

# 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

May 20, 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, 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,

Tanya Marione-Stanton, AICP  
Senior Planner

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 May 16, 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:

A. Case: Z06-031 Administrative Amendment  
Applicant: Acevest, LLC  
Address: 217 Bay Street  
Attorney: Charles J. Harrington, III, Esq.  
Block: 11404 Lot: 6  
For: Administrative amendment to eliminate the "Common Area" room at the top floor. All other aspects of the project remain the same, the original approval is for a 5 story, 34 unit building above a 1 story parking garage.  
**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  
**Decision: Adjourned to June 20, 2013 meeting**

9. Case: Z13-005  
Applicant: BGT Enterprises  
Address: 377 Fifth Street  
Attorney: Robert Verdibello, Esq.  
Block: 9901 Lot: 4  
Zone: NC Neighborhood Commercial District  
For: Construction of a five story, two family house with two parking spaces  
"c" variances: Minimum rear yard setback  
"d" variances: Use (to permit residential on the ground floor) and Height  
**Decision: Approved with conditions**

**Cont. on other side →→**

10.

Case: Z13-007  
Applicant: Samuel A. Berman Senior Residence Urban Renewal, LLC  
Address: 2435 Kennedy Boulevard aka 69 Bentley Avenue  
Attorney: Charles J. Harrington, III, Esq.  
Block: 17702 Lot: 26  
Zone: R-1A One and Two Family Housing  
For: Construction of a 4-story affordable senior housing project with 37 units  
“d” variances: Use and Height  
**Decision: Adjourned; no specific date**

11.

Case: Z13-001  
Applicant: 30 DeKalb, LLC  
Address: 30 DeKalb Avenue  
Attorney: Ronald H. Shaljian, Esq.  
Block: 13302 Lot: 45  
Zone: R-1 One and Two Family Housing  
For: Construction of a 3-family house on an irregularly shaped lot  
“c” variances: Minimum rear yard setback, Front yard setback, Minimum lot depth  
“d” variances: Use  
**Decision: Adjourned to June 20, 2013 meeting**

**12. MEMORIALIZED THE FOLLOWING RESOLUTIONS:**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Denying “d” variance # Z12-027 submitted by SEHOP Holdings, LLC (70 Fairview Ave.) B: 16502 Lot: 34

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**