

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LLEGAL 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 17, 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. Request for Adjournment

6. Old Business:

- a. Case: Z08-005  
Applicant: Striker Investment Realty  
Attorney: George Garcia, Esq.  
Address: 258-262 First Street & 271 Second Street  
Block: 276 Lots: 17 & M-1  
Zone: Harsimus Cove Historic District  
For: Prelim./Final Major Site Plan w/"c" & "d" Variances for rehabilitation, expansion and conversion of a former church and rectory fronting on First St. into 17 residential units (14 units in the church building and 3 in the rectory) along with construction of a 4-story, four unit townhouse fronting on Second St. Consolidation of the two lots is proposed and a common interior courtyard linking the three buildings.  
"c" Variances: Maximum lot coverage, Maximum building coverage, Minimum rear yard, Minimum # of parking spaces  
"d" Variances: Use, Height, Density

**Listed for DISMISSAL due to lack of prosecution**

- b. 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

**Denied by vote of 4 in favor-2 opposed on 3/18/10; Listed for RECONSIDERATION**

- c. 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 portions of the front and side walls as per Condition of Approval #3 (demolition substantially completed on 2/12/09); and  
b.) Clarification on the meaning of Condition of Approval #3 that states "Should it be determined after the issuance of building permits, that all or a substantial portion of the existing exterior walls must be demolished, then the variances for expanded use and height shall be null and void."

**Denied by vote of 3-3 on 3/18/10; Listed for RECONSIDERATION**

7. Case: Z10-005  
Applicant: Richard Becker  
Address: 287 York Street  
Attorney: Ronald H. Shaljian, Esq.  
Block: 270 Lot: 11  
Zone: Van Vorst Park Historic District  
For: Construction of a rear addition to an otherwise conforming townhouse use on the footprint of a previously existing rear addition.  
“c” Variances: Maximum building coverage, Minimum rear yard setback  
**Carried from May 20, 2010**
8. Case: Z10-008  
Applicant: MCPK Realty, LLC  
Address: 3085 Kennedy Boulevard  
Attorney: Oswin Hadley, Esq.  
Block: 633 Lot: B.99  
Zone: R-3 Multi-Family Mid-Rise District  
For: Conversion of a commercial/automotive sales and showroom structure w/an accessory 2-story garage and storage space into a supermarket with 30 accessory parking spaces.  
“d” Variance: Use  
“c” Variance: Min front yard setback, Max lot coverage, Max sign area & number of building signs
9. Case: Z09-022 Preliminary/Final Major Site Plan  
Applicant: St. Peter’s College  
Address: 782-796 Montgomery Street and 35-47 Glenwood Avenue  
Attorney: Eugene T. Paolino, Esq.  
Block: 1832 L: 9.99-16 and 36-40  
Zone: U University  
For: Preliminary and Final Major Site Plan with “d” and “c” variances to construct a 6 story, 102 ft high, Student Union Center with 27 parking spaces  
“c” Variance: Min campus wide parking requirement, location of off-street loading facilities that may cause traffic interference along Montgomery St, maximum height of fence in front yard (Glenwood Avenue), absence of street trees along Glenwood Ave  
“d” Variances: Height of principal structure  
Design Waiver: To allow for large expanse of blank wall on the ground floor along Montgomery St.
10. Renewal of contract for professional stenographic services  
11. Renewal of legal services contract
12. **MEMORIALIZATION OF RESOLUTIONS**
13. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**