

**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 17, 2013 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. Swear in Staff
5. Correspondence
6. Old Business
  
7. Case: Z13-004 Minor Site Plan  
Applicant: New Cingular Wireless PCS, LLC (“AT&T”)  
Address: 238 Fifth Street  
Attorney: Judith A. Fairweather, Esq.  
Block: 11204 Lot: 9  
Zone: Harsimus Cove Historic District  
For: Minor Site Plan to install wireless communication antennas on the roof of building  
“d” Variances: Use (to permit wireless communication antenna in the Historic District)  
**Carried from September 19, 2013**
  
8. Case: Z13-014  
Applicant: Cake Lush Bakery Cafe  
Address: 437 Jersey Avenue  
Attorney: Eliot Skolnick, Esq.  
Block: 13905 Lot: 14  
Zone: Van Vorst Park Historic District  
For: Conversion of a ground floor retail space into a Category 2 Restaurant (Bakery) with outdoor seating  
“d” Variances: Use
  
9. Case: Z13-020  
Applicant: Mark Timmins  
Address: 138 Erie Street  
Attorney: Pro Se  
Block: 10105 Lot: 32  
Zone: Hamilton Park Historic District  
For: The demolition of an existing rear basement extension and the construction of a 2-story, 13 ft long rear yard addition to a 2-family house  
“c” Variances: Minimum rear yard setback and maximum lot coverage
  
10. Case: Z12-036  
Applicant: Steven Haddad  
Address: 3413 Kennedy Boulevard  
Attorney: Eliot Skolnick, Esq  
Block: 3402 Lot: 8  
Zone: R-1 One and Two Family Housing District  
For: The conversion of a ground floor residential unit into an office  
“c” Variances: Minimum lot size, Minimum lot depth  
“d” Variances: Use
  
11. Case: Z13-024  
Applicant: Modern Family Dentistry, LLC  
Address: 551 Jersey Avenue  
Attorney: Robert Verdibello, Esq  
Block: 11103 Lot: 22  
Zone: Harsimus Cove Historic District  
For: The conversion of a ground floor retail space to a Dentist’s Office  
“d” Variances: Use
  
12. **Annual Reorganization**
13. **MEMORIALIZATION OF RESOLUTIONS**
14. Executive Session, as needed, to discuss litigation, personnel, or other matters

**Kate Donnelly, BOARD OF ADJUSTMENT ACTING CHAIRPERSON**