

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

September 22, 2014

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

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: Liquan Narine

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,

Tanya R. Marione, AICP, PP
Senior Planner

c: Mayor's Office
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 18, 2014 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

7. Case: Z14-003
Applicant: Jacob V. Hudnut
Address: 342.5 5th Street
Attorney: Jacob V. Hudnut, Esq.
Block: 9905 Lot: 33
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-story single family house on an undersized lot
“d” Variance: Height
“c” Variance: Maximum building coverage, Minimum rear yard setback, Lot area, Lot width, Lot depth, Minimum floor to ceiling height
Decision: Adjourned

8. Case: Z14-024
Applicant: Kevin Fremgen
Address: 286 Cator Avenue
Attorney: Pro Se
Block: 26903 Lot: 34
Zone: R-1 One and Two Family Housing District
For: Construction of a parking space in the front yard
“c” Variance: Parking between the building and front yard setback
Decision: Denied

9. Case: Z14-027 **Preliminary and Major Final Site Plan**
Applicant: Hudson City Development, LLC
Address: 387-391 Palisade Avenue
Attorney: James J. Burke, Esq.
Block: 3901 Lot: 24, 25, 26
Zone: - R-2 Multi-Family Attached Housing (four stories or less) District
- Arts District Overlay Zone
For: Construction of a mixed use 6-story, 16-unit building, with 11 off-street parking spaces. Commercial and gallery space on ground floor facing Palisade Avenue.
“d” Variance: Use, Density, Height
“c” Variance: Maximum building coverage, Maximum Lot Coverage, Parking (# of spaces), Parking aisle width
Decision: Approved with conditions

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10. Case: Z14-022 **Minor Site Plan Approval**
Applicant: 407 Realty, LLC
Address: 407 West Side Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 20803 Lot: 37
Zone: NC – Neighborhood Commercial District
For: Construction of a mixed use 4-story, 7-unit building with a residential unit on the ground floor behind the commercial space that will front on West Side Avenue.
“d” Variance: Residential on the ground floor
“c” Variance: Minimum rear yard setback
Decision: Approved with conditions
11. Case: Z14-025 **Preliminary and Major Final Site Plan**
Applicant: JC General Construction LLC
Address: 30 Clinton Avenue
Attorney: Jennifer Carrillo-Perez, Esq.
Block: 18603 Lot: 34
Zone: R-1 One and Two Family Housing District
For: The reuse of a vacant building, formerly a church and community center, to 17 units with no on-site parking
“d” Variance: Use
“c” Variance: Parking
Decision: Adjourned
12. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th fl., Jersey City, NJ**
(1) Resolution of the Zoning Board of Adjustment approving a bifurcated variance application with ‘c’ & ‘d’ variances #Z14-023 submitted by John Fio Rito (361-377 Newark Ave.) B: 10901 Lot: 127

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON