

**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 18, 2009 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:

Case: Z09-011
Applicant: Peter Altbuch
Attorney: Eugene P. O'Connell, Esq.
Address: 3628 Kennedy Boulevard
Block: 889 Lot: 10C
Zone: R-1 One and Two Family Housing District
For: Expansion of a single-family house to create a 2-family house on an oversized, 52 feet wide lot with insufficient lot depth.
"c" Variances: Min. lot depth, Max. front yd, Min. rear yd, Max. curb cut/driveway/garage door widths, Min. garage dimension, Garage. % of grd.fl space

Adjournment requested to July 16, 2009

6. Old Business:

Case: Z06-017 1 Year Extension
Applicant: Ocean Green, LLC
Attorney: W. Nevins McCann
Address: 742-748 Ocean Avenue
Block: 1999 Lot: 34 (f/k/a lots A, B, G.2, 12.E)
Zone: R-1 One and Two Family Housing District
For: Second extension of Final Major Site Plan & Variance approvals to June 14, 2010 (original approval memorialized June 14, 2006) to construct a 42 unit 7-story multi-family mid-rise "green" building with 45 parking spaces within the building

7. Case: Z06-062 Minor Subdivision w/"d" variance

Applicant: ADB Enterprise, LLP
Address: 467-469 Pavonia Avenue
Attorney: Lonny Hirsch, Esq.
Block: 512 Lot: 52 (f/k/a 28B & 29)
Zone: R-1 One and Two Family Housing District
For: Minor subdivision to create two lots in order to separate the existing buildings along their commonly shared party walls
"c" Variance: Minimum lot area, minimum lot width
"d" Variance: Expansion of a nonconforming use

8. Case: Z08-051 "A" Appeal

Applicant: Liberty Harbor Holding
Attorney: Jon Campbell, Esq.
Address: 325 Grand Street
Block: 60.01 Lot: 1
Zone: Liberty Harbor North Redevelopment Plan
For: An appeal of the zoning officer's decision that a "free standing billboard sign" was unlawfully erected in the Liberty Harbor North Redevelopment Plan Area.

Cont. on other side →→→

9. Case: Z08-052 "A" Appeal
Applicant: Liberty Harbor Holding
Attorney: Jon Campbell, Esq.
Address: 325 Grand Street
Block: 60.01 Lot: 1
Zone: Liberty Harbor North Redevelopment Plan
For: An appeal of the zoning officer's decision that a parking lot was unlawfully created in the Liberty Harbor North Redevelopment Plan Area.

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