

**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, March 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

7. Case: Z09-027 "A" Appeal
Appellants: Denise Bajkowski, et al
Address: 183 Pine Street
Attorney: 8 appellants 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 February 18, 2010

8. Case: Z10-003
Applicant: Lonnie Sobel
Address: 442 Mercer Street
Attorney: Pro Se
Block: 1889 Lot: G.8
Zone: R-1 One and Two Family Housing District
For: To permit a bed and breakfast use in an existing single family house.
"d" variance: Use

9. Case: Z08-035 Preliminary/Final Major Site Plan
Applicant: 817 Associates, LLC
Address: 817 Newark Avenue and 136 Cottage Street
Attorney: George Garcia, Esq.
Block: 589 Lots: 19B, 20A, 20B, 21C, 22A
Zone: R-3 Multi-Family Mid-Rise District /NC Neighborhood Commercial District
For: Preliminary/Final Major Site Plan w/"c" & "d" Variances to continue the use of a surface parking lot that has been in existence without prior zoning approval since approximately 1976.
"d" variance: Use

10. Case: Z08-046.1 Site Plan Amendment
Applicant: 439 Second Street, LLC
Address: 439 Second Street
Attorney: George Garcia, Esq.
Block: 430 Lot: 41
Zone: R-1 One and Two Family Housing District
For: a.) Amendment to Final Major Site Plan w/"c" & "d" Variances (resolution memorialized 9/17/09) to include demolition of the front wall as per condition (demolition substantially completed on 2/12/09); and
b.) Clarification on the meaning of Condition of Approval #3 that states "Should further assessment of the condition of the building structure reveal that all or a substantial portion of the existing walls must be demolished, then variances for expanded height and use shall be null and void."

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 (3rd unit already existing)
"c" variance: Minimum lot depth, Maximum lot coverage
"d" variance: Use
Carried from February 18, 2010

Cont. on other side →→→

12. **MEMORIALIZATION OF RESOLUTIONS**

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON