

**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, April 21, 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. Request for Adjournment
6. Old Business:

A. Case: Z09-010
Applicant: 212 Marin Boulevard, LLC; 247 Manila Avenue, LLC; 280 Erie Street, LLC; 317 Jersey Avenue, LLC; 354 Cole Street, LLC; 389 Monmouth Street, LLC and Consolidated Rail Corporation
Attorney: Michele R. Donato, Esq.
Address: 473 Luis Marin Blvd, 441-447 Manila Ave, 618.5 Jersey Ave, 626 Jersey, Ave, 99-105 Coles St. and 449-453 Monmouth St.
Blocks/Lots: Block 212/Lot M; Block 247/Lot 50.A; Block 280/Lots B.1, 50.A; Block 317.5/Lot 50.A; Block 354.1/Lot 50.A & Block 389.1/Lots 50, 51
Zone: R-1 One and Two Family Housing District; Luis Munoz Marin Redevelopment Plan; Grove Street NDP Redevelopment Plan
For: Appeal of the denial by the Historic Preservation Commission of certificates of appropriateness for the demolition of the Sixth Street Embankment AKA the Pennsylvania Railroad Harsimus Stem Embankment, and the denial also of certificates of economic hardship based on the provisions of the Land Development Ordinance
REMANDED FROM SUPERIOR COURT FOR FULL HEARING

Carried from April 5, 2011; New special meeting date will be announced on April 21, 2011

7. Case: Z08-022 "A" Appeal
Applicant: Perrault Jean-Paul
Attorney: Pro Se
Address: 23 Magnolia Avenue
Block: 511 Lot: K.1
Zone: R-1 One and Two Family Housing District
For: Appeal of the zoning officer's decision that a parking space was unlawfully created between the building and street line; applicant seeks Certification of a pre-existing nonconforming accessory use contending that the parking space existed prior to the 2001 change in the zoning ordinance that made it not permitted (certification denied; zoning officer affirmed 2-19-09)

Reconsideration based on new evidence

8. Case: Z11-001
Applicant: The Distillery
Address: 401-403 Palisade Avenue aka 7 Hutton Street
Attorney: Maurice Giro, Esq.
Block: 748 Lots: 21.99 fka 21 & 22
Zone: R-2 Multi-Family Attached Housing (four stories or less) District
For: Use of an accessory garage structure, at the rear of the lot and connected to the rear of the Building, as an art gallery, a retail use, with its entrance on Hutton Street
"c" variances: Second principal structure on a single lot, signage
"d" variance: Use

Cont. on other side →→→

9. Case: Z11-003 "B" Appeal
Applicant: Wilson Avenue Dental, LLC aka Dr. Thomas Verdoni
Address: 273 Bergen Avenue
Attorney: Dennis J. Barrett, Esq.
Block: 1783 Lot: 8.99
Zone: R-3 Multi-Family Mid-Rise District
For: Certification of Pre-existing Nonconforming Use establishing that a physician's office has previously existed continuously for 45 years (since 1966) on the ground floor of a one family residence, thereby allowing a dental office to operate there going forward.
10. Case: Z10-034
Applicant: Klak, LLC
Address: 21-25 Marcy Avenue
Attorney: Jon P. Campbell, Esq.
Block: 1746 Lots: 25.99 and 24.A
Zone: HC Highway Commercial
For: Preliminary/Final Site Plan w/"c" & "d" variances to renovate and expand a 1-story auto body repair facility by constructing a 2-story addition on vacant land adjacent to the existing building
"c" variances: Minimum lot size, Minimum perimeter setback
"d" variance: Expansion of a Nonconforming Use
11. **MEMORIALIZATION OF RESOLUTIONS**
12. Executive Session, as needed, to discuss litigation, personnel, or other matters.

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON