

**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, February 18, 2010 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. Correspondence
5. Old Business
6. Request for Adjournment:

Case: Z08-039  
Applicant: Manual Flores  
Address: 757-759 Ocean Avenue  
Attorney: Charles J. Harrington, III, Esq.  
Block: 1974 Lot: 27  
Zone: R-1 One and Two Family Housing District  
For: Expansion of a non-conforming car wash w/add. structure to include 2 oil change & lube pits.  
“c” Variances: Stacked Parking  
“d” Variances: Expansion of a non-conforming use

**Carried from January 21, 2010; Adjournment requested to March 18, 2010**

7. Case: Z09-027 “A” Appeal  
Appellants: Denise Bajkowski, et al  
Address: 183 Pine Street  
Attorney: 5 appellants are pro se; 3 represented by Sean Connelly, Esq.; 1 represented by Jonathan Drill, Esq.  
Block: 2045 Lots: 60 & 61, FKA Lot 5  
Zone: Morris Canal Redevelopment Plan  
For: Appeal of a decision of the Zoning Official that a proposed “Child Development Center” is a permitted “public purpose” use in the Residential district of the Morris Canal Redevelopment Plan.

**Carried from January 21, 2010**

8. Case: Z10-001  
Applicant: John Hogan  
Address: 1 Wilkinson Avenue  
Attorney: Charles J. Harrington, III, Esq.  
Block: 1480 Lot: E.2  
Zone: R-1 One and Two Family Housing District  
For: Conversion of a 2-story industrial structure containing 1 residential unit and a partially framed out ground floor into a daycare center on the ground floor and residential unit on the second floor (2<sup>nd</sup> floor residential unit exists without a Certificate of Occupancy).  
“d” Variance: Use  
“c” Variance: Lot depth

9. Case: Z09-029  
Applicant: Celita Schultz and Elda Gonzalez  
Address: 523 Palisade Avenue  
Attorney: Charles J. Harrington, III, Esq.  
Block: 776 Lot: 46  
Zone: R-2 Multi-Family Attached Housing (4-stories or less) District  
For: Conversion of the 2<sup>nd</sup> floor of a 3-story townhouse from residential use into expanded use for a permitted ground floor commercial establishment  
“d” Variance: Use

10. Case: Z08-031 Preliminary and Final Major Site Plan  
Applicant: Jesus Family Tamil Church  
Address: 951 West Side Avenue  
Attorney: Eugene O’Connell, Esq.  
Block: 1631 Lot: 13  
Zone: R-1 One and Two Family Housing District  
For: Preliminary and Final Major Site Plan approval for construction of two consecutive ground floor rear additions to expand a House of Worship in a mixed use building with 2 residential units on the above two floors. (Rear addition already constructed without permits; House of Worship exists without a Certificate of Occupancy).  
“d” Variances: Use  
“c” Variances: Min lot area, Min lot width, Min front yard setback, Min side yard setback, Max building coverage, Parking,

**Cont. on other side →→→**

11. Case: Z09-015  
Applicant: Aneta Dys  
Address: 124 Jewett Avenue  
Attorney: Hugh Mc Guire, Esq.  
Block: 1823 Lot: 4.C  
Zone: R-1 One and Two Family Housing District  
For: Conversion of a 2-family house to a 3-family house (3<sup>rd</sup> unit already existing)  
“c” Variances: Minimum lot depth, Maximum lot coverage  
“d” variances: Use  
**Carried from January 21, 2010**

**12. MEMORIALIZATION OF RESOLUTIONS**

13. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**