

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 23, 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 Friday, March 26, 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 March 18, 2010 regular meeting:

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

7. Case: Z09-027 "A" Appeal
Appellants: Denise Bajkowski, et al
Address: 183 Pine Street
Attorney: 8 appellants 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 May 20, 2010

8. Case: Z10-003
Applicant: Lonnie Sobel
Address: 442 Mercer Street
Attorney: Pro Se
Block: 1889 Lot: G.8
Zone: R-1 One and Two Family Housing District
For: To permit a bed and breakfast use in an existing single family house.
"d" variance: Use
Decision: Denied

9. Case: Z08-035 Preliminary/Final Major Site Plan
Applicant: 817 Associates, LLC
Address: 817 Newark Avenue and 136 Cottage Street
Attorney: George Garcia, Esq.
Block: 589 Lots: 19B, 20A, 20B, 21C, 22A
Zone: R-3 Multi-Family Mid-Rise District /NC Neighborhood Commercial District
For: Preliminary/Final Major Site Plan w/"c" & "d" Variances to continue the use of a surface parking lot that has been in existence without prior zoning approval since approximately 1976.
"d" variance: Use
Decision: Approved with Conditions

10. Case: Z08-046.1 Site Plan Amendment
Applicant: 439 Second Street, LLC
Address: 439 Second Street
Attorney: George Garcia, Esq.
Block: 430 Lot: 41
Zone: R-1 One and Two Family Housing District
For: a.) Amendment to Final Major Site Plan w/"c" & "d" Variances (resolution memorialized 9/17/09) to include demolition of the front wall as per condition (demolition substantially completed on 2/12/09); and
b.) Clarification on the meaning of Condition of Approval #3 that states "Should further assessment of the condition of the building structure reveal that all or a substantial portion of the existing walls must be demolished, then variances for expanded height and use shall be null and void."
Decision: Denied

Cont. on other side →→→

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” variance: Minimum lot depth, Maximum lot coverage
“d” variance: Use
Decision: Approved with Conditions

12. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances #Z10-001 submitted by John Hogan (1 Wilkinson Ave.) B: 1480 Lot: E.2
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving “d” variance #Z09-029 submitted by Celita Schultz and Elda Gonzalez (523 Palisade Ave.) B: 776 Lot: 46

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON