

**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 16, 2010 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:

7. Case: Z10-022  
Applicant: Medici Associates, LLC  
Address: 218 Central Avenue  
Attorney: Charles J. Harrington, III, Esq.  
Block: 726 Lot: 1  
Zone: R-1 One and Two Family Housing District  
For: Conversion of a firehouse into office space with accessory ground floor garage space.  
“c” variance: Minimum lot area, Minimum lot depth, Minimum lot width, Maximum signage  
“d” variance: Use  
**Carried from August 19, 2010**

8. Case: Z10-018  
Applicant: Vecdi Bilgin  
Address: 112 Morris Street  
Attorney: Charles J. Harrington, III, Esq.  
Block: 99 Lot: 62  
Zone: Paulus Hook Historic District  
For: Conversion of a pre-existing first floor retail space to a Category 2 restaurant (primarily take-out with some seating for on-premise eating).  
“d” variance: Use  
**Carried from August 19, 2010**

9. Case: Z10-017  
Applicant: V & A Cabales, LLC  
Address: 3234 Kennedy Boulevard  
Attorney: Eugene O'Connell, Esq.  
Block: 843 Lot: 28  
Zone: R-1 One and Two Family Housing District  
For: Conversion of an existing office to a Medical office  
“c” variance: Minimum lot area, Minimum lot depth, Maximum signage  
“d” variance: Use  
**Carried from August 19, 2010**

10. Case: Z10-019  
Applicant: Nisha Vedi and Suraj Pawar  
Address: 312 Grand Street  
Attorney: Jon P. Campbell, Esq.  
Block: 269 Lot: B.1  
Zone: R-2 Multi Family Attached Housing (4 Stories or Less) District  
For: Construction of a 4-story, 3-family townhouse  
“c” variance: Minimum lot area, Minimum lot depth, Height, Minimum rear yard, Maximum building coverage  
“d” variance: Density  
**Carried from August 19, 2010**

11. Case: Z10-029  
Applicant: 90 Virginia Ave., LLC  
Address: 90 Virginia Avenue  
Attorney: Eugene O'Connell, Esq.  
Block: 1978 Lot: 41.99  
Zone: R-1 One and Two Family Housing District  
For: Construction of a 3-story, 13-unit affordable housing project on an irregular, oversized lot.  
“c” variances: Height, Parking aisle width  
“d” variances: Use

12. Case: Z09-026  
Applicant: Dimple Kumar  
Address: 31 Nelson Avenue  
Attorney: Pro Se  
Block: 915 Lot: 7.C  
Zone: R-1 One and Two Family Housing District  
For: Conversion of the basement in an existing 2-family house on an oversized lot to create a third dwelling unit.  
“d” variances: Use

13. **MEMORIALIZATION OF RESOLUTIONS**

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

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**