

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

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

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

7. Case: Z04-024 1 Year Extension
Applicant: Hudson Auto Mall, LLC
Address: 801 Route 440
Block: 1746 Lot: E.2
Zone: WPD Waterfront Planned Development District
For: Second 1 year extension of Major Site Plan and Variance approvals to May 19, 2009 (original approval memorialized May 19, 2005 to construct a two story auto mall/dealership with accessory auto repair services).
Decision: 1 year extension approved
8. Case: Z07-058
Applicant: Philomena Gelsomino
Attorney: Richard Campisano, Esq.
Address: 248-250 Kearney Avenue
Block: 1789 Lots: 121 & 122
Zone: R-1 One and Two Family Housing District
For: The expansion of a two-car garage in the rear yard to provide spaces for two additional cars.
“c” Variance: Minimum rear yard setback for an accessory structure
Decision: Approved with condition
9. Case: Z06-018 & Z06-019 Minor Subdivision & Major Site Plan
Applicant: James Adinolfi
Attorney: Richard Campisano, Esq.
Address: 1615 Kennedy Boulevard
Block: 1256.5 Lot: A
Zone: NC Neighborhood Commercial District
For: A) Minor Subdivision – Z06-018
Minor subdivision of oversized commercial lot into three lots, where one lot will remain an oversized commercial lot, and the other two lots will become undersized residential lots.
“c” Variances: Minimum Lot area, Minimum lot depth
Decision: Approved
- B) Preliminary/Final Major Site Plan – Z06-019
Preliminary & Final Major Site Plan with “c” and “d” variances that includes demolition of the rear (storage) portion of a 1-story commercial building facing Kennedy Blvd., construction of two 2-family houses facing Winfield Ave., and creation of a new commercial unit in the rear portion of the remaining commercial unit facing Winfield Ave.
“c” Variances: Minimum rear yard, Minimum front yard landscaping
“d” Variances: Use
Decision: Approved with conditions
10. Case: Z06-043.1 Site Plan Amendment
Applicant: HJSE Realty, LLC
Attorney: Jon P. Campbell, Esq.
Address: 351 Manhattan Avenue
Block: 971 Lot: 40.K
Block: 961 Lot: 7.A, 8
Zone: HC - Highway Commercial District
For: Amendment to Final Site Plan (originally approved January 11, 2007) to reduce the expansion of an existing warehouse from a 94,995 sq ft addition to a 30,410 sq ft addition, to create a 2nd story office at the front of the warehouse, and to reconfigure new loading docks.
Decision: Approved with conditions

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11. Case: Z08-017 Minor Site Plan
Applicant: Joseph Damiano
Attorney: Jon P. Campbell, Esq.
Address: 152 Steuben Street
Block: 139 Lot: 89
Zone: R-2 Multi-Family Attached Housing (4-stories or less) District
For: Minor site plan to create a 5-story building with 7 residential units on an undersized lot
“c” Variances: Min. lot area, min.lot width, min.lot depth, min.rear yard, max. building coverage, max. lot coverage
“d” Variances: Use, density, height
Decision: Approved with condition
12. 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” Variances: Minimum rear yard
Decision: Approved with conditions
13. **MEMORIALIZATION OF RESOLUTIONS**
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Subdivision and Minor Site Plan with “c” and “d” variances, #Z07-069 submitted by C.T.C Capital, Inc. (131-133 Arlington Ave.) B: 2013 Lot: 18.B
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “d” variances, #Z07-054 submitted by VFC Construction and Development, LLC (54-56 Graham Street) B: 812 Lots: 54 & 56
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving “d” variance, #Z08-011 submitted by Eric Silverman (247 Tenth Street) B: 285 Lot: 25

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON