

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

Please take notice that the Board of Adjustment took the following actions at the November 6, 2008 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business
6. Request for Adjournment
7. **Adoption of 2007 Annual Zoning Report – Carried to December 11, 2008**

8. 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
Adjourned; Renotice Required

9. Case: Z08-002.1
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: Modification of Condition of Approval # 3 to allow for an additional 90 days (to February 17, 2009) for all site improvements to be completed.
Decision: Approved with Conditions

10. Case: Z08-037
Applicant: St. Mary’s Diagnostic Center, LLC
Attorney: Stephen S. Rose, Esq.
Address: 2300 Kennedy Boulevard
Block: 1796 Lot: A, B, C, D, E, F & 7.S
Zone: R-1 One and Two Family Housing District / R-3 Multi-Family Mid-Rise District
For: Preliminary and Final Major Site Plan w/ “c” & “d” Variances to convert a 1-story general office building into medical offices, and to incorporate 2 additional lots in the R-1 zone for use as a driveway and additional parking accessory to the medical offices
“d” variances: Use
“c” variances: Min. buffer width between an R-3 zone parking area and the adjacent R-1 zone, Maximum commercial signage
Decision: Approved with Conditions

11. 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 3 dwelling units
“c” variances: Minimum lot area, Minimum lot width, Minimum parking, Minimum front yard landscaping
Decision: Approved with Conditions

12. **MEMORIALIZATION OF RESOLUTIONS**
 - (1) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Subdivision with “d” variance, #Z08-019 submitted by 790 Ocean, LLC (790-792 Ocean Ave.) B: 1970 Lots: F.1 & 52
 - (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” and “d” variances, #Z08-020 submitted by 790 Ocean, LLC (790-792 Ocean Ave.) B: 1970 Lots: F.1 & 52
 - (3) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” and “d” variances, #Z07-068 submitted by 25 Division Street, LLC (25-27 Division St.) B: 448 Lot: 7B

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON