

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

Please take notice that the Board of Adjustment took the following actions at the September 18, 2008 regular meeting:

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

Case: Z06-032 1 year extension  
Applicant: OTW1-Benson, LLC  
Attorney: W. Nevins McCann  
Address: 380 Newark Avenue  
Block: 447 Lot: D.2  
Zone: NC Neighborhood Commercial District  
For: One year extension of Final Major Site Plan w/ "c" and "d" Variances to construct a 12-story hi-rise building approx. 132 ft in height with 65 dwelling units above a 69 car parking garage and approx. 2,585 s.f. of commercial space  
"c" Variances: Minimum lot depth, minimum rear yard, minimum parking aisle width, minimum parking space dimensions, stacked parking  
"d" Variance: Use, Height  
**Decision: Approved**

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 for 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: Hearing Continued to October 16, 2008**

8. Case: Z08-005  
Applicant: Striker Investment Realty  
Attorney: George Garcia, Esq.  
Address: 258-262 First Street & 271 Second Street  
Block: 276 Lots: 17 & M-1  
Zone: Harsimus Cove Historic District  
For: Prelim./Final Major Site Plan w/"c" & "d" Variances for rehabilitation, expansion and conversion of a former church and rectory fronting on First St. into 17 residential units (14 units in the church building and 3 in the rectory) along with construction of a 4-story, four unit townhouse fronting on Second St. Consolidation of the two lots is proposed and a common interior courtyard linking the three buildings.  
"c" Variances: Maximum lot coverage, Maximum building coverage, Minimum rear yard, Minimum # of parking spaces  
"d" Variances: Use, Height, Density  
**Decision: Hearing Continued to October 16, 2008**

9. Case: Z08-021  
Applicant: Atif Khawaja  
Attorney: Jon Campbell  
Address: 125 DeKalb Avenue  
Block: 1838 Lot: C  
Zone: R-1 One and Two Family Housing District  
For: Construction of a single family house on a shallow undersized lot  
"c" Variances: Minimum lot area, Minimum lot depth, Minimum rear yard, Minimum building coverage  
**Decision: Approved with Conditions**

10. Case: Z06-081.1 Site Plan Amendment  
Applicant: Robert O'Neill  
Attorney: Nicholas Corrado, Esq.  
Address: 17-19 Winfield Avenue  
Block: 1431 Lot: 25  
Zone: R-1 One and Two Family Housing District  
For: Amendment to Final Site Plan to reduce the number of on site parking spaces from 9 to 7 (original approval February 15, 2007 for conversion of an existing commercial building into 9 units with 9 on-site parking spaces)  
**Decision: Approved with Conditions**
11. 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: 5.C, 5.E, 6, 7, 16, 17, 18.B & 18.C  
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 both 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: Max. building coverage, max. lot coverage, Min. side yard, Min. # of parking Spaces  
"d" Variances: Density  
**Decision: Approved with Conditions**
12. **MEMORIALIZATION OF RESOLUTIONS**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving "d" variance, #Z08-029 submitted by Theresa Ray (410 Bergen Ave.) B: 1976 Lot: B  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving "c and "d" variances, #Z08-016 submitted by Frank Rossi (3472 Kennedy Blvd.) B: 869 Lot: 137  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z08-009 submitted by Piyush Amin (28 Morton Pl.) B: 1785 Lot: 11  
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z06-036 submitted by Grove 1, LLC (321-323 Grove St.) B: 240 Lot: A  
(5) Resolution of the Jersey City Zoning Board of Adjustment Approving "d" variance, #Z08-028 submitted by 52-54, LLC (105 Erie St.) B: 281 Lot: H  
(6) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with "c" and "d" variances, #Z07-038 submitted by Classic Builders, LLC (148 Belmont Ave.) B: 1819 Lot: A.3  
(7) Resolution of the Jersey City Zoning Board of Adjustment Approving Final Site Plan Amendment with "d" variance, #Z08-002 submitted by Oakland Washburn Associates, LLC (82-84 Washburn St., 387 Hoboken Ave., 42 Oakland Ave.) B: 527 Lots: 5C, 5E, 6, 7, 16, 17, 18B & 18C

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**