

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 27, 2010

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 Saturday, January 30, 2010 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/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the January 21, 2010 regular meeting:

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

A. Case: Z09-022 Preliminary/Final Major Site Plan
Applicant: St. Peter's College
Address: 782-796 Montgomery Street and 35-47 Glenwood Avenue
Attorney: Eugene T. Paolino, Esq.
Block: 1832 Lots: 9.99-16 and 36-40
Zone: U University
For: Preliminary and Final Major Site Plan with "d" and "c" variances to construct a 6 story, 104ft high, Student Union Center with 30 parking spaces
"c" Variances: Min campus wide parking requirement, Height of rooftop appurtenances; Max percentage of coverage for rooftop appurtenances (exceeds 20% of roof area)
"d" Variances: Height of principal structure
Decision: Adjourned

B. Case: Z08-039
Applicant: Manuel Flores
Address: 757-759 Ocean Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 1974 Lot: 27
Zone: R-1 One and Two Family Housing District
For: Expansion of a non-conforming car wash w/add. structure to include 2 oil change & lube pits.
"c" Variances: Stacked parking
"d" Variances: Expansion of a non-conforming use
Decision: Adjourned to February 18, 2010

7. Case: Z09-027 "A" Appeal
Appellants: Denise Bajkowski, et al
Address: 183 Pine Street
Attorney: 5 appellants are pro se; 3 represented by Sean Connelly, Esq.; 1 represented by Jonathan Drill, Esq.
Block: 2045 Lots: 60 & 61, FKA Lot 5
Zone: Morris Canal Redevelopment Plan
For: Appeal of a decision of the Zoning Official that a proposed "Child Development Center" is a permitted "public purpose" use in the Residential district of the Morris Canal Redevelopment Plan.
Decision: Adjourned to February 18, 2010

8. Case: Z08-055
Applicant: George Mekheil
Address: 55 Grace Street
Attorney: Kaci Arbani, Esq.
Block: 809 Lot: 38
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house to a 3-family house (2-family built in 2007; 3rd unit already existing)
"c" Variances: Max. lot coverage, Max. curb cut width, Min. front yard landscaping
"d" Variances: Use
Decision: Withdrawn

9. Case: Z09-025
Applicant: Justin Wolk
Address: 238 Grove Street
Attorney: Charles Harrington, III, Esq.
Block: 199 Lot: H.1
Zone: Van Vorst Park Historic District
For: Expansion of a 4-story townhouse with 4 dwelling units through demolition and re-construction of an existing 2-story rear extension
"c" Variances: Expansion of a structure that contains a nonconforming use; Min. lot area/depth, Min. rear yard, and Max. building coverage
Decision: Approved with Conditions

10. Case: Z09-019 "A" Appeal
Appellants: Edward Diller, Jr. & Janet M. Diller
Address: 258 Sherman Avenue
Attorney: Anthony F. Gralowsky
Block: 784 Lot: 117
Zone: R-1 One and Two Family Housing District
For: Appeal of the decision of the Zoning Officer that a parking space was unlawfully created between the building and the street line; applicant seeks Certification of a pre-existing nonconforming accessory use contending that the parking space lawfully existed prior to the 2001 change in the zoning ordinance that made it not permitted.
Decision: Appeal Denied; Zoning Officer's decision affirmed
11. Case: Z09-015
Applicant: Aneta Dys
Address: 124 Jewett Avenue
Attorney: Hugh Mc Guire, Esq.
Block: 1823 Lot: 4.C
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house to a 3-family house (3rd unit already existing)
"c" Variances: Minimum lot depth, Maximum lot coverage
"d" Variances: Use
Decision: Adjourned to February 18, 2010
12. **MEMORIALIZATION OF RESOLUTIONS**
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z09-023 submitted by Sukhvinder Singh (70 Corbin Ave.) B: 1851 Lot: 38.99

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON