

**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 17, 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

7. Case: Z05-027
Applicant: Michael Morgese
Address: 296 Palisade Avenue
Attorney: Jon p. Campbell, Esq.
Block: 722 Lot: 1.B
Zone: R-2 Multi-Family Attached Housing (4-stories or less) District
For: Variance approvals only to construct a 3-Story, 5-Unit Multi-Family Building. Applicant chooses to bifurcate (split in two) the application and a hearing on the required application for Preliminary and Final Major Site Plan approval will be scheduled at a later date. Any variance approvals shall be conditioned on Final Site Plan approval which is required to meet the negative criteria.
“c” Variances: Min. rear yard setback, Min. side yard setback, Min. lot depth, Min. parking aisle width, and on-site parking not permitted on lots 50 ft. wide or less
“d” Variances: Use, Density

8. Case: Z09-002
Applicant: NAJ, LLC
Address: 33 Griffith Street
Attorney: Jon P. Campbell, Esq
Block: 749 Lot: 56.A
Zone: R-2 Multi-Family Attached Housing (4-stories or less) District
For: Prel/Final Major Site plan w/”c” & “d” variances to renovate and convert a 1-story garage to a 3-story, 2-family dwelling on an undersized lot.
“c” Variances: Minimum lot area, Minimum lot depth, Maximum building coverage, Minimum rear yard setback, and Maximum lot coverage
“d” Variances: Use

9. Case: Z08-055
Applicant: George Mekheil
Address: 55 Grace Street
Attorney: Kaci Arbani, Esq
Block: 809 Lot: 38
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house to a 3-family house (2-family built in 2007; **3rd unit already existing**)
“c” Variances: Max. lot coverage, Max. curb cut width, Min. front yard landscaping
“d” Variances: Use

10. **MEMORIALIZATION OF RESOLUTIONS**
11. Executive Session, as needed, to discuss litigation, personnel, or other matters.

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON