

CITY OF JERSEY CITY



JERRAMIAH T. HEALY, MAYOR

August 21, 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 August 25, 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/LLEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the August 20, 2009 regular meeting:

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

Case: Z08-019 Extension of Minor Subdivision Approval
Applicant: 790 Ocean, LLC
Address: 790-792 and 782-784 Ocean Avenue
Attorney: Eugene O'Connell, Esq.
Block: 1970 Lots: F.1 & 52
Zone: R-1 One and Two Family Housing District
For: Extension of Minor Subdivision approval pursuant to N.J.S.A 40:55D-47.f.
(original approval memorialized November 6, 2008)
Decision: Approved

7. Case: Z09-008
Applicant: Waseem Enterprises, LLC
Address: 3080 Kennedy Boulevard
Attorney: John M. Marmora, Esq.
Block: 631.A Lot: P.2
Zone: R-4/ Multi-Family High Rise
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances for the conversion of accessory auto repair bays at the existing nonconforming service station to an accessory convenience store.
"c" Variance: Internally illuminated sign, Electronically activated sign
"d" Variance: Expansion of a non-conforming use
Decision: Approved with Conditions

8. Case: Z08-046
Applicant: 439 Second Street, LLC
Address: 439 Second Street
Attorney: George Garcia, Esq.
Block: 430 Lot: 41
Zone: R-1 One and Two Family Housing District
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to convert an existing three-story, three family house to a four-story, four-family house.
"c" Variance: Min. lot area/width/depth, Min rear yard, Max building coverage, Min floor to ceiling height
"d" Variance: Expansion of a non-conforming use, Height
Decision: Approved with Conditions

9. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" and "d" variances, #Z09-013 submitted by Linda Gonzalez (182A Christopher Columbus Dr.) B: 310 Lot: 14
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with "c" and "d" variances, #Z08-054 submitted by Amber Realty, LLC (231-235 Hutton St.) B: 857 Lot: 2.99
- (3) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" variances, #Z09-011 submitted by Peter Altbuch (3628 Kennedy Blvd.) B: 889 Lot: 10.C