officer's decision that an illegal carport was constructed at the premises and must be discontinued, and that required front yard landscaping was removed and must be replaced.
Decision: Adjourned to November 8, 2007; Publication preserved, mail notice required
10. Case: Z07-016
Applicant: David and John Donahoe
Attorney: Pro Se
Address: 108 Grand Street
Block: 101 Lot: 56
Zone: Paulus Hook Historic District
For: Minor Site plan with a "d" Variance to renovate and convert a 1-Unit Townhouse into a 3-Unit Townhouse through a combination of interior reconfiguration and an expansion of the non-conforming building height from approx. 47 ft. to approx. 50 ft. to allow an expanded partial 5th story.
"d" Variance: Height
Decision: Approved with Conditions
11. Case: Z07-047
Applicant: Pantelis Bournias
Attorney: George Garcia, Esq.
Address: 426 Jersey Avenue
Block: 269 Lot: 6
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District
For: Preliminary & Final Major Site Plan with a "d" variance for a second expansion of a non-conforming restaurant, adding another 2,500 sq.ft. of kitchen and seating space and an additional 11 parking spaces for a total of 38
"d" Variances: Expansion of a non-conforming use
"c" Variances: Maximum sign area
Decision: Adjourned to November 8, 2007
12. Case: Z07-025
Applicant: Antonio Binetti
Attorney: Jon P. Campbell, Esq.
Address: 7 Hobson Street
Block: 787 Lot: E
Zone: R-1 One and Two Family Housing District
For: Construction of a two-family house on an irregularly configured lot (50 x 50).
"c" Variances: Minimum lot depth, minimum rear yard, maximum building coverage, maximum curbcut width, maximum driveway width, minimum garage dimension, stacked parking
Decision: Approved with Conditions
13. Case: Z07-020
Applicant: Mohmoud Mohmoud
Attorney: Pro Se
Address: 982 West Side Avenue
Block: 1852 Lot: G.19
Zone: R-1 One and Two Family Housing District
For: Conversion of the ground floor of a 2-family house to a travel agency, a retail service
"d" Variance: Use
"c" Variance: Maximum sign area
Decision: Denied

14. **MEMORIALIZATION OF RESOLUTIONS**

15. Executive Session to discuss litigation.

16. **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 an Amendment to Final Site Plan with “c” variances, #Z06-003.1 submitted by Bay City Condo, LLC (213-225 Bay St.) B: 241 Lots: A,18,20,33D

(2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z07-014 submitted by Julio Caro, Sr. (362 & 362.5-364 Fourth St.) B: 388 Lots: F1,G1.H1

(3) Resolution of the Jersey City Zoning Board of Adjustment Approving “d” variance, #Z07-044 submitted by Salvatore Albanese (3501 Kennedy Blvd.) B: 919 Lot: 16

(4) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z06-070 submitted by 15 Erie St., LLC (277 Randolph Ave.) B: 1965 Lot: J.6

(5) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z07-029 submitted by Gopinath Kotla (119 Cottage St.) B: 586.5 Lot: 60

Joseph Kealy, Board of Adjustment Chairperson