

**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**

March 22, 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 Friday March 25, 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/LLEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the March 17, 2011 regular meeting:

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

7. Case: Z10-030 "A" Appeal and Variance in the Alternative  
Applicant: 743 Grand Street, LLC  
Attorney: Jon P. Campbell, Esq.  
Address: 743 Grant Street  
Block: 1943 Lot: B.1  
Zone: NC Neighborhood Commercial District  
For: a.) An appeal of the Zoning Officer's decision that variances are required to operate an immobilized food truck as a 1-story retail use on the same lot as, and detached from, a 3-story mixed use building in the NC Neighborhood Commercial District.  
b.) In the alternative applicant seeks the approval for the following variances to allow a second, detached, retail use on the subject lot.  
"c" variances: Two principal uses on the same lot, Minimum height  
**Decision: Zoning Officer Reversed**

8. Case: Z10-037  
Applicant: Reginald Wasson  
Address: 131 Brunswick Street  
Attorney: Pro Se  
Block: 411 Lot: 2.B  
Zone: R-1 One and Two Family Housing District  
For: The conversion of an existing 3-family house to a 4-family house  
"d" variance: Use  
"c" variances: Minimum lot area, Minimum lot depth  
**Decision: Approved with Conditions**

9. Case: Z10-028  
Applicant: Nattoo Zinzundia  
Address: 28 Storms Avenue  
Attorney: Pro Se  
Block: 1913 Lot: 1  
Zone: R-1 One and Two Family Housing District  
For: Construction of a new 2-family house on an undersized lot  
"c" variances: Minimum lot area, Minimum lot width, Minimum lot depth, Minimum side yard setback, Rear yard setback, Maximum building coverage, Minimum Parking, Minimum front yard landscaping, Minimum garage dimensions, and Minimum percentage of garage constructed as part of the ground floor  
**Decision: Adjourned to May 19, 2011**

10. **MEMORIALIZATION OF RESOLUTIONS**

- (1)Resolution of the Jersey City Zoning Board of Adjustment Approving Re-affirmation of Minor Subdivision with "c" & "d" variances, # Z06-062 submitted by ABD Enterprise, LLC (467-469 Pavonia Ave.) B: 512 Lot: 52 (fka 28.B & 29)
- (2)Resolution of the Jersey City Zoning Board of Adjustment Approving "d" variance, #Z10-036 submitted by Emad Masoud (220 Broadway) B: 1604 Lot: 37B.99

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**