

**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, August 20, 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
6. Old Business:

Case: Z08-019 Extension of Minor Subdivision Approval  
Applicant: 790 Ocean, LLC  
Address: 790-792 and 782-784 Ocean Avenue  
Attorney: Eugene O'Connell, Esq.  
Block: 1970 Lots: F.1 & 52  
Zone: R-1 One and Two Family Housing District  
For: Extension of Minor Subdivision approval pursuant to N.J.S.A 40:55D-47.f.  
(original approval memorialized November 6, 2008)

7. Case: Z09-008  
Applicant: Waseem Enterprises, LLC  
Address: 3080 Kennedy Boulevard  
Attorney: John M. Marmora, Esq.  
Block: 631.A Lot: P.2  
Zone: R-4/ Multi-Family High Rise  
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances for the conversion of accessory auto repair bays at the existing nonconforming service station to an accessory convenience store.  
"c" Variance: Internally illuminated sign, Electronically activated sign  
"d" Variance: Expansion of a non-conforming use

8. Case: Z08-046  
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: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to convert an existing three-story, three family house to a four-story, four-family house.  
"c" Variance: Min. lot area/width/depth, Min rear yard, Max building coverage, Min floor to ceiling height  
"d" Variance: Expansion of a non-conforming use, Height

9. **MEMORIALIZATION OF RESOLUTIONS**

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

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**