

**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, June 16, 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: Z11-001
Applicant: The Distillery
Address: 401-403 Palisade Avenue aka 7 Hutton Street
Attorney: Maurice Giro, Esq.
Block: 748 Lots: 21.99 fka 21 & 22
Zone: R-2 Multi-Family Attached Housing (four stories or less) District
For: Use of an accessory garage structure, at the rear of the lot and connected to the rear of the building, as an art gallery, a retail use, with its entrance on Hutton Street (already converted)
“c” variances: Second principal structure on a single lot, signage
“d” variance: Use
Carried from May 19, 2011

8. Case: Z11-017
Applicant: Manuel 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: Preliminary and Final Major Site Plan w/”c” & “d” variances to allow construction of a second floor with 3 residential units and 1 accessory office unit above a nonconforming car wash on the ground floor (second story addition creating a mixed use building already completed).
“c” variances: Rear yard setback, lot coverage, number of curb cuts, signage
“d” variances: Use

9. Case: Z11-006
Applicant: Quicksilver Properties, LLC
Address: 535-543 Communipaw Avenue
Attorney: Paul V. Buono, Esq.
Block: 1941 Lot: 11, 12.A, 12.B, 13, 14.99
Zone: NC Neighborhood Commercial District
For: Preliminary and Final Major Site Plan w/”c” & “d” variances to convert and renovate an existing warehouse into a metal art workshop with an ancillary showroom and office and an adjacent accessory parking and loading area.
“c” variances: Minimum Height
“d” variances: Use; Expansion of a Nonconforming Use

10. Amendment to Contractual Services for Board Attorney

MEMORIALIZATION OF RESOLUTIONS

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON