

**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, May 19, 2011 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. Correspondence
5. Old Business
6. Request for Adjournment:

7. Case: Z08-022 "A" Appeal  
Applicant: Perrault Jean-Paul  
Attorney: Pro Se  
Address: 23 Magnolia Avenue  
Block: 511 Lot: K.1  
Zone: R-1 One and Two Family Housing District  
For: Appeal of the zoning officer's decision that a parking space was unlawfully created between the building and street line; applicant seeks Certification of a pre-existing nonconforming accessory use contending that the parking space existed prior to the 2001 change in the zoning ordinance that made it not permitted (certification denied; zoning officer affirmed 2-19-09)

**Reconsideration based on new evidence  
Carried from April 21, 2011**

8. Case: Z11-003 "B" Appeal  
Applicant: Wilson Avenue Dental, LLC aka Dr. Thomas Verdoni  
Address: 273 Bergen Avenue  
Attorney: Dennis J. Barrett, Esq.  
Block: 1783 Lot: 8.99  
Zone: R-3 Multi-Family Mid-Rise District  
For: Certification of Pre-existing Nonconforming Use establishing that a physician's office has previously existed continuously for 45 years (since 1966) on the ground floor of a one family residence, thereby allowing a dental office to operate there going forward.

**Carried from April 21, 2011**

9. Case: Z10-034  
Applicant: Klak, LLC  
Address: 21-25 Marcy Avenue  
Attorney: Jon P. Campbell, Esq.  
Block: 1746 Lots: 25.99 and 24.A  
Zone: HC Highway Commercial  
For: Preliminary/Final Site Plan w/"c" & "d" variances to renovate and expand a 1-story auto body repair facility by constructing a 2-story addition on vacant land adjacent to the existing building  
"c" variances: Minimum lot size, Minimum perimeter setback  
"d" variance: Expansion of a Nonconforming Use

**Carried from April 21, 2011**

10. Case: Z10-028  
Applicant: Nattoo Zinzundia  
Address: 28 Storms Avenue  
Attorney: Pro Se  
Block: 1913 Lot: 1  
Zone: R-1 One and Two Family Housing District  
For: Construction of a new 2-family house on an undersized lot  
"c" variances: Minimum lot area, Minimum lot width, Minimum lot depth, Minimum side yard setback, Rear yard setback, Maximum building coverage, Minimum front yard landscaping

**Carried from March 17, 2011**

11. **MEMORIALIZATION OF RESOLUTIONS**

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

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**