

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

Please take notice that the Board of Adjustment took the following actions at the November 8, 2007 regular meeting:

1. Call to Order:
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Request for Adjournment
6. Old Business:

Case: Z04-009
Applicant: Washington Commons, LLC
Attorney: George Garcia, Esq.
Address: 311 Washington Street
Block: 106 Lot: A.1
Zone: R-4/ Multi-Family High Rise
For: Clarification of wording of Condition one (1) of the Resolution of Approval pertaining to:
Preliminary & Final Site Plan with “c” and “d” variances approved with conditions May 20, 2004 for construction of a 153 ft. high 14 story residential building with 68 units including 7 “affordable” artist live/work units, and 46 accessory parking spaces (“d” variances approved for density and height)
Decision: “Conditions to be negotiated” as stated in the resolution were conditions other than price, since it was understood that the units were to be conveyed to the city or its designated agency for \$1.

7. Case: Z06-088 & Z06-089 Minor Subdivision & major Site Plan
Applicant: 334 LLC & 336 LLC
Attorney: George Garcia, Esq.
Address: 334-336 7th Street
Block: 391 Lots: G, H, I, J, K
Zone: R-1 One and Two Family Housing District
For: Minor subdivision to create two standard sized 2,500 sq ft lots. Preliminary/Final Major Site Plan with “c” and “d” variances to construct two 4-story, 3-family dwellings
“c” Variances: Front yard setback (deviation from predominant), min. rear yard, max. building coverage, min. front yard landscaping
“d” Variances: Application deemed complete as of August 6, 2007; scheduled for hearing on August 16, 2007 and adjourned due to failure to provide proof of service and publication. The 120 day deadline for the Board to render a decision is December 4, 2007.
WITHDRAWN

8. Case: Z06-067.1 Site Plan Amendment
Applicant: 361 Newark Avenue, LLC
Attorney: Charles J. Harrington, Esq.
Address: 361 Newark Avenue
Block: 446 Lot: 21
Zone: NC Neighborhood Commercial District
For: Amendment to Final Site Plan (originally approved December 14, 2006) to increase the number of units from 55 to 77, increase the number of parking spaces from 55 to 77, decrease the building height from 152 ft to 146 ft by reducing the floor to floor heights, and make changes façade and interior configuration.
Decision: Approved with conditions

9. 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 & Final Major Site Plan with “c” and “d” variances to construct a 5 story residential building with 39 units and 39 on-site parking spaces.
“c” Variances: Minimum lot depth, Front yard setback (deviation from the predominant), Minimum rear yard, Maximum building coverage, Maximum lot coverage, and 10 compact car spaces.
“d” Variances: Use, Height
Decision: Approved with conditions

10. Case: Z07-036 “A” Appeal
Applicant: Wan Wing Li
Attorney: Otto Scerbo, Esq.
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: Zoning Officer Reversed based on submittal of sidewalk permit from 1995

Zoning Board of Adjustment Meeting

November 8, 2007

Page 2

11. Case: Z06-046
Applicant: Midwood Management Corporation
Attorney: Mark E. Leibman, Esq.
Address: 345 Central Avenue aka 10 Lincoln Street
Block: 825 Lots: 3.B, 4.B, 5.B
Zone: R-1 One and Two Family Housing 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)
Waiver: Design waiver to use gravel for parking area
Decision: Denied
12. Case: Z06-069
Applicant: 15 Erie St., LLC
Attorney: Jon Campbell, Esq.
Address: 34 Randolph Avenue
Block: 1485 Lot: 30.A
Zone: R-1 One and Two Family Housing District
For: Construction of a two-family house on an undersized lot.
“c” Variances: Minimum lot area, Minimum lot depth, Minimum rear yard, Garage area less than 50% of ground floor space, maximum curb cut, maximum driveway width, and maximum garage door width
Decision: Approved with conditions
13. 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 (four 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 5 parking spaces for a total of 38
“c” Variance: Maximum sign area
“d” Variance: Expansion of non-conforming use
Decision: Approved with conditions
14. Case: Z07-037 “A” Appeal
Applicant: MTLR Corporation d/b/a Mendon Truck Leasing & Rental
Attorney: Philip F. McGovern, Jr. Esq.
Address: 437 Tonnele Avenue
Block: 971 & 971.5 & 972 Lots: P.2, 40G, P.1A, 7A, 8A, 9A
Zone: HC Highway Commercial District
For: a) Appeal of the zoning officer’s decision that conducting on-site emissions inspections that includes third party testing is not permitted in the Highway Commercial District.
b) Alternative relief by way of variance to expand a non-conforming use to allow third party on-site emissions testing.
“d” Variance: Expansion of a non-conforming use
WITHDRAWN

15. Memorialized the following resolutions available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite #1400, Jersey City, NJ.

- (1) Resolution of the Jersey City Zoning Board of Adjustment Denying a “d” (use) variance, #Z07-020 submitted by Mohmoud Mohmoud (982 West Side Ave.) B: 1852 Lot: G.19
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” and “d” variances, #Z07-010 submitted by Hess Corporation (685 NJSH Route 440) B: 1751 Lot:10.P
- (3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “c” and “d” variances, #Z06-051 submitted by 16 Hopkins, LLC (38 Court House Pl). B: 529.5 Lot: 20B
- (4) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with “d” variance, #Z07-01 submitted by David Donahoe and John Donahoe (108 Grand St.) B: 101 Lot: 56
- (5) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z07-025 submitted by Antonio Binetti (7 Hobson Street) B: 787 Lot: E
- (6) Resolution of the Jersey City Zoning Board of Adjustment Approving Re-affirmation of Minor Subdivision with “c” variances, #Z07-025 submitted by Hudson Developers, LLC (587 & 589-593 Jersey Ave.) B: 315.5 Lots: A & B

Joseph Kealy, Board of Adjustment Chairperson