

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**

July 19, 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 Thursday, July 22, 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, 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/LLEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the July 15, 2010 regular meeting:

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

7. Case: Z10-012 "A" Appeal & Variance Application in the Alternative
Applicant: Rodolfos Construction, LLC
Address: 215 New York Avenue
Attorney: Cynthia A. Hadjiyannis, Esq.
Block: 757 Lot: D.1
Zone: R-1 One and Two Family Housing District
For: a.) Appeal of Zoning Officer's decision that a foundation and partial ground floor of a new 2-family house was constructed without required sideyards (construction stopped).

b.) Construction of new 2-family house with no side yard setbacks on a vacant undersized lot
"c" variances: Min. lot area/width; min. sideyard (both); max. bldg coverage, min. garage dimensions (both); garage min. % of ground floor area.
Decision: Zoning Officer Reversed
8. Case: Z10-002
Applicant: Nicola Stemmer and Christina Kemp
Address: 230.5 7th Street
Attorney: Jorge Aviles, Esq.
Block: 282 Lot: H
Zone: Hamilton Park Historic District
For: Construction of a 9'd x 12.5'w addition to the rear of the second floor of a 3-story, 1-family Townhouse on an undersized lot.
"c" variances: Minimum lot area/width/depth; Minimum rear yard; Maximum lot coverage
Decision: Approved with Conditions
9. Case: Z10-013
Applicant: Warren @ York Urban Renewal, LLC
Address: 254-258 Warren Street, 120-124 York Street, and 106-118 York Street
Attorney: Charles J. Harrington, III, Esq.
Block: 102 Lot: 76 (fka T, V.1, V.2, 72) and X
Zone: Paulus Hook Historic District
For: Prel/Final Major Site Plan w/ "c" & "d" Variances to construct a mixed use, hi-rise building, 120 ft. 9" in height, with 139 d.u.'s, 104 on-site garage parking spaces, and 6,080 sq.ft. of ground floor commercial space
"c" variances: Min. bldg cov.; min. lot coverage.; min. rear yard; min. side yard; min. drive aisle width
"d" variances: Density; Height
Decision: Approved with Conditions

Cont. on other side →→→

10. Case: Z10-018
Applicant: Vecdi Bilgin
Address: 112 Morris Street
Attorney: Pro se
Block: 99 Lot: 62
Zone: Paulus Hook Historic District
For: Conversion of a pre-existing first floor retail space to a Category 2 restaurant (primarily take-out with some seating for on-premise eating).
“d” variance: Use
Decision: Adjourned to August 19, 2010

11. **ANNUAL REORGANIZATION**

Joseph Kealy - Chairman
Aneesah Abdullah - Vice Chairwoman
Claire Davis - Secretary

12. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z10-005 submitted by Richard Becker (287 York St.) B: 270 L: 11
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances, #Z09-015 submitted by Aneta Dys (124 Jewett Ave.) B: 1823 L: 4.C
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance, #Z10-003 submitted by Lonnie Sobel (442 Mercer St.) B: 1889 L: G.8
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment, #Z08-046.1 submitted by 439 Second Street, LLC (439 Second St.) B: 430 L: 41

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON