

**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 21, 2013 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. Request for Adjournment:

7. Old Business:

Case: Z08-017 Administrative Amendment
Applicant: Joseph Damiano
Attorney: Jon P. Campbell, Esq.
Address: 152 Steuben Street
Block: 139 Lot: 89
Zone: R-2 Multi-Family Attached Housing (4-stories or less) District
For: Amendment to approved site plan to reduce the building from a 5-story, 7-unit building to a 4-story, 5-unit building and to raise the first floor to accommodate new FEMA regulations. There is no change to the façade design except the elimination of the top floor.

8. Case: Z10-024.1 Site Plan Amendment
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III, Esq.
Block: 310 Lot: 11.A
Zone: NC Neighborhood Commercial District
For: Amendment to Final Major Site Plan w/ “d” Variance (original approval Feb. 2011) to demolish and reconstruct the rear building into a 5-story building and increase the number of work/live units from 15 to 17.
“d” variances: Height

9. Case: Z12-026 “A” Appeal
Applicant: Wilhemina McPherson
Address: 161 Glenwood Avenue
Attorney: Pro Se
Block: 14801 Lot: 4
Zone: U – University District
For: Appeal of the Zoning Officer’s Decision that a 3 family house did not lawfully exist prior to the 2001 zoning ordinance and is not grandfathered

Cont. on other side →→

10. Case: Z12-039 Minor Site Plan
Applicant: Martin Budnick
Attorney: Richard Campisano, Esq.
Address: 499-501 Tonnele Avenue
Block: 3201 Lot: 34
Zone: HC – Highway Commercial District
For: Minor Site Plan to expand the non-conforming auto repair shop by constructing a new garage and increasing the overall square footage from 1974 sq ft to 2502 sq ft.
“c” Variances: Fence mounted sign
“d” Variances: Expansion of a non-conforming use

11. Case: Z12-027
Applicant: EHOP Holdings LLC
Address: 70 Fairview Avenue
Attorney: Eugene O’Connell, Esq
Block: 16502 fka 1824 Lot: 31 fka 36
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house to a 3-family house.
“d” variances: Use

Carried from February 21, 2013 meeting

12. Case: Z12-024 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard D. Stanzione, Esq.
Address: 238 5th Street
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
“d” Variances: Use (to permit wireless communication antenna in the Historic District)

13. MEMORIALIZATION OF RESOLUTIONS

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON