

**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, March 17, 2011 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. Correspondence
5. Old Business
6. Request for Adjournment

7. Case: Z10-030 "A" Appeal and Variance in the Alternative
Applicant: 743 Grand Street, LLC
Attorney: Jon P. Campbell, Esq.
Address: 743 Grant Street
Block: 1943 Lot: B.1
Zone: NC Neighborhood Commercial District
For: a.) An appeal of the Zoning Officer's decision that variances are required to operate an immobilized food truck as a 1-story retail use on the same lot as, and detached from, a 3-story mixed use building in the NC Neighborhood Commercial District.

b.) In the alternative applicant seeks the approval for the following variances to allow a second, detached, retail use on the subject lot.
"c" variances: Two principal uses on the same lot, Minimum height

8. Case: Z10-037
Applicant: Reginald Wasson
Address: 131 Brunswick Street
Attorney: Pro Se
Block: 411 Lot: 2.B
Zone: R-1 One and Two Family Housing District
For: The conversion of an existing 3-family house to a 4-family house
"d" variance: Use
"c" variances: Minimum lot area, Minimum lot depth

9. Case: Z10-028
Applicant: Nattoo Zinzundia
Address: 28 Storms Avenue
Attorney: Pro Se
Block: 1913 Lot: 1
Zone: R-1 One and Two Family Housing District
For: Construction of a new 2-family house on an undersized lot
"c" variances: Minimum lot area, Minimum lot width, Minimum lot depth, Minimum side yard setback, Rear yard setback, Maximum building coverage, Minimum Parking, Minimum front yard landscaping, Minimum garage dimensions, and Minimum percentage of garage constructed as part of the ground floor

10. **MEMORIALIZATION OF RESOLUTIONS**

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

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON