

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**

August 19, 2011

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
Enclosures

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

Please take notice that the Board of Adjustment took the following actions at the August 18, 2011 regular meeting:

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

7. Case: Z11-016 "A "Appeal
Applicant: Christina Park
Address: 164 Highland Avenue
Attorney: Pro Se
Block: 1838 Lot: 3.A
Zone: R-1 One and Two Family Housing District
For: Appeal of Zoning Officer decision that only 6, and not 7, dwelling units are permitted in the existing building
Decision: Carried to September 15, 2011; Some Testimony Taken

8. Case: Z11-007 Minor Site Plan
Applicant: Jagamba Ma Sixth, LLC
Address: 298 6th Street
Attorney: Ronald H. Shaljian, Esq.
Block: 355 Lot: P
Zone: R-1 One and Two Family Housing District
For: Minor Site Plan w/ "c" & "d" Variances to construct a 4-story, 4 unit townhouse on an irregularly shaped, undersized, vacant lot
"c" variance: Min lot area, lot depth, lot width, one side yard greater than "0" where "0" required, rear yard for portion of lot, maximum building coverage
"d" variance: Use, Height
Decision: Adjourned to September 15, 2011

9. Case: Z03-016.1
Applicant: 12-16 Liberty Realty LLC
Address: 12-16 Liberty Avenue
Attorney: Eugene O'Connell, Esq.
Block: 595 Lot: A.5
Zone: R-1 One and Two Family Housing District
For: Relief from a Condition of Approval that disallowed use of the ground floor retail spaces by any business that included the sale of any food products (original approval August 21, 2003)
"d" variance: Use
Decision: Adjourned to September 15, 2011

10. Case: Z11-012
Applicant: Allan Lau
Address: 62 Morris Street
Attorney: Ronald H. Shaljian, Esq.
Block: 67 Lot: 28
Zone: Paulus Hook Historic District
For: Seasonal sidewalk café with 6 tables and 16 seats as accessory to a nonconforming restaurant
"d" variance: Expansion of nonconforming Use
Decision: Adjourned to September 15, 2011

11. **MEMORIALIZATION OF RESOLUTIONS**
(1) Resolution for the Jersey City Zoning Board of Adjustment Approving "c" & "d" variances, #Z11-001 submitted by The Distillery (401-403 Palisade Ave. aka 7 Hutton St.) B: 748 Lots: 21.99 fka 21 & 22
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with "c" and "d" variances, #Z11-017 submitted by Manuel Flores (757-759 Ocean Ave.) B: 1974 Lot: 27
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving "d" variance, #Z11-005 submitted by Mary Baldolato (366 8th St.) B: 392 Lot: Z

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON