

**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 21, 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. Request for Adjournment

7. Old Business:

- A. Case: Z12-003 "A" Appeal  
Applicant: Sherryleen Elisca  
Address: 223 Freeman Avenue  
Attorney: Pro Se  
Block: 14601 fka 1653 Lot: 6 fka 146  
Zone: R-1 One and Two Family Housing District  
For: Appeal of the Zoning Officer's decision that a front yard parking space was not lawfully created and must be removed.

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

8. Case: Z12-004  
Applicant: Hudson Body Co.  
Attorney: Charles J. Harrington, III, Esq.  
Address: 415-435 Tonnelle Avenue  
Block: 4101 fka 971 Lot: 21 fka 5 & 41  
Zone: Highway Commercial District  
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to build a 4,148 sq.ft addition to the existing building, change the location of nonconforming rooftop signage, and reconfigure the parking area for a bus service station with both general and autobody service  
"c" variances: Min. perimeter setback (front), min. # parking spaces, stacked parking, max. height from grade of freestanding sign, % of parking lot landscaping, street trees  
"d" variance: Expansion of Nonconforming Use
9. Case: Z12-006  
Applicant: 304 Pavonia Realty, LLC  
Address: 304 Pavonia Avenue  
Attorney: Charles J. Harrington, III, Esq.  
Block: 10001 fka 358 Lot: 43 fka G.2  
Zone: Hamilton Park Historic District  
For: Preliminary/Final Major Site Plan w/ "d" Variance to expand the floor area and convert an existing house of worship into a mid-rise apartment building with 9 dwelling units  
"d" variance: Use
10. Case: Z12-011  
Applicant: 212 3<sup>rd</sup> St. LLC  
Address: 212-216 Third Street  
Attorney: Rita McKenna, Esq.  
Block: 11302 fka 245 Lot: 30 fka 14  
Zone: Harsimus Cove Historic District  
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to construct a mid-rise apt. building with 12 dwelling units and 12 parking spaces on a vacant lot currently used for church parking  
"c" variances: Height, parking aisle width  
"d" variances: Use

**Cont. on other side →→→**

11. Case: Z12-013  
Applicant: Aaron McQuade  
Address: 317 New York Avenue  
Attorney: Pro Se  
Block: 2306 fka 775 Lot: 44 fka 42B.1L  
Zone: R-1 One and Two Family Housing District  
For: Expansion of the floor area of a first floor dwelling unit in a nonconforming 6 unit building into the basement storage area below the existing unit to create additional living space for the unit.  
“c” variance: Expansion of a nonconforming structure

**12. MEMORIALIZATION OF RESOLUTIONS**

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

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**