

**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 17, 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 Tuesday September 21, 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, 14<sup>th</sup> 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 16, 2010 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Request for Adjournment
6. Old Business:
  
7. Case: Z10-022  
Applicant: Medici Associates, LLC  
Address: 218 Central Avenue  
Attorney: Charles J. Harrington, III, Esq.  
Block: 726 Lot: 1  
Zone: R-1 One and Two Family Housing District  
For: Conversion of a firehouse into office space with accessory ground floor garage space.  
“c” variance: Minimum lot area, Minimum lot depth, Minimum lot width, Maximum signage  
“d” variance: Use  
**Decision: Approved with Conditions**
  
8. Case: Z10-018  
Applicant: Vecdi Bilgin  
Address: 112 Morris Street  
Attorney: Charles J. Harrington, III, Esq.  
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: Approved with Conditions**
  
9. Case: Z10-017  
Applicant: V & A Cabales, LLC  
Address: 3234 Kennedy Boulevard  
Attorney: Eugene O’Connell, Esq.  
Block: 843 Lot: 28  
Zone: R-1 One and Two Family Housing District  
For: Conversion of an existing office to a Medical office  
“c” variance: Minimum lot area, Minimum lot depth, Maximum signage  
“d” variance: Use  
**Decision: Approved with Conditions**
  
10. Case: Z10-019  
Applicant: Nisha Vedi and Suraj Pawar  
Address: 312 Grand Street  
Attorney: Jon P. Campbell, Esq.  
Block: 269 Lot: B.1  
Zone: R-2 Multi Family Attached Housing (4 Stories or Less) District  
For: Construction of a 4-story, 3-family townhouse  
“c” variance: Minimum lot area, Minimum lot depth, Height, Minimum rear yard, Maximum building coverage  
“d” variance: Density  
**Decision: Density Variance Denied. Bulk Variances Approved**
  
11. Case: Z10-029  
Applicant: 90 Virginia Ave., LLC  
Address: 90 Virginia Avenue  
Attorney: Eugene O’Connell, Esq.  
Block: 1978 Lot: 41.99  
Zone: R-1 One and Two Family Housing District  
For: Construction of a 3-story, 13-unit affordable housing project on an irregular, oversized lot.  
“c” variances: Height, Parking aisle width  
“d” variances: Use  
**Decision: Approved with Conditions**

**Cont. on other side →→→**

12. Case: Z09-026  
Applicant: Dimple Kumar  
Address: 31 Nelson Avenue  
Attorney: Pro Se  
Block: 915 Lot: 7.C  
Zone: R-1 One and Two Family Housing District  
For: Conversion of the basement in an existing 2-family house on an oversized lot to create a third dwelling unit.  
“d” variances: Use  
**Decision: Adjourned to October 21, 2010 due to defective notice**

13. **MEMORIALIZATION OF RESOLUTIONS**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances, #Z09-022 submitted by St. Peter’s College (782-796 Montgomery St. and 35-47 Glenwood Ave.) B: 1832 Lots: 9.99-16, 36, 37, 38A, 38B, 39 & 40

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**