

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

Please take notice that the Board of Adjustment took the following actions at the December 13, 2007 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business
6. Request for Adjournment
7. **2008 Meeting Calendar - Adopted**
8. **Adoption of 2006 Annual Zoning Report – Carried to January 17, 2007**

9. Case: Z07-030
Applicant: Clifford Adam
Attorney: Stephen S. Rose, Esq.
Address: 2158 Kennedy Boulevard
Block: 1783 Lot: 19.99
Zone: R-3 Multi-Family Mid-Rise District
For: Conversion of an existing non-conforming two family house into a four family house with four on-site parking spaces.
“c” Variances: Minimum lot size, minimum lot width, Minimum sideyard, Minimum parking aisle width, compact car space
Decision: Approved with conditions

10. Case: Z07-050.1
Applicant: Laidlaw Properties, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 136-138 Oakland Avenue & 66 Laidlaw Avenue
Block: 702 Lots: T.1 & V
Zone: R-1 One and Two Family Housing District
For: Amendment to Final Site Plan (originally approved June 17, 2004) to increase the number of units from 78 to 95 and to increase the number of on-site parking spaces from 100 to 103.
“c” Variance: To expand a use granted by variance
Decision: Approved with conditions

11. Case: Z07-045
Applicant: 10 Liberty Ave., LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 10 Liberty Avenue
Block: 595 Lot: A.3
Zone: R-1 One and Two Family Housing District
For: Minor Site Plan with “d” variance to convert 2 dwelling units on the first floor of an existing non-conforming 8-unit multi-family residential building to a retail/office use.
“d” Variance: Use
Decision: Approved with conditions

12. **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 Approving “c” variances, #Z06-069 submitted by 15 Erie Street, LLC (34 Randolph Ave.) B: 1485 Lot: 30.A
 - (2) Resolution of the Jersey City Zoning Board of Adjustment Granting “A” Appeal, reversing the decision of the Zoning Officer, #Z07-036 submitted by Wan Wing Li (102A Duncan Ave.) B: 1827 Lot: G.H
 - (3) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Site Plan with “c” and “d” variances, #Z07-009 submitted by Jhunday Wali Ma Grand, LLC (747-753 Grand St.) B: 1949 Lots: 61.A to 24
 - (4) Resolution of the Jersey City Zoning Board of Adjustment Approving an Amendment to Final Site Plan with “c” and “d” variances, #Z06-067.1 submitted by 361 Newark Avenue, LLC (361 Newark Ave.) B: 446 Lot: 21

Joseph Kealy, Board of Adjustment Chairperson