

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

Please take notice that the Board of Adjustment took the following actions at the December 11, 2008 regular meeting:

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

7. 2007 Annual Zoning Report - **Adopted**

8. 2009 Meeting Calendar - **Adopted**

9. Case: Z06-063
Applicant: M & L Real Property, LLC
Attorney: Ronald H. Shaljian, Esq.
Address: 555 Tonnele Avenue
Block: 979 Lot: 2
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: Denied
10. Case: Z07-056
Applicant: Kevin Kelly
Attorney: James J. Burke, Esq.
Address: 100 South Street
Block: 782 Lot: D
Zone: R-1 One and Two Family Housing District
For: Renovation and expansion of an existing non-conforming mixed use building (1 commercial unit and 3 dwelling units) by restoring the original historic façade, adding to the rear of the building, eliminating the ground flr commercial use and creating 5 residential units with 3 on-site parking spaces.
”c” Variances: Minimum lot area, Minimum lot depth, Maximum building coverage, Maximum lot coverage, Minimum front yard landscaping
”d” Variances: Use
Decision: Approved with Conditions
11. Case: Z08-032
Applicant: Vigilant Holdings, LLC
Attorney: George Campen, Esq.
Address: 349 4th Street
Block: 387 Lot: 32
Zone: R-1 One and Two Family Housing District
For: Renovation and expansion of an existing 3-story building with 3 dwelling units by adding 2-stories to an existing 1-story ground floor rear extension
”c” Variances: Expansion of a non-conforming structure, Maximum rear yard setback
Decision: Approved with Conditions

12. 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, #Z08-024 submitted by K.D Properties, LLC (461-469 Newark Ave.) B: 502 Lots: 1-5 and 6.A
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with ”c” and ”d” variances, #Z08-037 submitted by St. Mary’s Diagnostic Center, LLC (2300 Kennedy Blvd.) B: 1796 Lots: A, B, C, D, E, F and 7.S
- (3) Resolution of the Jersey City Zoning Board of Adjustment Approving Modification of Condition of Approval #3 of Major Site Plan Amendment with ”c” and ”d” variances , #Z08-024 submitted by Oakland Washburn Association, LLC (82-84 Washburn St., 387 Hoboken Ave. and 42 Oakland Ave..) B: 527 Lots: 5C, 5E, 9, 7, 16, 17, 18B and 18C
- (4) Resolution of the Zoning Board of Adjustment Adopting the 2007 Annual Zoning Report