

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

Please take notice that the Board of Adjustment took the following actions at the June 19, 2008 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Request for Adjournment
6. Old Business:

Case: Z06-017 1 Year Extension
Applicant: Ocean Green, LLC
Attorney: W. Nevins McCann
Address: 742-748 Ocean Avenue
Block: 1999 Lot: 34 (fka lots A, B, G.2, 12.E)
Zone: R-1 One and Two Family Housing District
For: 1 year extension of Final Major Site Plan and Variance approvals to June 14, 2009 (original approval memorialized June 14, 2006) to construct a 42 unit 7-story multi-family mid-rise "green" building with 45 parking spaces within the building
Decision: 1 Year Extension Approved

7. Case: Z08-013
Applicant: Lauren & Andrew Hall
Attorney: Joseph A. Turula, Esq.
Address: 12 Duncan Avenue
Block: 1826 Lot: 2.C
Zone: R-1 One and Two Family Housing District
For: Construction of front yard parking space (work already completed)
"c" Variances: Parking between the building and the street, front yard landscaping percentage
Decision: Approved with condition

8. Case: Z08-016
Applicant: Frank Rossi
Attorney: Gary M. Jeffas, Esq.
Address: 3472 Kennedy Boulevard
Block: 869 Lot: 137
Zone: R-1 One and Two Family Housing District
For: Conversion of a 1-story dance studio to a medical office
"d" Variances: Use
Decision: Adjourned to July 17, 2008

9. Case: Z08-014
Applicant: New Maranatha Karibu SDA Church
Attorney: Jon P. Campbell, Esq.
Address: 179 Duncan Avenue
Block: 1661 Lot: 4.99 (f.k.a 4 & 5)
Zone: R-1 One and Two Family Housing District
For: Conversion of a vacant 2-story structure last used as a child day care center to a house of worship
"c" Variances: Min. lot size, Min. front/side/rear yards, Max. building & lot coverage, Min. # of parking spaces, Max. # of signs
Decision: Approved with conditions

10. Case: Z08-004
Applicant: Prospect 42, LLC
Attorney: Ronald H. Shaljian, Esq.
Address: 44 Prospect Street
Block: 714 Lot: 46
Zone: R-1 One and Two Family Housing District
For: Construction of a series of connected roof decks atop a nonconforming (17 unit) multi-family mid-rise apartment building
"c" Variances: Expansion of a nonconforming structure, Max. coverage of rooftop appurtenances
Decision: Approved with condition

11. Case: Z08-007
Applicant: Thomas Parisi
Attorney: Charles J. Harrington, III, Esq.
Address: 141 Bright Street
Block: 341 Lot: P.1
Zone: Van Vorst Park Historic District/ R-1 One and Two Family Housing District
For: Prelim/Final Major Site Plan w/"c" & "d" Variances for expansion of a nonconforming bar/restaurant to create additional indoor restaurant seating as well as a 16 seat sidewalk café and construction of three story rear addition for a single residential unit.
"c" Variances: Min.rear yard, Max. building & lot coverage (both zones), Min. lot area & lot width, (R-1)
"d" Variances: Expansion of nonconforming use (Historic district)
Decision: Approved with conditions
12. Case: Z07-059
Applicant: 307 Barrow Street, LLC
Attorney: Charles J. Harrington, III, Esq.
Address: 307 Barrow Street
Block: 273 Lot: E
Zone: Van Vorst Park Historic District
For: Prelim/Final Major Site Plan w/"c" & "d" Variances to construct a 12 unit multi-family mid-rise building with 12 parking spaces within the building.
"c" Variances: Min. rear yard, min. building coverage, min. lot coverage, min. parking aisle width
"d" Variances: Use; Height
Decision: Approved with conditions
13. Case: Z06-063
Applicant: M & L Real Property, LLC
Attorney: Ronald H. Shaljian, Esq.
Address: 555 Tonnele Avenue
Block: 979 Lot: 2.99
Zone: HC Highway Commercial
For: Prelim/Final Major Site Plan w/"c" & "d" Variances Construction of a Truck Wash facility, or alternatively a combination Truck/Car Wash facility on the site of an existing tire repair shop (to be demolished)
"d" Variances: Use (Truck Wash); Deviation from Conditional Use standards for a Car Wash
Decision: Testimony taken; Hearing continued to August 21, 2008
14. ANNUAL REORGANIZATION
Carried to July 17, 2008
15. Renewal of contract for professional stenographic services
Approved
16. Renewal of legal services contract
Approved
17. **MEMORIALIZATION OF RESOLUTIONS**
(1) Resolution of the Jersey City Zoning Board of Adjustment Denying "c" variances, #Z06-027 submitted by Ramautar Gangadin (167 North St.) B: 884 Lot: 13
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with "c" and "d" variances, #Z08-003 submitted by Julius Kransnoff (61-63 Gifford Ave. aka 2456 Kennedy Blvd.) B: 1815 Lot: 8.F
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Third One Year Extension of Final Site Plan Approval with "c" and "d" variances, #Z01-022 submitted by U-Haul International Construction (328-340 Tonnele Ave.) B: 956.A Lot: 39
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving an Amendment to Final Major Site Plan, #Z06-005.1 submitted by McGinley Plaza, LLC (711 Montgomery St.) B: 1905.5 Lot: 29
(5) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Subdivision and Major Site Plan with "c" variances, #Z06-018 & #Z06-019 submitted by James Adinolfi (1615 Kennedy Blvd.) B: 1256.5 Lot: A
(6) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan with "c" and "d" variances, #Z08-017 submitted by Joseph Damiano (152 Steuben St.) B: 139 Lot: 89
(7) Resolution of the Jersey City Zoning Board of Adjustment Authorizing and Approving Appointment of Legal Council for the period of July 1, 2008 to June 30, 2009