

**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 10, 2009 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: Z05-027
Applicant: Michael Morgese
Address: 296 Palisade Avenue
Attorney: Jon P. Campbell, Esq.
Block: 722 Lot: 1.B
Zone: R-2 Multi-Family Attached Housing (4-stories or less) District
For: Variance approvals only to construct a 3-Story, 5-Unit Multi-Family building. Applicant chooses to bifurcate (split in two) the application and a hearing on the required application for Preliminary and Final Major Site Plan approval will be scheduled at a later date. Any variance approvals shall be conditioned on Final Site Plan approval which is required to meet the negative criteria.

“c” Variances: Min. rear yard setback, Min. side yard setback, Min. lot depth, Min. parking aisle width, and on-site parking not permitted on lots 50 ft. wide or less

“d” Variances: Use, Density

Carried from November 12, 2009; adjournment requested, no date specific

Case: Z08-039
Applicant: Manuel Flores
Address: 757-759 Ocean Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 1974 Lot: 27
Zone: R-1 One and Two Family Housing District
For: Expansion of a non-conforming car wash w/add. structure to include 2 oil change & lube pits.

“c” Variances: Stacked parking

“d” Variances: Expansion of a non-conforming use

Carried from November 12, 2009; hearing continued from October 15, 2009; adjournment requested to January 21, 2009

6. Old Business

7. Adoption of 2010 Meeting Calendar

8. Adoption of Resolution pertaining to City Ordinance #09-096, “Redevelopment Pay-to-Pay Reform Ordinance”

9. Case: Z08-055
Applicant: George Mekheil
Address: 55 Grace Street
Attorney: Kaci Arbani, Esq.
Block: 809 Lot: 38
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house to a 3-family house (2-family built in 2007; 3rd unit already existing)
“c” Variances: Max. lot coverage, Max. curb cut width, Min. front yard landscaping
“d” Variances: Use
Carried from November 12, 2009

10. Case: Z09-023
Applicant: Sukhvinder Singh
Address: 70 Corbin Avenue
Attorney: Jon P. Campbell
Block: 1851 Lot: 38.99
Zone: R-3 Multi-Family and Mid-Rise District
For: Construction of a three-family house on an undersized lot
“c” Variances: Min. lot area, Min. lot width, Min. side yard setback, Min. # of parking spaces

11. MEMORIALIZATION OF RESOLUTIONS

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON