

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**

February 19, 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 Monday, February 22, 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 February 18, 2010 regular meeting:

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

Case: Z08-039
Applicant: Manual 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; Renotice Required

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 March 18, 2010

8. Case: Z10-001
Applicant: John Hogan
Address: 1 Wilkinson Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 1480 Lot: E.2
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-story industrial structure containing 1 residential unit and a partially framed out ground floor into a daycare center on the ground floor and residential unit on the second floor (2nd floor residential unit exists without a Certificate of Occupancy).
“d” Variance: Use
“c” Variance: Lot depth
Decision: Approved with Conditions

9. Case: Z09-029
Applicant: Celita Schultz and Elda Gonzalez
Address: 523 Palisade Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 776 Lot: 46
Zone: R-2 Multi-Family Attached Housing (4-stories or less) District
For: Conversion of the 2nd floor of a 3-story townhouse from residential use into expanded use for a permitted ground floor commercial establishment
“d” Variance: Use
Decision: Approved with Conditions

10. Case: Z08-031 Preliminary and Final Major Site Plan
Applicant: Jesus Family Tamil Church
Address: 951 West Side Avenue
Attorney: Eugene O’Connell, Esq.
Block: 1631 Lot: 13
Zone: R-1 One and Two Family Housing District
For: Preliminary and Final Major Site Plan approval for construction of two consecutive ground floor rear additions to expand a House of Worship in a mixed use building with 2 residential units on the above two floors. (Rear addition already constructed without permits; House of Worship exists without a Certificate of Occupancy).
“d” Variances: Use
“c” Variances: Min lot area, Min lot width, Min front yard setback, Min side yard setback, Max building coverage, Parking.
Decision: Approved with Conditions

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 March 18, 2010

12. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Denying the Appeal & Affirming the Zoning Official’s decision, #Z09-019 submitted by Edward Diller, Jr. and Janet Diller (258 Sherman Ave.) B: 784 Lot: 117
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z09-025 submitted by Justin Wolk (238 Grove St.) B: 199 Lot: H

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON