

**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 20, 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. Swear in Staff
5. Correspondence
6. Request for Adjournment:

A. 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 w/ 6 tables & 16 seats accessory to a nonconforming restaurant
“d” variance: Expansion of nonconforming Use

Carried from September 15, 2011; Adjournment requested to November 10, 2011

B. Case: Z11-007
Applicant: Jagamba Ma Sixth, LLC Minor Site Plan
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 September 15, 2011; Adjournment requested to November 10, 2011

7. Case: Z09-010
Applicant: 212 Marin Boulevard, LLC; 247 Manila Avenue, LLC; 280 Erie Street, LLC; 317 Jersey Avenue, LLC; 354 Cole Street, LLC; 389 Monmouth Street, LLC and Consolidated Rail Corporation
Attorney: Michele R. Donato, Esq.
Address: 473 Luis Marin Blvd, 441-447 Manila Ave, 618.5 Jersey Ave, 626 Jersey, Ave, 99-105 Coles St. and 449-453 Monmouth St.
Blocks/Lots: Block 212/Lot M; Block 247/Lot 50.A; Block 280/Lots B.1, 50.A; Block 317.5/Lot 50.A; Block 354.1/Lot 50.A & Block 389.1/Lots 50, 51
Zone: R-1 One and Two Family Housing District; Luis Munoz Marin Redevelopment Plan; Grove Street NDP Redevelopment Plan
For: Appeal of the denial by the Historic Preservation Commission of certificates of appropriateness for the demolition of the Sixth Street Embankment AKA the Pennsylvania Railroad Harsimus Stem Embankment, and the denial also of certificates of economic hardship based on the provisions of the Land Development Ordinance
**REMANDED FROM SUPERIOR COURT FOR FULL HEARING
Hearing Continued from October 11, 2011**

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON