

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**

September 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 September 15, 2011 regular meeting:

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

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
Adjourned to October 20, 2011

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: Appeal Denied; Zoning Officers decision upheld

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 October 20, 2011

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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: Approved with Conditions
10. Case: Z11-018
Applicant: Himanshu Patel
Address: 218-220 Beacon Avenue
Attorney: Eugene O’Connell, Esq.
Block: 699 Lots: 75 & 76
Zone: R-1 One and Two Family Housing District
For: Construction of a new single family house on an undersized, irregularly shaped lot
“c” variances: Min.lot depth, front yard setback, min. rear yard setback, min. dimensions of garage on ground fl., max. curb cut width
Waivers: To allow architectural features, windows and door detailing, roof style and pitch that are not integrated with the surrounding development.
Decision: Approved with Conditions; Design Waiver Approved

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON