

CITY OF JERSEY CITY



JERRAMIAH T. HEALY, MAYOR

July 17, 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 July 21, 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 July 16, 2009 regular meeting:

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

- A. 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 August 20, 2009
- B. 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 August 20, 2009
- C. Case: Z09-010 "A" Appeal
Applicant: 212 Marin Boulevard, LLC; 247 Manila Avenue, LLC; 280 Erie Street, LLC; 317 Jersey Avenue, LLC; 354 Cole Street, LLC; 389 Monmouth Street, LLC and Consolidated Rail Corporation
Attorney: Michele R. Donato, Esq.
Address: 473 Luis Marin Blvd, 441-447 Manila Ave, 618.5 Jersey Ave, 626 Jersey Ave, 99-105 Coles St. and 449-453 Monmouth St.
Blocks/Lots: Block 212/Lot M; Block 247/Lot 50.A; Block 280/Lots B.1, 50.A; Block 317.5/Lot 50.A; Block 354.1/Lot 50.A; & Block 389.1/Lots 50, 51
Zone: R-1 One and Two Family Housing District; Luis Munoz Marin Redevelopment Plan; Grove Street NDP Redevelopment Plan
For: Appeal of the denial by the Historic Preservation Commission of certificates of appropriateness for the demolition of the Sixth Street Embankment AKA the Pennsylvania Railroad Harsimus Stem Embankment, and the denial also of certificates of economic hardship based on the provisions of the Land Development Ordinance
Decision: Adjourned to August 18, 2009 Special Meeting
7. Case: Z09-013
Applicant: Linda Gonzalez
Attorney: Pro Se
Address: 182A Christopher Columbus Drive
Block: 310 Lot: 14
Zone: NC - Neighborhood Commercial
For: Conversion of required ground floor commercial space to a residential unit
"d" Variances: Use
"c" Variances: Minimum lot area, minimum lot width, minimum lot depth
Decision: Approved

Cont. on other side →→→

8. Case: Z08-054
Applicant: Amber Realty, LLC
Attorney: Fausto Simone, Esq.
Address: 231-235 Hutton Street (corner of Kennedy Blvd)
Block: 857 Lot: 2.99
Zone: R-1 One and Two Family Housing District
For: Preliminary and Final Major Site Plan w/“c” & “d” Variances for conversion of an existing 2-story showroom w/office fronting on Kennedy Blvd and a 1-story 3-bay garage fronting on Hutton St. to a 3-story mixed use building with office space on the ground floor, 4 residential units on the above floors, and garage parking for 6 cars.
“d” Variances: Use
“c” Variances: Stacked parking, maximum signage
Decision: Approved with conditions
9. Case: Z09-011
Applicant: Peter Altbuch
Attorney: Eugene P. O’Connell, Esq.
Address: 3628 Kennedy Boulevard
Block: 889 Lot: 10.C
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 ft. 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. fl. to ceiling ht., Min. garage.dimension, Garage. % of grd.fl. space, Max. # fls in duplex unit w/full bath
Decision: Approved with conditions
10. **ANNUAL REORGANIZATION**
Joseph Kealy - Chairman
Debbie Davis - Vice Chairwoman
Claire Davis - Secretary
11. **MEMORIALIZATION OF RESOLUTIONS**
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Subdivision with “c” and “d” variances, #Z06-062 submitted by ABD Enterprise, LLC (467-469 Pavonia Ave.) B: 512 Lot: 52 (fka 28.B & 29)

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON