

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

April 24, 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, 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 April 19, 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: Z11-022
Applicant: New Jersey Vedic Society Inc. of NJ
Address: 209-211 Fulton Avenue
Attorney: Richard N. Campisano, Esq.
Block: 24903 fka 1337 Lot: 14 fka 14.99
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house into a House of Worship
“c” variances: Min.lot area, Max. lot coverage, Front yard setback, Min. # parking spaces
Adjourned to May 17, 2012

8. Case: Z11-030
Applicant: Marly Caro
Address: 168 New York Avenue & 375-377 Palisade Avenue
Attorney: Jon P. Campbell, Esq.
Block: 3901 fka 748 Lots: 5, 32, & 31 fka 34, 35, & 82
Zone: R-1 One and Two Family Housing District and R-2 Multi-Family Attached Housing (four stories or less) District
For: Expansion of a daycare center on Palisade Avenue into the rear yard and cellar of a 2-family house directly behind the center on New York Avenue
“d” variance: Use
Decision: Approved with conditions

9. 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
Decision: Approve with conditions

10. Case: Z11-019
Applicant: Chanmonie Kaulesar
Address: 307 Old Bergen Road
Attorney: Pro Se
Block: 27005 fka 1364 Lot: 9 fka 10
Zone: R-1 One and Two Family Housing District
For: The removal of a front porch and front yard landscaping in order to create two front yard parking spaces
“c” variances: Parking between the building and front property line; min. front yard landscaping; min.parking space dimensions
Decision: Approved with conditions

Cont. on other side →→→

11. Case: Z11-031
Applicant: Abdel Amin
Address: 60 Sussex Street aka 67 Greene Street
Attorney: Robert T. Brescia, Esq.
Block: 14304 fka 68 Lot: 5 fka A.1
Zone: Paulus Hook Historic District
For: Expansion of a ground floor restaurant into both floors of a 2-story carriage house on the same lot and expansion of an accessory sidewalk café previously approved by variance.
“c” variances: Front yard setback, minimum rear yard, maximum building coverage
“d” variances: Expansion of a nonconforming use
Decision: Approved with conditions
12. Case: Z11-004
Applicant: Leonard C. Pappalardo
Address: 108 Morris Street
Attorney: Charles J. Harrington, III, Esq.
Block: 14401 fka 99 Lot: 22 fka 58
Zone: Paulus Hook Historic District
For: Preliminary/Final Major Site Plan w/ “c” & “d” Variances to convert a 4 unit townhouse to 3 dwelling units and a ground floor retail unit and to reconstruct a “back house” at the rear of the lot with additional 2 dwelling units
“c” variances: Maximum building coverage, minimum rear yard,
“d” variances: Use to allow a commercial unit; Use to allow a second principal structure on the lot; Density
Decision: Some testimony taken; Carried to May 17, 2012
13. 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
Decision: Carried to May 17, 2012

14. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Board of Adjustment Approving a “d” variance, Z11-012 submitted by Allan Lau (62 Morris St.) B: 14403 fka 67 Lot: 13 fka 28
(2) Resolution of the Jersey City Board of Adjustment Approving a “d” variance, Z12-002 submitted by Barluca, Inc. (247 Tenth St.) B: 8604 fka 285 Lot: 19 fka 25
(3) Resolution of the Jersey City Board of Adjustment Approving “c” variances, Z11-032 submitted by Robert & Carrie Chu (218 Third St.) B: 11302 fka 245 Lot: 31 fka L