

**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 13, 2012 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. Adoption of 2013 Meeting Calendar**

**8. Adoption of 2011 Annual Zoning Report**

9. Request for Adjournment:

Case: Z08-057 & Z08-061 Minor Subdivision & Minor Site Plan  
Applicant: Cheryl and James Cardinali  
Address: 358 Seventh Street aka 203 Brunswick Street  
Attorney: Constantine Bardis, Esq.  
Block: 9802 fka 417 Lot: 19 fka L  
Zone: R-1 One and Two Family Housing District  
For: **a. Z08-57** Minor Subdivision to create two undersized lots from a single already undersized lot for the purpose of demolishing the rear single story structure and constructing a 3-story single family house on a new 20' x 25' lot.  
"c" variances: Min lot area/width/depth, min rear yard  
"d" variances: Expansion of a Nonconforming Use

**b. Z08-061** Construction of a 3-story single family house on a new 20' x 25' lot (following subdivision, if approved)  
"c" variances: Min lot area/width/depth, min rear yard, max building cov., max lot coverage  
"d" variances: Expansion of a Nonconforming Use

**Applicant Requests Adjournment to January 17, 2013**

10. Case: Z12-023  
Applicant: Sal Dibrita  
Address: 77 Tuers Avenue  
Attorney: Rita McKenna, Esq.  
Block: 13401 fka 1895 Lot: 8 fka L.5  
Zone: R-1 One and Two Family Housing District  
For: Conversion of a ground floor garage & storage area to a commercial use w/no change to second floor residential unit  
"d" variance: Use

11. Case: Z12-032  
Applicant: Michael Ryan  
Address: 292 Barrow Street aka 68 Mercer Street  
Attorney: Jon Campbell, Esq.  
Block: 12906 fka 238 Lot: 41  
Zone: Van Vorst Park Historic District  
For: Expansion of the pre-existing, nonconforming restaurant at 292 Barrow Street into both floors of an existing, separate, nonconforming 2-story structure and use at the rear of the lot at 68 Mercer Street.  
"d" variance: Expansion of a Nonconforming Use

12. Case: Z12-022  
Applicant: Samuel M. Pott  
Address: 242 Montgomery Street  
Attorney: Robert Brescia, Esq.  
Block: 12905 fka 237 Lot: 29 fka L.2  
Zone: Van Vorst Historic District  
For: Conversion of a two story back house into a single residential unit  
“c” Variances: Rear yard  
“d” Variance: Density, Use
13. Case: Z12-037 “A” Appeal  
Applicant: Joseph Kelly  
Address: 111 Greenville Avenue  
Attorney: Richard N. Campisano, Esq.  
Block: 28506 fka 1265.5 Lot: 1 fka H.1  
Zone: R-1 One and Two Family Housing District  
For: Appeal of Zoning Officer’s decision that the proposed use (the cutting and bending of auto parts) is NOT a continuation of the pre-existing, nonconforming most recent use of the site (tile cutting) and is, therefore NOT permitted to operate at the premises without a variance.
14. Case: Z12-030  
Applicant: Joshua Marrow & Alexandra Beaumont  
Address: 410 Second Street  
Attorney: Ronald H. Shaljian, Esq.  
Block: 11009 fka 411 Lot: 21 fka 73  
Zone: R-1 One and Two Family Housing District  
For: Construction of two additional stories over an existing 1-story industrial garage structure in order to create a 3-story single family house  
“c” variances: Min lot area/width/depth, front yard setback, min rear yard

**15 Renewal of contract for professional stenographic services**

**16. Renewal of legal services contract**

**17. MEMORIALIZATION OF RESOLUTIONS**

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

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**