

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**

June 17, 2011

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 Monday June 20, 2011 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
Enclosures

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

Please take notice that the Board of Adjustment took the following actions at the June 16, 2011 regular meeting:

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

7. Case: Z11-001
Applicant: The Distillery
Address: 401-403 Palisade Avenue aka 7 Hutton Street
Attorney: Maurice Giro, Esq.
Block: 748 Lots: 21.99 fka 21 & 22
Zone: R-2 Multi-Family Attached Housing (four stories or less) District
For: Use of an accessory garage structure, at the rear of the lot and connected to the rear of the building, as an art gallery, a retail use, with its entrance on Hutton Street (already converted)
“c” variances: Second principal structure on a single lot, signage
“d” variance: Use
Approved with Conditions

8. Case: Z11-017
Applicant: Manuel Flores
Address: 757-759 Ocean Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 1974 Lot: 27
Zone: R-1 One and two Family Housing District
For: Preliminary and Final Major Site Plan w/”c” & “d” variances to allow construction of a second floor with 3 residential units and 1 accessory office unit above a nonconforming car wash on the ground floor (second story addition creating a mixed use building already completed).
“c” variances: Rear yard setback, lot coverage, number of curb cuts, signage
“d” variances: Use
Approved with Conditions

9. Case: Z11-006
Applicant: Quicksilver Properties, LLC
Address: 535-543 Communipaw Avenue
Attorney: Paul V. Buono, Esq.
Block: 1941 Lot: 11, 12.A, 12.B, 13, 14.99
Zone: NC Neighborhood Commercial District
For: Preliminary and Final Major Site Plan w/”c” & “d” variances to convert and renovate an existing warehouse into a metal art workshop with an ancillary showroom and office and an adjacent accessory parking and loading area.
“c” variances: Minimum Height
“d” variances: Use; Expansion of a Nonconforming Use
Approved with Conditions

10. Amendment to Contractual Services for Board Attorney
Approved

11. **MEMORIALIZATION OF RESOLUTIONS**
 - (1) Resolution for the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances, #Z10-034 submitted by Klak, LLC (21-25 Marcy Ave.) B: 1746 Lots: 25.99 & 24A
 - (2) Resolution of the Jersey City Board of Adjustment Approving “c” variances, #Z10-028 submitted by Natoo Zinzundia (28 Storms Ave.) B: 1013 Lot: 1
 - (3) Resolution of the Jersey City Board of Adjustment to Reverse the Zoning Officer’s prior decision and certify parking space as lawfully created, #Z08-022 submitted by Perrault Jean-Paul (23 Magnolia Ave.) B: 511 Lot: K.1
 - (4) Resolution of the Jersey City Zoning Board of Adjustment Approving Certification of Pre-existing Nonconforming Use establishing that a physician’s office has previously existed continuously for 45 years (since 1966) on the ground floor of a one family residence, thereby allowing a dental office to operate there going forward, #Z11-003 submitted by Wilson Avenue Dental, LLC aka Dr. Thomas Verdoni (273 Bergen Ave.) B: 1783 Lot: 8.99
 - (5) Resolution of the Jersey City Zoning Board of Adjustment Approving an Amendment to Contractual Services for Board Attorney covering contract for the period of January 1, 2011 to December 31, 2011