

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

Please take notice that the Board of Adjustment took the following actions at the January 18, 2007 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. Requests for Adjournment  
  
Case: Z06-035  
Applicant: Warmont, LLC  
Attorney: Charles Harrington, III  
Address: 254-262 Warren St, 120-124 York St, & 103 Montgomery St  
Block: 102 Lots: T, V.1, V.2, 71.B, 71.C, 72, 73  
Zone: Paulus Hook Historic District  
For: Prel/Final Site Plan w/ "c" and "d" Variances to demolish three contributing historic structures and one non-contributing structure in order to construct an 11 story hi-rise mixed use building with 70 dwelling units and 5,600 sq. ft of ground floor retail  
"c" Variances: Min.lot depth, min. sideyard, min. rear yard, max. lot coverage, max. building coverage, Min. # parking spaces  
"d" Variances: Density  
**Adjourned; Renotice Required**
7. Adoption of 2005 Annual Zoning Report  
**Carried to February 15, 2007**
8. Case: Z06-085  
Applicant: G&S 199 Development, LLC/ Lighthouse Tavern, LLC  
Attorney: Eugene T. Paolino, Esq  
Address: 199, 201 Washington St/ 100, 100A Morris St  
Block: 99 Lots: A and B  
Zone: Paulus Hook Historic District  
For: Prel/Final Site Plan w/ "c" and "d" Variances to renovate, rehabilitate and expand the existing structures both vertically and horizontally, to expand the residential use from a total of 8 dwelling units to 9, and to create a new ground floor retail use at 100 Morris St.  
"c" Variances: Min. rear yard, expansion of nonconforming structure  
"d" Variances: Use; Height; Expansion of nonconforming use  
**Approved with Conditions**
9. Case: Z05-052.1 Site Plan Amendment & 1 yr Extension  
Applicant: FTD STEUBEN, LLC  
Attorney: Charles J. Harrington, III, Esq  
Address: 154-158 Steuben St  
Block: 139 Lots: 90, 91 & 92  
Zone: R-2 Multi-Family Attached Housing (4 stories or less) District  
For: One Year Extension & Amendment to Final Site Plan to increase building height by adding roof decks and an enclosed common kitchenette; to slightly increase building and lot coverage; and to reconfigure interior space.  
"c" Variances: Max building and lot coverage (*di minimus*), % coverage of rooftop appurtenances  
"d" Variance: Height  
**Approved Site Plan Amendment & 1 year Extension with Conditions**
10. Case: Z06-055  
Applicant: Justin Frohwirth  
Attorney: Joseph Turula  
Address: 54 Duncan Avenue  
Block: 1826 Lot: B  
Zone: R-3 Multi-Family Mid-Rise District  
For: Conversion of the second floor of the existing free-standing garage to a single residential unit  
"c" Variance: Two principal uses on a single lot  
"d" Variance: Use  
**Approved with Conditions**
11. Case: Z06-073  
Applicant: 68 St. Pauls, LLC  
Attorney: Jon P. Campbell, Esq.  
Address: 68-76 St. Paul's Avenue  
Block: 563 Lots: 11,12,13,14,15,10.A,8.A  
Zone: R-1 One and Two Family Housing District  
For: Preliminary/Final Site Plan with "c" and "d" variances to construct a 4-story multi-family mid-rise apartment building with fifty-five (55) units over a fifty eight (58) car parking garage.  
"c" Variances: Stacked parking, parking aisle width  
"d" Variances: Use; Height  
**Approved with Conditions**

**Joseph Kealy, Board of Adjustment Chairperson**