

**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 **Tuesday, November 9, 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:**

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
Carried from October 5, 2010; new hearing date will be announced on November 9th

6. **Old Business:**

Case: Z06-062 Reaffirmation of Minor Subdivision
Applicant: ADB Enterprise, LLP
Address: 467-469 Pavonia Avenue
Attorney: Lonny Hirsch, Esq.
Block: 512 Lot: 52 (f/k/a 28B & 29)
Zone: R-1 One and Two Family Housing District
For: Minor subdivision to create two lots in order to separate the existing buildings along their commonly shared party walls. Originally approved on June 18, 2009
"c" Variance: Minimum lot area, minimum lot width
"d" Variance: Expansion of a nonconforming use

7. Case: Z01-004.2 Site Plan Amendment w/ c & d variances
Applicant: Lafayette Senior Living Center, LP
Address: 463 Pacific Avenue
Attorney: Jon P. Campbell, Esq.
Block: 2088.1 Lot: 2
Zone: R-3 Multi-Family Mid-Rise District
For: Amendment to Final Major Site Plan to reconfigure the lot containing an already constructed 83- unit senior housing development. The new lot configuration reduces both the lot area and the parking area due to Barbara Place not being vacated as originally planned.
"c" variance: Minimum side yard
"d" variance: Density

8. Case: Z10-011
Applicant: Narine Rabindradat
Address: 18 Marcy Avenue
Attorney: Richard N. Campisano, Esq.
Block: 1750 Lot: 90
Zone: R-1 One and Two Family Housing District
For: To expand and convert an existing 1-story garage into a 2-story house of worship
"c" variance: Expansion of a non-conforming structure, Minimum lot area/lot width, Minimum rear yard, Minimum side yard, Minimum # of parking spaces, Maximum # of signs
Carried from October 21, 2010; renounce required

9. Case: Z10-006
Applicant: Tom Parisi
Address: 177 York Street
Attorney: Pro Se
Block: 167 Lot: 14
Zone: Paulus Hook Historic District
For: Construction of a single story rear addition to a non-conforming "Category 2" restaurant (primarily take-out; previously approved by variance) in order to provide additional storage, 16 additional indoor seats and 32 additional outdoor seats in the rear yard.
"d" variance: Expansion of a non-conforming use
10. Case: Z10-031
Applicant: Satinder Saggar
Address: 137 Van Winkle Avenue
Attorney: Eugene O'Connell, Esq.
Block: 596 Lot: 34
Zone: R-1 One and Two Family Housing District
For: To permit an already constructed front yard deck that projects three feet into the required front yard along the entire front of the building.
"c" variance: Front yard setback
11. **Adoption of 2011 Meeting Calendar**
12. **Adoption of 2009 Annual Zoning Report**
13. **MEMORIALIZATION OF RESOLUTIONS**
14. Executive Session, as needed, to discuss litigation, personnel, or other matters.

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON