

**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, July 16, 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. Old Business - None

6. Requests for Adjournment:

A. 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.
Adjournment requested to August 20, 2009

B. 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.
Adjournment requested to August 20, 2009

7. Case: Z09-013
Applicant: Linda Gonzalez
Attorney: Pro Se
Address: 182A Christopher Columbus Drive
Block: 310 Lot: 14
Zone: NC - Neighborhood Commercial
For: Conversion of required ground floor commercial space to a residential unit
"d" Variances: Use
"c" Variances: Minimum lot area, minimum lot width, minimum lot depth

8. Case: Z08-054
Applicant: Amber Realty, LLC
Attorney: Pro Se
Address: 231-235 Hutton Street (corner of Kennedy Blvd)
Block: 857 Lot: 2.99
Zone: R-1 One and Two Family Housing District
For: Preliminary and Final Major Site Plan w/"c" & "d" Variances for conversion of an existing 2-story showroom w/office fronting on Kennedy Blvd and a 1-story 3-bay garage fronting on Hutton St. to a 3-story mixed use building with office space on the ground floor, 4 residential units on the above floors, and garage parking for 6 cars.
"d" Variances: Use
"c" Variances: Stacked parking, maximum signage

9. Case: Z09-011
Applicant: Peter Altbuch
Attorney: Eugene P. O'Connell, Esq.
Address: 3628 Kennedy Boulevard
Block: 889 Lot: 10.C
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 ft. 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. fl. to ceiling ht., Min. garage.dimension, Garage. % of grd.fl. space, Max. # fls in duplex unit w/full bath

Carried from June 18, 2009

10. ANNUAL REORGANIZATION

11. MEMORIALIZATION OF RESOLUTIONS

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON