

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

June 23, 2015

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

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: Liquan Narine

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 R. Marione, AICP, PP
Senior Planner

c: Mayor's Office
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 18, 2015 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Donnelly, Loughlin, McCormack, Jacobs, Shedeed, Thakur, McMahon*
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment

a. Case: Z14-020 Preliminary and Final Major Site Plan
Applicant: TZVI GODER
Address: 639 Bergen Avenue
Attorney: Luis E. Diaz, Esq
Block: 16601 Lot: 19
Zone: R-3 – Multi-Family Mid-Rise District
For: Conversion of basement space to 3 additional units in an existing 27 unit building, totaling 30 units.
“d” Variance: Expansion of a non-conforming use, Density
Decision: Withdrawn

b. Case: Z14-018
Applicant: Scott Bird
Address: 428.5 Monmouth Street
Attorney: Pro Se
Block: 11207 Lot: 2
Zone: R-1- One and Two Family Housing District
For: Rear yard expansion of all three floors to a single family home, on an undersized lot
“c” Variances: Minimum lot area, Minimum lot depth, Minimum lot width, Minimum Rear Yard setback, Maximum building coverage, Maximum lot coverage
Decision: Carried to July 23, 2015 regular meeting

8. Case: Z15-016 “A” Appeal
Applicant: Zarrin Saeed
Address: 733 Garfield Avenue
Attorney: Pro Se
Block: 23703 Lot: 16
Zone: R-1 – One and Two Family Housing District
For: An appeal of the zoning officer’s decision to deny a Certificate of Continued Occupancy for a 3-family use.
Decision: Appeal Denied

9. Case: Z15-003 Preliminary and Final Major Site Plan with “c” and “d” variances
Applicant: BGT Enterprises, LLC
Address: 318-328 Newark Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 9901 Lots: 7, 8, 9 & 10
Zone: NC -- Neighborhood Commercial
For: 7-story, 50-unit mixed use building with ground floor retail and 3 off-street parking spaces to reserved for publicly accessible car share vehicles.
“d” Variance: Height of a principal structure which exceeds by 10% the maximum height permitted in the district for a principal structure
“c” Variances: Minimum off-street parking requirement, Minimum rear yard setback, Maximum floor to ceiling height on 1st floor, and Maximum signage square footage
Reviewing Planner: Matt Ward, AICP
Decision: Approved with conditions

-
10. Case: Z15-004 Preliminary and Final Major Site Plan with “c” and “d” variances
Applicant: P.F. Francisco Builders, LLC
Address: 313-313.5 7th Street
Attorney: Charles J. Harrington, III, Esq
Block: 11201 Lot: 7
Zone: R-1- One and Two Family Housing District
For: Construction of a 4-story, 10 unit building on an oversized lot
“d” Variances: Use, Height
“c” Variances: Rear yard setback, Maximum building coverage
Decision: Adjourned to July 23, 2015 regular meeting; notices preserved
11. Case: Z15-007
Applicant: 377 Ogden Avenue, LLC
Address: 377 Ogden Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 2401 Lot: 35
Zone: R-1- One and Two Family Housing District
For: Renovation and rear yard expansion of an existing non-conforming 4- story, 4-family building
“d” Variances: Expansion of a non-conforming use
“c” Variances: Height in stories
Decision: Adjourned to July 23, 2015 regular meeting; notices preserved
12. Case: Z15-008
Applicant: Ogden Avenue Properties, LLC
Address: 269 Ogden Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 3903 Lot: 40
Zone: R-1- One and Two Family Housing District
For: Renovation and rear yard expansion of an existing non-conforming 4- story, 4-family building
“d” Variances: Expansion of a non-conforming use
“c” Variances: Height in stories
Decision: Adjourned to July 23, 2015 regular meeting; notices preserved
13. Case: Z15-014
Applicant: 235 Orient Partners, c/o RD Management, LLC
Address: 235 Orient Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 22304 Lot: 2
Zone: R-1- One and Two Family Housing District
For: Rehabilitation of an existing 2-story vacant industrial building to a mixed use building with ground floor light industrial, 9 units on the second floor, and 6 onsite parking spaces
“d” Variances: Use
Decision: Adjourned to July 23, 2015 regular meeting; notices preserved
14. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th fl., Jersey City, NJ**
(1) Resolution of the Jersey City Zoning Board of Adjustment approving “c” variances #Z14-026 submitted by Ghousa, LLC % Data Realty, LLC (11 Wayne St.) B: 12903 Lot: 7
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” variances #Z15-013 submitted by 500 Palisade Ave JC, LLC (500-506 Palisade Ave.) B: 2401 Lots: 1 & 2