

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 20, 2013

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: 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 Marione-Stanton
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 19, 2013 regular meeting:

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

A. Case: Z07-009 Administrative Amendment
Applicant: Jhunday Wali Ma Grand, LLC
Attorney: Raj Gupta
Block: 18704 Lot: 16
Zone: R-1 One and Two Family Housing District
For: Amendment to a major site plan that was originally approved for 39 units (14 one bedroom units and 25 two bedroom units) to now be 36 units (33 two bedroom units and 3 one bedroom units). Applicant is seeking approval under the New Jersey Housing and Mortgage Finance Agency CHOICE program, and no more than 10% of the units are permitted to be one bedroom, requiring them to amend the original number of units. The number of parking spaces, height, setback, and footprint all remains the same as the original approval.
Decision: Approved

7. Case: Z13-019
Applicant: Dorothy Bromirski and Valerie Piccarillo
Attorney: Leonard P. Kiczek, Esq.
Address: 162 Grand Street
Block: 14206 Lots: 13
Zone: Paulus Hook Historic District
For: To construct an 8'6" rear yard deck
"c" Variance: Minimum rear yard setback
Decision: Approved with Conditions

8. Case: Z08-008.1 Site Plan Amendment
Applicant: Roger Gupta
Attorney: Rita McKenna, Esq.
Address: 222-224 First Street
Block: 11402 Lots: 23
Zone: Harsimus Cove Historic District
For: Amendment to approved site plan to increase the building from a 4-story, 8-unit building to a 5-story, 8-unit building to use the basement level for living space.
"c" Variance: Height
Decision: Approved with Conditions

9. Case: Z12-024 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard D. Stanzione, Esq.
Address: 238 5th Street
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
"d" Variances: Use to permit wireless communication antenna in the Historic District
Decision: Approved with Conditions

10. Case: Z13-004 Minor Site Plan
Applicant: New Cingular Wireless PCS, LLC (“AT&T”)
Address: 238 Fifth Street
Attorney: Judith A. Fairweather, Esq.
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
“d” Variances: Use (to permit wireless communication antenna in the Historic District
Decision: Carried to October 17, 2013 regular meeting; Preservation of notices
11. Case: Z13-016
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 399 3rd Street
Block: 1108 Lot: 11
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
“d” Variances: Use
Decision: Approved with Conditions
12. Case: Z13-017
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 401 3rd Street
Block: 1108 Lot: 10
Zone: R-1 One and Two Family Housing District
For: Construction of a 2-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
“d” Variances: Use
Decision: Approved with Conditions

13. MEMORIALIZATION OF RESOLUTION

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment with “c” variances for # Z08- 008.1 submitted by Roger Gupta (222-224 First St.) B: 11402 Lot: 23
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan with “d” variance for #Z12-024 Submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless (238 Fifth St.) B: 11204 Lot: 9
- (3) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances for #Z13-010 submitted by Michael and Lisette Sanzen (53.5-55 Mercer St.) B: 12905 Lot: 6 & 7
- (4) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances for #Z13-019 submitted by Dorothy Bromirski and Valerie Piccarillo (162 Grand St.) B: 14206 Lot: 13
- (5) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances for #Z13-015 submitted by Julio Caro (397 Third St.) B: 1108 Lot: 12
- (6) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances for #Z13-016 submitted by Julio Caro (399 Third St.) B: 1108 Lot: 11
- (7) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” & “d” variances for #Z13-017 submitted by Julio Caro (401 Third St.) B: 1108 Lot: 10

Kate Donnelly, BOARD OF ADJUSTMENT ACTING CHAIRPERSON