

**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**

May 25, 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, May 28, 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, 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  
Enclosure

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LLEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the May 20, 2010 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence:
  - Request for Reconsideration for Site plan Amendment #Z08-046.1 (439 Second St.) B: 430 Lot: 41 – Motion for Reconsideration Approved**
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: Dismissed without Prejudice**
  
8. Case: Z09-018  
Applicant: 230 Brunswick Street, LLC d/b/a White Star Bar  
Address: 230 Brunswick Street  
Attorney: James J. Burke, Esq.  
Block: 392 Lot: D.1  
Zone: R-1 One and Two Family Housing District  
For: The expansion of a non-conforming restaurant use to allow a sidewalk café with 16 seats along Pavonia Avenue.  
“c” variances: Minimum lot area, Minimum lot depth  
“d” variances: Expansion of a non-conforming use  
**Decision: Approved with Conditions**
  
9. Case: Z10-005  
Applicant: Richard Becker  
Address: 287 York Street  
Attorney: Ronald H. Shaljian, Esq.  
Block: 270 Lot: 11  
Zone: Van Vorst Park Historic District  
For: Construction of a rear addition to an otherwise conforming townhouse use on the footprint of a previously existing rear addition.  
“c” Variances: Maximum building coverage, Minimum rear yard setback  
**Decision: Adjourned to June 17, 2010**
  
10. Case: Z09-028  
Applicant: Hari Construction Corp  
Address: 64-66 Morris Street  
Attorney: Jon Campbell, Esq.  
Block: 67 Lot: 55, FKA Lots: 30 and 32  
Zone: Paulus Hook Historic District  
For: Conversion of a ground floor tavern in a mixed use building into a restaurant with a 352 sq ft. expansion of the cellar area for the kitchen.  
“d” Variance: Use  
**Decision: Approved with Conditions**
  
11. **MEMORIALIZATION OF RESOLUTIONS**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “d” variance, #Z08-035 submitted by 817 Associates, LLC (817 Newark Ave. and 136 Cottage St.) B: 589 Lots: 19B, 20A, 20B, 21C, 22A

