

# 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

March 16, 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, 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  
Enclosure

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

Please take notice that the Board of Adjustment took the following actions at the March 15, 2012 regular meeting:

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

A. Case: Z11-026  
Applicant: G.S. Realty Corp  
Address: 64-66 Morris Street  
Attorney: Jon P. Campbell, Esq.  
Block: 14402 fka 341 Lot: 14 fka 55  
Zone: Paulus Hook Historic District  
For: Conversion of a nonconforming restaurant previously approved by variance to a dental office.  
“d” variance: Use  
**Adjourned to April 19, 2012**

B. Case: Z10-007  
Applicant: Thomas Parisi  
Address: 141 Bright Street  
Attorney: Charles J. Harrington, III, Esq.  
Block: 13905 fka 341 Lot: 1 fka P.1  
Zone: R-1 One and Two Family Housing District and 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 April 19, 2012**

8. Case: Z11-032  
Applicant: Robert & Carrie Chu  
Address: 218 Third Street  
Attorney: Jon P. Campbell, Esq.  
Block: 11302 fka 245 Lot: 31 fka L  
Zone: Harsimus Cove Historic District  
For: Construction of a four story single family house on an undersized lot  
“c” variances: Max height, min lot area, min lot depth, max building coverage, max lot coverage, min rear yard setback, min front yard landscaping  
**Decision: Approved with Conditions**

9. Case: Z12-002  
Applicant: BarLuca, Inc. c/o Michael Gondevas  
Address: 247 Tenth Street  
Attorney: James C. McCann, Esq.  
Block: 8604 fka 285 Lot: 19 fka 25  
Zone: Hamilton Park Historic District  
For: Conversion of a nonconforming retail use previously approved by variance to a restaurant  
“d” variance: Use  
**Decision: Approved with Conditions**

**Cont. on other side →→→**

10. Case: Z11-012  
Applicant: Allan Lau  
Address: 62 Morris Street  
Attorney: Ronald H. Shaljian, Esq.  
Block: 14402 fka 67 Lot: 13 fka 28  
Zone: Paulus Hook Historic District  
For: **Reconsideration** to allow applicant to provide planning 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  
**Decision: Approved with Conditions**

**11. MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” and “d” variances, #Z11-008 submitted by 70 Essex, LLC (70-72 Essex St.) B: 66 Lots: 36 & 38  
(2) Resolution of the Jersey City Board of Adjustment Approving “c” & “d” variances, Z11-025 submitted by Pillutla Sastry (100 Bentley Ave.) B: 1814 Lot: 27.A  
(3) Resolution of the Jersey City Board of Adjustment Approving a Site plan Amendment, #Z03-050.2 submitted by Laidlaw Properties, LLC (136-138 Oakland Ave. & 66 Laidlaw Ave.) B: 702 Lots: T.1 & V

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**