

**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**

October 19, 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 Thursday, October 22, 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, 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  
Enclosure

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the October 15, 2009 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business

**6. Adoption of 2008 Annual Zoning Report - Carried to November 12, 2009**

7. Request for Adjournment:

A. Case: Z05-027  
Applicant: Michael Morgese  
Address: 296 Palisade Avenue  
Attorney: Jon P. Campbell, Esq.  
Block: 722 Lot: 1.B  
Zone: R-2 Multi-Family Attached Housing (4-stories or less) District  
For: Variance approvals only to construct a 3-Story, 5-Unit Multi-Family building. Applicant chooses to bifurcate (split in two) the application and a hearing on the required application for Preliminary and Final Major Site Plan approval will be scheduled at a later date. Any variance approvals shall be conditioned on Final Site Plan approval which is required to meet the negative criteria.  
“c” Variances: Min. rear yard setback, Min. side yard setback, Min. lot depth, Min. parking aisle width, and on-site parking not permitted on lots 50 ft. wide or less  
“d” Variances: Use, Density  
**Decision: Carried to November 12, 2009**

B. Case: Z08-055  
Applicant: George Mekheil  
Address: 55 Grace Street  
Attorney: Kaci Arbani, Esq.  
Block: 809 Lot: 38  
Zone: R-1 One and Two Family Housing District  
For: Conversion of a 2-family house to a 3-family house (2-family built in 2007; 3<sup>rd</sup> unit already existing)  
“c” Variances: Max. lot coverage, Max. curb cut width, Min. front yard landscaping  
“d” Variances: Use  
**Decision: Carried to November 12, 2009**

8. Case: Z08-039  
Applicant: Manuel Flores  
Address: 757-759 Ocean Avenue  
Attorney: Charles J. Harrington, III, Esq.  
Block: 1974 Lot: 27  
Zone: R-1 One and Two Family Housing District  
For: Expansion of a non-conforming car wash with additional structure to include two oil change and lube pits.  
“c” Variances: Stacked parking  
“d” Variances: Expansion of a non-conforming use  
**Decision: Carried to November 12, 2009; Some Testimony Taken**

9. Case: Z08-027  
Applicant: 16 Hopkins, LLC  
Address: 13-15 Sherman Place  
Attorney: Jon P. Campbell, Esq.  
Block: 830 Lots: 11 & 12  
Zone: R-1 One and Two Family Housing District  
For: Preliminary and Final Major Site Plan approval to construct a 3.5 story, 6-unit building with 8 parking spaces on an oversized lot.  
“c” Variances: Max. curb cut width, Max. driveway width, Max height of peaked roof  
“d” Variances: Use, Height  
**Decision: Approved with Conditions**

10. Case: Z09-012 Minor Site Plan  
Applicant: 235 Lexington Ave. Corp.  
Address: 223-225 Pavonia Avenue  
Attorney: Jon P. Campbell, Esq.  
Block: 250 Lot: W  
Zone: Hamilton Park Historic District  
For: The conversion of a non-conforming ground floor commercial unit in a mixed use building into two commercial units and one residential unit.  
“d” Variances: Expansion of a non-conforming use  
Decision: **Approved with Conditions**

11. **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, #Z09-002 submitted by NAJ, LLC (33 Griffith St.) B: 749 Lot: 56.A  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances, #Z09-008 submitted by Waseem Enterprises, LLC (3080 John F. Kennedy Blvd.) B: 631A Lot: P.2  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving an Extension of Minor Subdivision Approval, #Z08-019 submitted by 790 Ocean, LLC (790-792 Ocean Ave.) B: 1970 Lots: F.1 & 52

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**