

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

Please take notice that the Board of Adjustment took the following actions at the October 16, 2008 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Requests for Adjournment:

A. 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: Adjourned to November 6, 2008

B. 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: Adjourned; Renotice Required

6. Old Business:

Case: Z08-007 Administrative Amendment
Applicant: Thomas Parisi
Attorney: Charles J. Harrington, III, Esq.
Address: 141 Bright Street
Block: 341 Lot: P.1
Zone: Van Vorst Park Historic District/ R-1 One and Two Family Housing District
For: Amendment to Final Site Plan w/"c" & "d" Variances approved 6/19/08 for the rehabilitation and expansion of an existing restaurant and the addition of a residential unit at the rear of the second floor. The amendment reflects a new NJDEP Flood Area requirement that the entire ground floor retail space must be set 1 ft above the base flood elevation. Revisions include eliminating a new double door and interior handicapped ramp at the corner of Monmouth St. and replacing it with an exterior handicapped ramp to an existing entrance on Monmouth St.
Decision: Approved

7 Case: Z08-026
Applicant: Ilene Mak
Attorney: Eugene O'Connell, Esq.
Address: 61 Van Reipen Avenue
Block: 584 Lot: C
Zone: CBD Central Business District
For: Conversion of a rooming house to multi-family mid-rise use with dwelling units
"c" variances: Minimum lot area, Minimum lot width, Minimum parking, Minimum front yard landscaping
Decision: Adjourned to November 6, 2008

8. Case: Z08-024
Applicant: K.D Properties, LLC
Attorney: Ronald H. Shaljian, Esq.
Address: 461-469 Newark Avenue
Block: 502 Lot: 1-5 & 6.A
Zone: NC Neighborhood Commercial District/PPOD Palisade Preservation Overlay District/R-1 One and Two Family Housing District
For: Preliminary/Final Major Site Plan approval w/ "c" & "d" variances to construct a building with 25 dwelling units, 25 parking spaces within the building, and no ground floor commercial space; the building will have 5 stories on Waldo Avenue and 6 stories on Newark Avenue
"c" Variances: Minimum rear yard setback
"d" Variances: Use, Height
Decision: Approved with Conditions

9. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with "c" and "d" variances, #Z08-033 submitted by M & H Developers, LLC (15-23 Oakland Ave. & 12-20 Cook St.) B: 527 Lots: 5C, 5E, 6, 7, 16, 17, 18B & 18C
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z08-021 submitted by Atif Khawaja (125 DeKalb Ave.) B: 1838 Lot: C
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving Final Site Plan Amendment, #Z06-081.1 submitted by Robert O'Neill (17-19 Winfield Ave.) B: 1431 Lot: 22
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving a One Year Extension of Final Site Plan Approval with "c" and "d" variances, #Z06-032 Submitted by OTW1-Benson, LLC (380 Newark Ave.) B: 447 L: D.2

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON