

**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, December 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:

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
Adjournment requested to January 20, 2010

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
To be dismissed due to a merger of the property with an adjacent property and new project approvals replacing prior approvals at both sites.

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

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
Carried from November 9, 2010

9. Renewal of contract for professional stenographic services
10. Renewal of legal services contract
11. **MEMORIALIZATION OF RESOLUTIONS**
12. Executive Session, as needed, to discuss litigation, personnel, or other matters.

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON