

**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, September 15, 2011 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. Correspondence
5. Old Business
6. Request for Adjournment:

Case: Z11-012
Applicant: Allan Lau
Address: 62 Morris Street
Attorney: Ronald H. Shaljian, Esq.
Block: 67 Lot: 28
Zone: Paulus Hook Historic District
For: Seasonal sidewalk café with 6 tables and 16 seats as accessory to a nonconforming restaurant
“d” variance: Expansion of nonconforming Use
Adjournment requested to October 20, 2011

7. Case: Z11-016 “A “Appeal
Applicant: Christina Park
Address: 164 Highland Avenue
Attorney: Pro Se
Block: 1838 Lot: 3.A
Zone: R-1 One and Two Family Housing District
For: Appeal of Zoning Officer decision that only 6, and not 7, dwelling units are permitted in the existing building
Hearing continued from August 18, 2011

8. Case: Z11-007 Minor Site Plan
Applicant: Jagamba Ma Sixth, LLC
Address: 298 6th Street
Attorney: Ronald H. Shaljian, Esq.
Block: 355 Lot: P
Zone: R-1 One and Two Family Housing District
For: Minor Site Plan w/ “c” & “d” Variances to construct a 4-story, 4 unit townhouse on an irregularly shaped, undersized, vacant lot
“c” variance: Min lot area, lot depth, lot width, one side yard greater than “0” where “0” required, rear yard for portion of lot, maximum building coverage
“d” variance: Use, Height
Carried from August 18, 2011

Cont. on other side →→→

9. Case: Z03-016.1
Applicant: 12-16 Liberty Realty LLC
Address: 12-16 Liberty Avenue
Attorney: Eugene O'Connell, Esq.
Block: 595 Lot: A.5
Zone: R-1 One and Two Family Housing District
For: Relief from a Condition of Approval that disallowed use of the ground floor retail spaces by any business that included the sale of any food products (original approval August 21, 2003)
"d" variance: Use
Carried from August 18, 2011

10. Case: Z11-018
Applicant: Himanshu Patel
Address: 218-220 Beacon Avenue
Attorney: Eugene O'Connell, Esq.
Block: 699 Lots: 75 & 76
Zone: R-1 One and Two Family Housing District
For: Construction of a new single family house on an undersized, irregularly shaped lot
"c" variances: Min.lot depth, front yard setback, min. rear yard setback, min. dimensions of garage on ground fl., max. curb cut width
Waivers: To allow architectural features, windows and door detailing, roof style and pitch that are not integrated with the surrounding development.

11. **MEMORIALIZATION OF RESOLUTIONS**

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON