

CITY OF JERSEY CITY



JERRAMIAH T. HEALY, MAYOR

June 19, 2009

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 Tuesday June 23, 2009 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

**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

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

Please take notice that the Board of Adjustment took the following actions at the June 18, 2009 regular meeting:

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

Case: Z09-011
Applicant: Peter Altbuch
Attorney: Eugene P. O'Connell, Esq.
Address: 3628 Kennedy Boulevard
Block: 889 Lot: 10C
Zone: R-1 One and Two Family Housing District
For: Expansion of a single-family house to create a 2-family house on an oversized, 52 feet wide lot with insufficient lot depth.
"c" Variances: Min. lot depth, Max. front yd, Min. rear yd, Max. curb cut/driveway/garage door widths, Min. garage dimension, Garage. % of grd.fl space
Decision: Adjourned to July 16, 2009

6. Old Business:

Case: Z06-017 1 Year Extension
Applicant: Ocean Green, LLC
Attorney: W. Nevins McCann
Address: 742-748 Ocean Avenue
Block: 1999 Lot: 34 (f/k/a lots A, B, G.2, 12.E)
Zone: R-1 One and Two Family Housing District
For: Second extension of Final Major Site Plan & Variance approvals to June 14, 2010 (original approval memorialized June 14, 2006) to construct a 42 unit 7-story multi-family mid-rise "green" building with 45 parking spaces within the building
Decision: WITHDRAWN

7. Case: Z06-062 Minor Subdivision w/"d" variance
Applicant: ADB Enterprise, LLP
Address: 467-469 Pavonia Avenue
Attorney: Lonny Hirsch, Esq.
Block: 512 Lot: 52 (f/k/a 28B & 29)
Zone: R-1 One and Two Family Housing District
For: Minor subdivision to create two lots in order to separate the existing buildings along their commonly shared party walls
"c" Variance: Minimum lot area, minimum lot width
"d" Variance: Expansion of a nonconforming use
Decision: Approved with Conditions

Cont. on other side →→→

8. Case: Z08-051 "A" Appeal
Applicant: Liberty Harbor Holding
Attorney: Jon Campbell, Esq.
Address: 325 Grand Street
Block: 60.01 Lot: 1
Zone: Liberty Harbor North Redevelopment Plan
For: An appeal of the zoning officer's decision that a "free standing billboard sign" was unlawfully erected in the Liberty Harbor North Redevelopment Plan Area.
Decision: Adjourned to July 16, 2009
9. Case: Z08-052 "A" Appeal
Applicant: Liberty Harbor Holding
Attorney: Jon Campbell, Esq.
Address: 325 Grand Street
Block: 60.01 Lot: 1
Zone: Liberty Harbor North Redevelopment Plan
For: An appeal of the zoning officer's decision that a parking lot was unlawfully created in the Liberty Harbor North Redevelopment Plan Area.
Decision: Adjourned to July 16, 2009
10. Renewal of contract for professional stenographic services
Contract Awarded
11. Renewal of legal services contract
Contract Awarded
12. **MEMORIALIZATION OF RESOLUTIONS**
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving "d" variance, #Z09-007 submitted by Tom Parisi (177 York St.) B: 167 Lot: 14
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" and "d" variances, #Z09-005 submitted by Village 390, LLC (390 First St.) B: 410 Lot: 24
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z08-060 submitted by Aaron Morrill (209 Washington St.) B: 99 Lot: 5.5F
(4) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting for the period from 12:01 a.m., July 1, 2009 until 11:59 p.m., July 30, 2010
(5) Resolution of the Jersey City Zoning Board of Adjustment Authorizing and Approving Appointment of Legal Counsel for the period of July 1, 2009 to June 30, 2010

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON