

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the December 9, 2010 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Request for Adjournment:

A. Case: Z10-033
Applicant: Name by Barak, LLC
Address: 12 Nevin Street
Attorney: Robert Verdibello, Esq.
Block: 1905.5 Lot: 25
Zone: R-1 One and Two Family Housing District
For: Renovate and convert the existing two (2) story mixed use building (ground floor warehouse with one (1) residential apartment), which has been used for storage and repair of used furniture, to an workshop on the ground floor where clothing and costumes used in theatrical productions will be manufactured and stored with one (1) residential unit on the second floor.
“c” variances: Expansion of a nonconforming structure, Minimum side yard
“d” variances: Expansion of a Nonconforming Use
Decision: Adjourned to January 20, 2011

6. Old Business:

A. Case: Z08-018
Applicant: 106 York Street Urban Renewal Company, LLC
Address: 106-118 York Street
Attorney: Eugene T. Paolino, Esq.
Block: 120 Lot: X
Zone: O/R Office Residential District
Decision: Dismissed

7. Case: Z10-032
Applicant: Seaview Guest House Urban Renewal Associates, LLC
Address: 92 Old Bergen Road
Attorney: James C. McCann, Esq.
Block: 1411 Lot: A.1
Zone: R-1 One and Two Family Housing District
For: Renovate and expand existing rooming house/emergency homeless shelter by lowering the cellar floor to accommodate community space for tenant use.
“c” variances: Expansion of a non-conforming structure, Minimum rear yard
“d” variances: Expansion of a non-conforming use
Decision: Approved with Conditions

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8. 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
Decision: Approved with Conditions
9. Renewal of contract for professional stenographic services
Approved
10. Renewal of legal services contract
Approved
11. **MEMORIALIZATION OF RESOLUTIONS**
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance, # Z09-026 submitted by Dimple Kumar (31 Nelson Ave.) B: 915 Lot: 7.C
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance, #Z10-006 submitted by Thomas Paris (177 York St.) B: 167 Lot: 14
(3) Resolution of the Jersey City Board of Adjustment Approving “c’ variances, # Z10-011 submitted by Narine Rabindrdat (18 Marcy St.) B: 1750 Lot: 90
(4) Resolution of the Jersey City Board of Adjustment Approving “c” variances, #Z10-031 submitted by Satinder Saggar (137 Van Winkle Ave.) B: 59 Lot: 34
(5) Resolution of the Jersey City Board of Adjustment Approving a Final Site Plan Amendment with “c” and “d” variances, #Z01-004.2 submitted by Lafayette Senior Living Center, LP (463 Pacific Ave.) B: 2088.1 Lot: 2
(6) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting for the period from 12:01 a.m., January 2, 2011 until 11:59 p.m., December 31, 2011
(7) Resolution of the Jersey City Zoning Board of Adjustment Authorizing and Approving Appointment of Legal Council for the period of January 1, 2011 to December 31, 2011
(8) Resolution of the Zoning Board of Adjustment Adopting the 2009 Annual Zoning Report

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON