

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

Please take notice that the Board of Adjustment took the following actions at the March 19, 2009 regular meeting:

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

7. Case: Z09-004
Applicant: St. Ann's Home for the Aged Corp.
Address: 198 Old Bergen Road
Attorney: John A. Smith, Esq.
Block: 1416 Lots: 34 & 38-43
Zone: R-1 One and Two Family Housing District
For: Preliminary/Final Major Site Plan w/"c" & "d" Variances to consolidate lots 34 & 38-43 and construct an Adult Medical Day Care Center in a separate building from the existing Nursing Home on the newly consolidated lot.
"c" Variance: More than one principal structure and use on a single lot, Stacked parking
"d" Variance: Use
Decision: Approved with Conditions

8. Case: Z08-062
Applicant: Jasco Management Corp.
Address: 9-13 & 47 Mill Road
Attorney: Eugene T. Paolino, Esq.
Block: 1890 Lots: C.2, C.3, B.1 and E.2
Zone: R-1 One and Two Family Housing District
For: Preliminary/Final Major Site Plan w/"c" & "d" Variances to construct a parking lot with six parking spaces and a deck at the rear to serve as accessory use for the existing adjacent office building on lot E.2
"c" Variance: Lot depth, Buffer area, Parking aisle width
"d" Variance: Expansion of non-conforming use
Decision: Approved with Conditions

9. Case: Z08-050
Applicant: Takaichi Kamatsu
Address: 709 Bergen Avenue
Attorney: Pro Se
Block: 1826 Lot: 1.K
Zone: NC Neighborhood Commercial District
For: Conversion of the ground floor of an existing 3-story building from a commercial unit into a residential unit
"d" Variance: Use
Decision: Adjourned to April 16, 2009

10. Case: Z09-003
Applicant: Daniel Suh
Address: 31 Montgomery Street
Attorney: Pro Se
Block: 38 Lot: E
Zone: NC Neighborhood Commercial District
For: Installation of an additional building sign on the primary façade
"c" Variance: More than one building sign on the primary facade
Decision: Approved with Conditions

11. Case: Z08-059 "A" Appeal
Applicant: Michael Laurie
Address: 134 Jewett Avenue
Attorney: Pro Se
Block: 1823 Lot: 20.C
Zone: R-1A One and Two Family Housing District
For: An appeal of the zoning officer's decision that a parking space was unlawfully created between the building and street line and to establish that the parking space lawfully existed prior to the 2001 change in the zoning ordinance that made it not permitted.
Decision: Adjourned to April 16, 2009

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12. Case: Z08-063 "A" Appeal
Applicant: Chirag and Shweta Inc.
Address: 3596 Kennedy Boulevard
Attorney: Pro se
Block: 884 Lot: 16.99
Zone: R-1 One and Two Family Housing District
For: An appeal of the zoning officer's decision that a proposed after-school tutoring program is classified as a "Day Care/Learning Center" does not qualify as a continuing nonconforming office use.
Decision: Dismissed

13. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Denying the Appeal & Affirming the Zoning Official's decision, #Z08-022 submitted by Perrault Jean-Paul (23 Magnolia Ave.) B: 511 Lot: K.1
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving an Amendment to Final Site Plan with "c" and "d" variances, #Z06-035.1 submitted by Warren and York Urban Renewal, LLC (254-258 Warren St. and 120- 124 York St.) B: 102 Lot: 76 (fka T, V.1, V.2, 72 & 73)
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z08-023 submitted by Sal-Con Realty, Inc. (85 Fleet St.) B: 566 Lot: 29.A
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z08-047 submitted by Gila Santos (8-10 Nevin St.) B: 1905.5 Lot: 32 (fka K & J)
(5) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z08-048 submitted by A & A Francisco Construction, Inc. (135 Poplar St.) B: 890 Lot: 44
(6) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with "c" and "d" variances, #Z08-008 submitted by 222-224 First Street, LLC (222-224 First St.) B: 243 Lots: 12 & 13

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON