

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

March 25, 2013

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, 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 21, 2013 regular meeting:

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

Case: Z08-017 Administrative Amendment
Applicant: Joseph Damiano
Attorney: Jon P. Campbell, Esq.
Address: 152 Steuben Street
Block: 139 Lot: 89
Zone: R-2 Multi-Family Attached Housing (4-stories or less) District
For: Amendment to approved site plan to reduce the building from a 5-story, 7-unit building to a 4-story, 5-unit building and to raise the first floor to accommodate new FEMA regulations. There is no change to the façade design except the elimination of the top floor.

Decision: Approved.

8. Case: Z10-024.1 Site Plan Amendment
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III, Esq.
Block: 310 Lot: 11.A
Zone: NC Neighborhood Commercial District
For: Amendment to Final Major Site Plan w/ "d" Variance (original approval Feb. 2011) to demolish and reconstruct the rear building into a 5-story building and increase the number of work/live units from 15 to 17.

"d" variances: Height

Adjourned to April, 18, 2013 regular meeting.

9. Case: Z12-026 "A" Appeal
Applicant: Wilhemina McPherson
Address: 161 Glenwood Avenue
Attorney: Pro Se
Block: 14801 Lot: 4
Zone: U – University District
For: Appeal of the Zoning Officer's Decision that a 3 family house did not lawfully exist prior to the 2001 zoning ordinance and is not grandfathered

Dismissed without prejudice.

10. Case: Z12-039 Minor Site Plan
Applicant: Martin Budnick
Attorney: Richard Campisano, Esq.
Address: 499-501 Tonnele Avenue
Block: 3201 Lot: 34
Zone: HC – Highway Commercial District
For: Minor Site Plan to expand the non-conforming auto repair shop by constructing a new garage and increasing the overall square footage from 1974 sq ft to 2502 sq ft.

"c" Variances: Fence mounted sign

"d" Variances: Expansion of a non-conforming use

Decision: Approved with conditions.

11. Case: Z12-027
Applicant: EHOP Holdings LLC
Address: 70 Fairview Avenue
Attorney: Eugene O'Connell, Esq
Block: 16502 fka 1824 Lot: 31 fka 36
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house to a 3-family house.
"d" variances: Use
Decision: Denied.
12. Case: Z12-024 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard D. Stanzione, Esq.
Address: 238 5th Street
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
"d" Variances: Use (to permit wireless communication antenna in the Historic District)
Adjourned to May 16th, 2013 regular meeting.

13. MEMORIALIZED THE FOLLOWING RESOLUTIONS:

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving Prel/Final Site Plan with "c" and "d" variances # Z12-034 submitted by 471 Monmouth St., LLC (471 Monmouth Street).
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Prel/Final Site Plan with "c" and "d" variances # Z12-031 submitted by Brunswick 124, LLC (124-126 Brunswick Street).
- (3) Resolution of the Jersey City Board of Adjustment Approving "c" Variances # Z12-030 submitted by Joshua Marrow and Alexandra Beaumont (410 Second Street).
- (4) Resolution of the Jersey City Board of Adjustment Approving Case # Z12-041, a "d" variance for conversion of the ground floor only of a two-family house to a Philippine Community Center and "c" variance for maximum signage area submitted by Carmen Flores (124 Mallory Avenue).
- (5) Resolution of the Jersey City Board of Adjustment Approving Amended Prel/Final Site Plan with "d" variance # Z12-035 submitted by 349 Third Street Enterprises, LLC (349 Third Street).
- (6) Resolution of the Jersey City Zoning Board of Adjustment approving Prel/final Site Plan with "c" and "d" variances & Z12-033 submitted by Lee Lim c/o Brother, L.III, LLC (1515 Kennedy Boulevard).

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON