

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

Please take notice that the Board of Adjustment took the following actions at the August 21, 2008 regular meeting:

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

7. Case: Z06-063
Applicant: M & L Real Property, LLC
Attorney: Ronald H. Shaljian, Esq.
Address: 555 Tonnele Avenue
Block: 979 Lot: 2.99
Zone: HC Highway Commercial
For: Prelim./Final Major Site Plan w/"c" & "d" Variances Construction of a Truck Wash facility, or alternatively a combination Truck/Car Wash facility on the site of an existing tire repair shop (to be demolished)
"d" Variances: Use (Truck Wash); Deviation from Conditional Use standards for a Car Wash
Decision: Adjourned to September 18, 2008

8. Case: Z08-019 & Z08-020 Minor Subdivision & Major Site Plan
Applicant: 790 Ocean, LLC
Attorney: Eugene O'Connell, Esq.
Address: 790-792 & 782-784 Ocean Avenue
Block: 1970 Lots: F.1 & 52
Zone: R-1 One and Two Family Housing District
For: a.) Minor Subdivision w/"d" Variance – Z08-019
Subdivision reducing the depth of an oversized lot containing a 16 unit apartment building fronting on Ocean Ave. and merging the rear portion of that lot with the adjacent rear of an irregularly configured (L-shaped) lot containing a 2-family house also fronting on Ocean Ave.
"d" Variance: Expansion of a Nonconforming Use
b.) Preliminary/Final Major Site Plan w/ "c" & "d" Variances – Z08-020
Construction of a two-story 8-unit building at the rear of a 16,490 sq ft. L-shaped lot expanded through subdivision of the adjacent lot, in order to create a total of 10 units of "affordable housing" under the category of "workforce housing."
"c" Variances: Two principal uses on a single lot, Maximum curb cut width, Maximum driveway width
"d" Variance: Use
Decision: Approved with Conditions

9. Case: Z08-028
Applicant: 52-54 LLC
Attorney: Ronald H. Shaljian, Esq.
Address: 105 Erie Street
Block: 281 Lot: H
Zone: Hamilton Park Historic District
For: Conversion of a one-family house to a two-family house on a 935 sq. ft. lot (work substantially completed)
"c" Variances: Minimum lot area, minimum lot depth
"d" Variance: Density
Decision: Approved

10. Case: Z07-038
Applicant: Classic Builders, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 148 Belmont Avenue
Block: 1819 Lot: A.3
Zone: R-3 Multi-Family Mid-Rise District
For: Preliminary/Final Major Site Plan with w/"c" & "d" Variances to construct a 4-story building with 6 dwelling units, and 4 on-site parking spaces on an undersized lot
"c" Variances: Min.lot area/lot width, Min.rear yard/side yard, Max. building coverage, Max. lot coverage, Min. front yard landscaping, parking aisle width
"d" Variances: Density
Decision: Approved with Conditions

11. Case: Z07-068
Applicant: 25 Division Street, LLC
Attorney: Eugene T. Paolino, Esq.
Address: 25-27 Division Street
Block: 448 Lot: 7B
Zone: NC Neighborhood Commercial District
For: Preliminary/Final Major Site Plan w/ "c" & "d" variances to construct a 5- story building with 15 dwelling units
"c" Variances: Minimum lot depth, Minimum rear yard
"d" Variances: Height
Decision: **Approved**
12. Case: Z08-002
Applicant: Oakland Washburn Association, LLC and DeLuco Organization, Ltd.
Attorney: Charles J. Harrington, III, Esq.
Address: 82-84 Washburn St., 387 Hoboken Ave. & 42 Oakland
Block: 530 Lots: C, 57C, 57D, 58, 59, 60A, 62A, 63A, 64A & 66
Zone: O/R Office/Residential District
For: Preliminary/Final Major Site Plan w/ "d" variance to construct a temporary commercial surface parking lot that will operate for 3 years or until the commencement of construction as per Planning Board approval of April 18, 2006. (Original approval by Planning Board, Case P06-002, was for construction of a 12-story building with 150 dwelling units and 162 on-site parking spaces)
"d" Variance: Expansion of a non-conforming use
Decision: **Approved with Conditions**
13. Case: Z08-033
Applicant: M & H Developers, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 12, 18-20 Cook St. & 15, 17, 21 & 23 Oakland Ave.
Block: 527 Lots: 5C, 5E, 6, 7, 16, 17, 18B & 18C
Zone: O/R Office/Residential District
For: Preliminary/Final Major Site Plan w/ "c" & "d" variances to construct an 8-story mixed use building on a through lot (fronting on Oakland & Cook) with 106 dwelling units, 53 on-site parking spaces, and 2,700 sq.ft. of ground floor commercial space along Oakland Avenue
"c" Variances: Maximum building Coverage, Maximum lot coverage, Minimum side yard, Parking
"d" Variances: Density
Decision: **Adjourned to September 18, 2008**
14. **MEMORIALIZATION OF RESOLUTIONS**
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a One Year Extension of Final Site Plan Approval with "c" and "d" variances, #Z06-017 submitted by Ocean Green, LLC (742-748 Ocean Ave.) B: 1999 Lots: A, B, G.2 & 12.E
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with "c" and "d" variances, #Z07-059 submitted by 307 Barrow Street, LLC (307 Barrow St.) B: 273 Lot: E
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z08-004 submitted by Prospect 42, LLC (44 Prospect St.) B: 714 Lot: 46

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON