

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

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, January 19, 2012 at 6:00 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

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

A. Case: Z10-007
Applicant: Thomas Parisi
Address: 141 Bright Street
Attorney: Charles J. Harrington, III, Esq.
Block: 341 Lot: P.1
Zone: Van Vorst Park Historic District
For: Applicant seeks approval of a license to allow live entertainment at a nonconforming bar/restaurant previously expanded by variance.
“d” variance: Expansion of a nonconforming use
Applicant Requests Adjournment to March 15, 2012

B. Case: Z11-012
Applicant: Allan Lau
Address: 62 Morris Street
Attorney: Ronald H. Shaljian, Esq.
Block: 67 Lot: 28
Zone: Paulus Hook Historic District
For: **Reconsideration** to allow applicant to provide testimony on behalf of an application to allow a seasonal sidewalk café w/ 6 tables & 16 seats accessory to a nonconforming restaurant
“d” variance: Expansion of nonconforming use
Applicant Requests Adjournment to February 16, 2012

8. Case: Z03-050.2 Site Plan Amendment
Applicant: Laidlaw Properties, LLC
Address: 136-138 Oakland Avenue & 66 Laidlaw Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 702 Lots: T.1 & V
Zone: R-1 One and Two Family Housing District
For: Amendments to Final Site Plan Approval to alter the roof line by removing approved skylights and to demolish one of two iconic smokestacks. (Prior Amended Final Approval granted 12/11/07 for expansion of a former 3-story industrial building by 3 additional stories and conversion to 95 residential units and 103 on-site parking spaces)

Cont. on other side →→

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9. Case: Z11-008
Applicant: 70 Essex, LLC
Address: 70-72 Essex Street
Attorney: Eugene O'Connell, Esq.
Block: 66 Lots: 36 & 38
Zone: Paulus Hook Historic District
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to rehabilitate and convert two 4-unit townhouses on separate 25x100 lots into a single mid-rise apartment building with 8 dwelling units on a new 50x100 consolidated lot.
"c" variances: Minimum % front yard landscaping
"d" variances: Use
10. Case: Z11-004
Applicant: Leonard C. Pappalardo
Address: 108 Morris Street
Attorney: Charles J. Harrington, III, Esq.
Block: 99 Lot: 58
Zone: Paulus Hook Historic District
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to convert a 4 unit townhouse to 3 dwelling units and a ground floor retail unit and to reconstruct a "back house" at the rear of the lot with additional 2 dwelling units
"c" variances: Maximum building coverage, minimum rear yard, second principal use on a single lot
"d" variance: Use; Density
Carried from December 8, 2011
11. Case: Z11-023
Applicant: Arjun Rana
Address: 265 Columbia Avenue
Attorney: Pro Se
Block: 908 Lot: 39
Zone: R-1 One and Two Family Housing District
For: Removal of required front yard landscaping, construction of a front yard driveway with a new curb cut, and installation of a front yard parking space (work already completed)
"c" variances: Parking between the building and the front property line; parking space dimensions
12. Executive Session, as needed, to discuss litigation, personnel, or other matters.

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON