

**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 November 10, 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. Old Business
7. Request for Adjournment:
8. **Adoption of 2010 Annual Zoning Report**

9. Case: Z11-002
Applicant: Elizabeth Young
Address: 329 Fourth Street
Attorney: Pro Se
Block: 352 Lot: Y
Zone: R-1 One and Two Family Housing District
For: Construction of 3 additional stories above an existing 1-story rear addition to a single family house on an undersized lot in the 100 year Flood Plain
“c” variances: Lot area/width/depth, min.rear yard, max. building height, max # stories

10. Case: Z10-035
Applicant: Coptic Orthodox Church of St. Mark
Address: 427-439 West Side Avenue
Attorney: Ronald Shaljian, Esq.
Block: 1770 Lot: 90
Zone: NC Neighborhood Commercial District
For: Preliminary/Final Major Site Plan w/“c” & “d” Variances to construct an accessory “Parish Center” in a separate building on the same lot as a nonconforming church use
“c” variances: Location of more than one principal structure on a single lot
“d” variances: Expansion of a nonconforming use

11. Case: Z10-025
Applicant: Cotton Temple Church of God in Christ
Address: 383 Bergen Avenue
Attorney: Jon Campbell, Esq.
Block: 1792 Lots: 80, 81, 83.99
1977 Lot: 49.D
Zone: R-3 Multi-Family Mid-Rise District
For: Prel/Final Maj. Site Plan w/“c” & “d” Variances construct a 51.7 ft high addition along the south side of a permitted church use for an accessory “Parish Center” w/ accessory parking on two separate lots, neither lot being adjacent to the church/parish center lot
“c” variances: Min. front yd, min. side yd, max. building coverage, max.lot coverage, min. parking aisle width, min. pkg lot landscape %, pkg lot shade tree requirement
“d” variances: Height

12. Case: Z96-018.1 Site Plan Amendment
Applicant: City Line Church
Address: 1510-1516 Kennedy Blvd.
Attorney: Charles J. Harrington, III, Esq.
Block: 1380 Lots: 52.99 & 61
Zone: R-1 One and Two Family Housing District
For: Amendment to Final Site Plan to upgrade and expand an existing nonconforming church use through interior renovations, the addition of an adjacent accessory parking lot, and construction of a rear exit stair into the parking lot (conversion of prior industrial building to a church approved by variance in 1997)
“c” variances: Parking between the building and street line, freestanding sign
“d” variances: Expansion of a nonconforming use

13. Case: Z11-007 Minor Site Plan
Applicant: Jagamba Ma Sixth, LLC
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 October 20, 2011

Cont. on other side →→→

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14. 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 a nonconforming Use
Carried from October 20, 2011
15. Case: Z11-013
Applicant: Bubby’s Burritos, LLC
Address: 437 Jersey Avenue
Attorney: Elliot Skolnick, Esq.
Block: 304 Lot: B.1
Zone: Van Vorst Park Historic District
For: Expansion and conversion of a pre-existing nonconforming retail space to a restaurant with 45 seats and an accessory sidewalk café with 52 seats
“c” Variances: Min lot area/depth, min building coverage, min lot coverage, rear yard
“d” variance: Use
16. Case: Z11-028 & Z11-029 Minor Subdivision & Major Site Plan
Applicant: Historic St. Boniface, LLC
Address: 254-260 First Street & 271 Second Street
Attorney: Charles J. Harrington, III, Esq.
Block: 276 Lots: M1 & 17
Zone: Harsimus Cove Historic District
For: a.) Minor Subdivision w/“c” Variance – Z11-028
Subdivision of two existing lots (17, and M.1) into three new lots (Lots 17.A, 17.B, M.1)
“c” variances: Lot area/width/depth for new lot 17.A.(former rectory-on First St).; Lot depth for new lot M.1 (vacant lot on Second St).

b.) Preliminary/Final Major Site Plan w/ “c” & “d” Variances – Z11-029
to allow conversion of a former, permitted church to a nonconforming multi-family mid-rise use with 9 dwelling units; the former rectory will be converted to a 2-family townhouse on its own lot (following subdivision) and the lot fronting on Second St. will be shortened as part of the subdivision and remain vacant.
“c” Variances: Min.rear yard, (church and rectory lots; max. building (church lot), max lot coverage (church and vacant lot)
“d” Variance: Use
17. Case: Z11-021
Applicant: Newark 144, LLC
Address: 142-144 Newark Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 241 Lots: 11 & 13
Zone: NC Neighborhood Commercial District
For: Prel/Final Maj. Site Plan w/“c” & “d” Variances to construct a 5 story addition on an undersized, irregularly shaped lot along the west side of an existing mixed use building and create 4 dwelling units and an additional ground floor commercial space.
“c” variance: Min. lot area/depth, min.rear yd, min.floor to ceiling height
“d” variance: Height
18. **MEMORIALIZATION OF RESOLUTIONS**
19. Executive Session, as needed, to discuss litigation, personnel, or other matters.

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON