

**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, October 15, 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

**6. Adoption of 2008 Annual Zoning Report**

7. Request for Adjournment:

- A. 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 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

**Carried from September 17, 2009; Adjournment requested to November 12, 2009**

- B. 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; 3<sup>rd</sup> unit already existing)  
“c” Variances: Max. lot coverage, Max. curb cut width, Min. front yard landscaping  
“d” Variances: Use

**Carried from September 17, 2009; Adjournment requested to November 12, 2009**

8. Case: Z08-039  
Applicant: Manuel Flores  
Address: 757-759 Ocean Avenue  
Attorney: Charles J. Harrington, III, Esq.  
Block: 1974 Lot: 27  
Zone: R-1 One and Two Family Housing District  
For: Expansion of a non-conforming car wash with additional structure to include two oil change and lube pits.  
“c” Variances: Stacked parking  
“d” Variances: Expansion of a non-conforming use

9. Case: Z08-027  
Applicant: 16 Hopkins, LLC  
Address: 13-15 Sherman Place  
Attorney: Jon P. Campbell, Esq.  
Block: 830 Lots: 11 & 12  
Zone: R-1 One and Two Family Housing District  
For: Preliminary and Final Major Site Plan approval to construct a 6-unit building with 8 parking spaces on an oversized lot.  
“c” Variances: Max. curb cut width, Max. driveway width, Max height of peaked roof  
“d” Variances: Use, Height

10. Case: Z09-012 Minor Site Plan  
Applicant: 235 Lexington Ave. Corp.  
Address: 223-225 Pavonia Avenue  
Attorney: Jon P. Campbell, Esq.  
Block: 250 Lot: W  
Zone: Hamilton Park Historic District  
For: The conversion of a non-conforming ground floor commercial unit in a mixed use building into two commercial units and one residential unit.  
“d” Variances: Expansion of a non-conforming use

11. **MEMORIALIZATION OF RESOLUTIONS**

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

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**