

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

Please take notice that the Board of Adjustment took the following actions at the January 17, 2008 regular meeting:

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

A. **The 2006 Annual Zoning Report - Adopted**

- B. Case: Z05-009 1 Year Extension
Applicant: Gregory Malave
Attorney: Arthur Glatman, Esq.
Address: 146-148 Cator Avenue
Block: 1360.75 Lot: 10.99
Zone: R-1 One and Two Family Housing District
For: One year extension of Minor Site Plan and Variance approvals to December 15, 2008 (original approval memorialized December 15, 2005 to construct a 3 family house on an oversized lot)
Decision: Extension Approved

7. Case: Z07-065 "A" & "B" Appeal
Applicant: Historic Paulus Hook Association, Inc.
Attorney: John Beyel, Esq.
Address: 67 Greene Street aka 60 Sussex Street
Block: 68 Lot: A.1
Zone: Paulus Hook Historic District
For: An appeal of the Zoning Officer's decision to approve the issuance of construction permits for renovation and rehabilitation of an existing carriage house based on plans materially inconsistent with plans reviewed and signed by the Historic Preservation Officer as part of a previously issued Certificate of No Effect.
Decision: Some Testimony Taken; Carried to February 21, 2008

8. Case: Z07-071 "A" Appeal
Applicant: Azema Ross
Attorney: Pro Se
Address: 128 Bentley Avenue
Block: 1814 Lot: 14.A
Zone: R-1A
For: An appeal of the Zoning Officer's Notice of Violation that a two family house was illegally converted to a three family house.
Decision: Adjourned to March 20, 2008

9. Case: Z07-070 "A" Appeal
Applicant: John Besante
Attorney: Pro Se
Address: 58 Coles Street
Block: 315 Lot: T
Zone: Harsimus Cove Historic District
For: An appeal of the Zoning Officer's Notice of Violation that a warehouse was illegally converted into an Artist Gallery.
Decision: Dismissed

10. Case: Z06-057
Applicant: Calico Construction, Co.
Attorney: Jon P. Campbell, Esq.
Address: 249 Grove Street
Block: 235 Lot: X
Zone: Van Vorst Park Historic District
For: Construction of a three unit townhouse on an undersized lot
"c" Variances: Lot area, Lot depth
"d" Variances: Density
Decision: Approved with Conditions

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11. Case: Z07-066
Applicant: Eastridge Capital
Attorney: Jon P. Campbell, Esq.
Address: 520 Palisade Avenue
Block: 777 Lots: 10, 11, 12, 13, 14
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District
For: Preliminary and Final Major Site Plan with "c" and "d" variances to convert a non-conforming warehouse with ground floor retail into a wholly residential 19 unit building with 20 on-site parking spaces.
"c" Variances: Min rear yard setback, Max building coverage, Max lot coverage, Min front yard landscaping
"d" Variances: Use, Height, Density
Decision: Approved with Conditions

12. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving an Amendment to Final Site Plan with "c" variances, #Z003-050.1 submitted by Laidlaw Properties, LLC (136-138 Oakland Ave. and 66 Laidlaw Ave.) B: 702 Lots: T.1 and V
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with a "d" variance, #Z07-045 submitted by Liberty Avenue, LLC (10 Liberty Ave.) B: 595 Lot: A.3
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with "c" and "d" variances, #Z07-047 submitted by Pantelis Bournias (426 Jersey Ave.) B: 269 Lot: 6 (f/k/a G.1, H.1, J.1, K.1, L.1, M.1, N.1, Q.1, P.1, R.1, C and D
(4) Resolution of the Jersey City Zoning Board of Adjustment Denying a Preliminary and Final Major Site Plan with "c" and "d" variances, #Z06-046 submitted by Midwood Management Corporation (345 Central Ave. a/k/a 10 Lincoln St.) B: 825 Lots: 3.B, 4.B and 5.B
(5) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z07-030 submitted by Clifford Adam (2158 Kennedy Blvd.) B: 1783 Lot: 19.99
(6) Resolution of the Zoning Board of Adjustment Approving the "Clarification of Condition No.1 in the June 17, 2004 Resolution", pertaining to case # Z04-009 submitted by Jersey City Zoning Board of Adjustment (311 Washington Street) B: 106 Lot: A.1
(7) Resolution of the Zoning Board of Adjustment Adopting the 2006 Annual Zoning Report

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON