

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

Please take notice that the Board of Adjustment took the following actions at the March 20, 2008 regular meeting:

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

7. Case: Z07-071 "A" Appeal  
Applicant: Azema Ross  
Attorney: Pro Se  
Address: 128 Bentley Avenue  
Block: 1814 Lot: 14.A  
Zone: R-1A One and Two Family Housing District  
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: Dismissed**

8. Case: Z07-069 Minor Subdivision & Minor Site Plan  
Applicant: C.T.C. Capital, Inc  
Attorney: Charles J. Harrington, III, Esq.  
Address: 131-133 Arlington Avenue  
Block: 2013 Lot: 18.B  
Zone: R-1 One and Two Family Housing District  
For: Minor Subdivision and Minor Site Plan with "c" and "d" variances to construct two detached 3-family houses on two new lots, 3,750 sq ft each.  
"c" Variances: Max lot coverage, Max height of peaked roof  
"d" Variance: Use  
**Decision: Approved with Conditions**

9. Case: Z08-011  
Applicant: Eric Silverman  
Attorney: Charles J. Harrington, III, Esq.  
Address: 247 Tenth Street  
Block: 285 Lot: 25  
Zone: Hamilton Park Historic District  
For: Conversion of an existing one story garage structure to a retail use (bike sales).  
"d" Variance: Use  
**Decision: Approved with Conditions**

10. Case: Z07-054  
Applicant: VFC Construction and Development LLC  
Attorney: Jon Campbell, Esq.  
Address: 54-56 Graham Street  
Block: 812 Lots: 54, 56  
Zone: R-1 One and Two Family Housing District  
For: Preliminary and Final Major Site Plan with "c" and "d" variances to construct three additional stories with 12 residential units above an existing one story industrial building, and 12 parking spaces to be created within the existing first floor.  
"c" Variances: Maximum driveway width, compact car space  
"d" Variances: Use; Height  
**Decision: Approved with Conditions**

11. Case: Z07-061  
Applicant: David Pyndus  
Attorney: Savy Grant, Esq.  
Address: 457 Fairmount Avenue  
Block: 1827 Lot: 85  
Zone: NC Neighborhood Commercial District  
For: Demolition of an existing structure and construction of a three story building with a ground floor commercial unit and two residential units, one on each of the above two floors.  
"c" Variance: Min rear yard  
**Decision: Adjourned to April 17, 2008 due to defective notice**

12. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “d” variance, #Z07-039 submitted by North Fork Bank (9-11a Charles St.) B: 824 Lots: 26a, 27a & 27b
- (2) Resolution of the Jersey City Zoning Board of Adjustment Affirming the Zoning Official’s decision & Denying the Appeal on the grounds that it was not timely filed, #Z07-065 submitted by Historic Paulus Hook Association, Inc. (67 Greene St., a/k/a 60 Sussex St.) B: 68 Lot: A.1

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**