

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

January 23, 2012

Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City, NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Claire Davis, Supervising Planner
Secretary to the Jersey City Zoning Board of Adjustment

c: Mayor's Office
Carl Czaplicki, Director, HED&C
File
Enclosure

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

Please take notice that the Board of Adjustment took the following actions at the January 19, 2012 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence: **Request for Reconsideration for case #Z11-013 (437 Jersey Ave.) – Motion to Deny Request for Reconsideration Approved**
6. Old Business
7. Request for Adjournment:

A. Case: Z10-007
Applicant: Thomas Parisi
Address: 141 Bright Street
Attorney: Charles J. Harrington, III, Esq.
Block: 341 Lot: P.1
Zone: Van Vorst Park Historic District
For: Applicant seeks approval of a license to allow live entertainment at a nonconforming bar/restaurant previously expanded by variance.
“d” variance: Expansion of a nonconforming use
Adjourned to March 15, 2012

B. Case: Z11-012
Applicant: Allan Lau
Address: 62 Morris Street
Attorney: Ronald H. Shaljian, Esq.
Block: 67 Lot: 28
Zone: Paulus Hook Historic District
For: **Reconsideration** to allow applicant to provide testimony on behalf of an application to allow a seasonal sidewalk café w/ 6 tables & 16 seats accessory to a nonconforming restaurant
“d” variance: Expansion of nonconforming use
Adjourned to February 16, 2012

8. Case: Z03-050.2 Site Plan Amendment
Applicant: Laidlaw Properties, LLC
Address: 136-138 Oakland Avenue & 66 Laidlaw Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 702 Lots: T.1 & V
Zone: R-1 One and Two Family Housing District
For: Amendments to Final Site Plan Approval to alter the roof line by removing approved skylights and to demolish one of two iconic smokestacks. (Prior Amended Final Approval granted 12/11/07 for expansion of a former 3-story industrial building by 3 additional stories and conversion to 95 residential units and 103 on-site parking spaces)
Decision: Approved

9. Case: Z11-008
Applicant: 70 Essex, LLC
Address: 70-72 Essex Street
Attorney: Eugene O'Connell, Esq.
Block: 66 Lots: 36 & 38
Zone: Paulus Hook Historic District
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to rehabilitate and convert two 4-unit townhouses on separate 25x100 lots into a single mid-rise apartment building with 8 dwelling units on a new 50x100 consolidated lot.
"c" variances: Minimum % front yard landscaping
"d" variances: Use
Decision: Approved with Conditions
10. Case: Z11-004
Applicant: Leonard C. Pappalardo
Address: 108 Morris Street
Attorney: Charles J. Harrington, III, Esq.
Block: 99 Lot: 58
Zone: Paulus Hook Historic District
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to convert a 4 unit townhouse to 3 dwelling units and a ground floor retail unit and to reconstruct a "back house" at the rear of the lot with additional 2 dwelling units
"c" variances: Maximum building coverage, minimum rear yard, second principal use on a single lot
"d" variance: Use; Density
Decision: Adjourned to February 16, 2012
11. Case: Z11-023
Applicant: Arjun Rana
Address: 265 Columbia Avenue
Attorney: Robert T. Brescia, Esq.
Block: 908 Lot: 39
Zone: R-1 One and Two Family Housing District
For: Removal of required front yard landscaping, construction of a front yard driveway with a new curb cut, and installation of a front yard parking space (work already completed)
"c" variances: Parking between the building and the front property line; parking space dimensions
Decision: Denied

12. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Board of Adjustment Approving Preliminary and Final Major Site Plan with "c" and "d" variances, #Z10-035 submitted by Coptic Orthodox Church of St. Mark (427-439 West Side Ave.) B: 1770 Lot: 90
(2) Resolution of the Jersey City Board of Adjustment Approving "c" variances, Z11-002 submitted by Elizabeth Young (329 Fourth St.) B: 352 Lot: Y
(3) Resolution of the Jersey City Board of Adjustment Approving "d" variance, Z11-024 submitted by Dr. Michael Tuder (3402 Kennedy Blvd.) B: 864 Lot: D