

**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 11, 2014 at 6:30 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: *Order of applications are subject to change.*
  
7. Case: Z08-019 & Z08-020 1-year Extension for Site Plan and Subdivision  
Applicant: 790 Ocean Avenue, LLC  
Address: 790 Ocean Avenue  
Attorney: Eugene O'Connell, Esq  
Block: 21302 Lot: 6  
Zone: R-1 – One and Two Family Housing District  
For: One-year extension for a Minor Subdivision and Major Site Plan approval with variances:
  - a.) Minor Subdivision w/”d” Variance – Z08-019  
Subdivision reducing the depth of an oversized lot containing a 16 unit apartment building fronting on Ocean Ave. and merging the rear portion of that lot with the adjacent rear of an irregularly configured (L-shaped) lot containing a 2-family house also fronting on Ocean Ave.  
“d” Variance: Expansion of a Nonconforming Use
  - b.) Preliminary/Final Major Site Plan w/ “c” & “d” Variances – Z08-020  
Construction of a two-story 8-unit building at the rear of a 16,490 sq ft. L-shaped lot expanded through subdivision of the adjacent lot, in order to create a total of 10 units of “affordable housing” under the category of “workforce housing.”  
“c” Variances: Two principal uses on a single lot, Maximum curb cut width, Maximum driveway width  
“d” Variance: Use
  
8. Case: Z14-013 Preliminary and Major Final Site Plan  
Applicant: Klein Outdoor Advertising, LLC  
Address: 9 Route 440  
Attorney: Francis Regan, Esq  
Block: 30305 Lot: 1  
Zone: PI- Port Industrial District  
For: Major Site Plan approval to construct a 98 ft double sided freestanding digital billboard, with each side having the dimension of 20x50 ft.  
“d” Variance: Use  
“c” Variances: Minimum lot area, minimum perimeter setback

**Cont. on other side →→→**

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9. Case: Z14-015  
Applicant: Nkay Construction  
Address: 663 Summit Avenue  
Attorney: Rita McKenna, Esq  
Block: 5503 Lot: 16  
Zone: R-1 – One and Two Family Housing District  
For: Construction of a 3-story, 3 family house on an undersized lot  
“d” Variance: Use  
“c” Variances: Front yard setback, Minimum lot area, Minimum lot depth, Maximum driveway width
10. Case: Z14-022  
Applicant: Stefania Coccozza  
Address: 18 Erie Street  
Attorney: Nicholas Cherami, Esq  
Block: 11403 Lot: 31  
Zone: Harsimus Cove Historic District  
For: Conversion of an existing hair salon, retail space, into a Category One restaurant  
“d” Variance: Use
11. Case: Z14-034 Minor Site Plan  
Applicant: Dante DelForno and Rhett DelForno  
Address: 153 Morgan Street  
Attorney: Robert Verdibello, Esq  
Block: 13002 Lot: 6  
Zone: R-3 – Multi-Family, Mid-Rise District  
For: Minor Site Plan approval to construct a 6 story, with a mezzanine on the first and second floor, mixed use building. The bottom two floors will be commercial and the top 4 floors will have 3 residential units.  
“d” Variance: Use, height  
“c” Variances: Maximum building coverage, Minimum floor to ceiling height, Minimum rear yard setback
12. Adoption of 2015 Meeting Calendar
13. Renewal of Contractual Services for Board Attorney
14. Renewal of Contractual Services for Stenographer.
15. MEMORIALIZATION OF RESOLUTIONS
16. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON**