

**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, April 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: Z11-022
Applicant: New Jersey Vedic Society Inc. of NJ
Address: 209-211 Fulton Avenue
Attorney: Richard N. Campisano, Esq.
Block: 24903 fka 1337 Lot: 14 fka 14.99
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house into a House of Worship
“c” variances: Min.lot area, Max. lot coverage, Front yard setback, Min. # parking spaces
Adjournment requested to May 17, 2012

8. Case: Z11-030
Applicant: Marly Caro
Address: 168 New York Street & 375-377 Palisade Avenue
Attorney: Jon P. Campbell, Esq.
Block: 3901 fka 748 Lots: 5, 32, & 31 fka 34, 35, & 82
Zone: R-1 One and Two Family Housing District and R-2 Multi-Family Attached Housing (four stories or less) District
For: Expansion of a daycare center on Palisade Avenue into the rear yard and cellar of a 2-family house directly behind the center on New York Avenue
“d” variance: Use

9. Case: Z11-026
Applicant: G.S. Realty Corp
Address: 64-66 Morris Street
Attorney: Jon P. Campbell, Esq.
Block: 14402 fka 341 Lot: 14 fka 55
Zone: Paulus Hook Historic District
For: Conversion of a nonconforming restaurant previously approved by variance to a dental office.
“d” variance: Use
Carried from March 15, 2012

10. Case: Z11-019
Applicant: Chanmonie Kaulesar
Address: 307 Old Bergen Road
Attorney: Pro Se
Block: 27005 fka 1364 Lot: 9 fka 10
Zone: R-1 One and Two Family Housing District
For: The removal of a front porch and front yard landscaping in order to create two front yard parking spaces
“c” variances: Parking between the building and front property line; min. front yard landscaping; min.parking space dimensions

Cont. on other side →→

11. Case: Z11-031
Applicant: Abdel Amin
Address: 60 Sussex Street aka 67 Greene Street
Attorney: Robert T. Brescia, Esq.
Block: 14304 fka 68 Lot: 5 fka A.1
Zone: Paulus Hook Historic District
For: Expansion of a ground floor restaurant into both floors of a 2-story carriage house on the same lot and expansion of an accessory sidewalk café previously approved by variance.
“c” variances: Front yard setback, minimum rear yard, maximum building coverage
“d” variances: Expansion of a nonconforming use
12. Case: Z11-004
Applicant: Leonard C. Pappalardo
Address: 108 Morris Street
Attorney: Charles J. Harrington, III, Esq.
Block: 14401 fka 99 Lot: 22 fka 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,
“d” variances: Use to allow a commercial unit; Use to allow a second principal structure on the lot; Density
Carried from February 16, 2012
13. Case: Z10-007
Applicant: Thomas Parisi
Address: 141 Bright Street
Attorney: Charles J. Harrington, III, Esq.
Block: 13905 fka 341 Lot: 1 fka P.1
Zone: R-1 One and Two Family Housing District and 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
Carried from March 15, 2012

14. MEMORIALIZATION OF RESOLUTIONS

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON