

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

June 25, 2012

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, 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

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

Please take notice that the Board of Adjustment took the following actions at the June 21, 2012 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: Z12-003 "A" Appeal
Applicant: Sherryleen Elisca
Address: 223 Freeman Avenue
Attorney: Pro Se
Block: 14601 fka 1653 Lot: 6 fka 146
Zone: R-1 One and Two Family Housing District
For: Appeal of the Zoning Officer's decision that a front yard parking space was not lawfully created and must be removed.
Decision: Dismissed
8. Case: Z12-004
Applicant: Hudson Body Co.
Attorney: Charles J. Harrington, III, Esq.
Address: 415-435 Tonnelle Avenue
Block: 4101 fka 971 Lot: 21 fka 5 & 41
Zone: Highway Commercial District
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to build a 4,148 sq.ft addition to the existing building, change the location of nonconforming rooftop signage, and reconfigure the parking area for a bus service station with both general and autobody service
"c" variances: Min. perimeter setback (front), min. # parking spaces, stacked parking, max. height from grade of freestanding sign, % of parking lot landscaping, street trees
"d" variance: Expansion of Nonconforming Use
Decision: Approved with conditions
9. Case: Z12-006
Applicant: 304 Pavonia Realty, LLC
Address: 304 Pavonia Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 10001 fka 358 Lot: 43 fka G.2
Zone: Hamilton Park Historic District
For: Preliminary/Final Major Site Plan w/ "d" Variance to expand the floor area and convert an existing house of worship into a mid-rise apartment building with 9 dwelling units
"d" variance: Use
Decision: Approved with conditions
10. Case: Z12-011
Applicant: 212 3rd St. LLC
Address: 212-216 Third Street
Attorney: Rita McKenna, Esq.
Block: 11302 fka 245 Lot: 30 fka 14
Zone: Harsimus Cove Historic District
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to construct a mid-rise apt. building with 12 dwelling units and 12 parking spaces on a vacant lot currently used for church parking
"c" variances: Height, parking aisle width
"d" variances: Use
Decision: Approved with conditions

11. Case: Z12-013
Applicant: Aaron McQuade
Address: 317 New York Avenue
Attorney: Pro Se
Block: 2306 fka 775 Lot: 44 fka 42B.1L
Zone: R-1 One and Two Family Housing District
For: Expansion of the floor area of a first floor dwelling unit in a nonconforming 6 unit building into the basement storage area below the existing unit to create additional living space for the unit.
“c” variance: Expansion of a nonconforming structure
Decision: Approved with conditions

12. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Board of Adjustment Approving “c” variances, Z11-022 submitted by New Jersey Vedic Society Inc. (209-211 Fulton Ave.) B: 24903 fka 1337 Lot: 14 fka 14.99
(2) Resolution of the Jersey City Board of Adjustment Approving “d” variance, Z10-007 submitted by Thomas Parisi (141 Bright St.) B: 13905 fka 341 Lot: 1 fka P.1
(3) Resolution of the Jersey City Board of Adjustment Approving Amended Final Site Plan, Z07-002.1 submitted by Franklin Development Group, LLC (102-108 Cambridge Ave.) B: 2902 fka 763 Lot: 34 fka 46
(4) Resolution of the Jersey City Board of Adjustment DENYING d(1) variance for second principal structure and associated bulk variances for building coverage and rear yard and APPROVING d(1) variance to allow a single expanded mixed use building with 5 dwelling units and 1 ground floor commercial unit and d(5) density variance to allow 5 dwelling units on the lot, Z11-004 submitted by Leonard C. Pappalardo (108 Morris St.) B: 14401 fka 99 Lot: 22 fka 58

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON