

**CITY OF JERSEY CITY**



**JERRAMIAH T. HEALY, MAYOR**

**HOUSING, ECONOMIC DEVELOPMENT  
AND COMMERCE DEPARTMENT**

**DIVISION OF CITY PLANNING  
30 MONTGOMERY STREET SUITE 1400  
JERSEY CITY, NJ 07302-3821  
PHONE: 201.547.5010  
FAX: 201.547.4323**

January 24, 2011

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 Thursday January 27, 2011 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, 14<sup>th</sup> 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  
Enclosures

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

Please take notice that the Board of Adjustment took the following actions at the January 20, 2011 regular meeting:

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

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**  
**Adjourned to Tuesday February 8, 2011**

7. Case: Z10-033  
Applicant: Name by Barak, LLC  
Address: 12 Nevin Street  
Attorney: Robert Verdibello, Esq.  
Block: 1905.5 Lot: 25  
Zone: R-1 One and Two Family Housing District  
For: Renovate and convert the existing two (2) story mixed use building (ground floor warehouse  
with one (1) residential apartment), which has been used for storage and repair of used  
furniture, to an workshop on the ground floor where clothing and costumes used in theatrical  
productions will be manufactured and stored with one (1) residential unit on the second floor.  
“c” variances: Expansion of a nonconforming structure, Minimum side yard  
“d” variances: Expansion of a Nonconforming Use  
**Decision: Approved with Conditions**

8. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances, # Z10-032  
submitted by Seaview Guest House Urban Renewal Associates, LLC (92 Old Bergen Rd.) B: 1411 Lot: A.1
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances, #Z09-024  
submitted by MM 192 Harrison Avenue Family Limited Partnership (192 Harrison Ave.) B: 1810 Lot: 44 (fka  
28A & 29a)