

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

October 20, 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 October 16, 2014 regular meeting:

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

a. Case: Z08-032 Administrative Amendment
Applicant: The Drivin Group, LLC
Address: 349 4th Street
Attorney: Pro Se
Block: 9902 Lot: 6
Zone: R-1 One and Two Family Housing District
For: Administrative Amendment to an approved expansion and renovation of a 3 story, 3 unit building
Decision: Adjourned to November 13, 2014 meeting

7. Case: Z14-023 Preliminary and Major Final Site Plan
Applicant: John D. FioRito
Address: 361-377 Newark Avenue
Attorney: Eugene O’Connell, Esq
Block: 10901 Lot: 127
Zone: NC – Neighborhood Commercial
For: Major Site Plan approval for a prior bifurcated variance application, Case Z14-023. Construction of a 5-story, 39 unit building with 20 parking spaces.
Decision: Approved with conditions

8. Case: Z12-025 Preliminary and Major Final Site Plan
Applicant: Diamond Tech Group, LLC
Address: 512 Paterson Plank Road
Attorney: John J. Collins, Esq
Block: 503 Lot: 21 and 23
Zone: R-1 One and Two Family Housing District
For: Conversion of an existing recording studio into a Category 2 restaurant with an ancillary valet parking lot
“d” Variance: Use
“c” Variance: Valet Parking, Minimum parking space width, 5% landscaping for a parking lot
Decision: Approved with conditions

9. Case: Z14-029 Preliminary and Major Final Site Plan
Applicant: Green Vraj Apartments, LLC
Address: 25-27 Division Street
Attorney: Eugene T. Paolino, Esq
Block: 9801 Lot: 12
Zone: NC – Neighborhood Commercial
For: Demolition of an existing single story garage to construct a new 5 story building that will be an addition to the adjacent 4-story building. A story will be added to the existing 4 story building for a complete 5 story building with 10 units.
“d” Variance: Height
“c” Variance: Parking
Decision: Adjourned to November 13, 2014 meeting

Cont. on other side →→

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10. 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; Renote required
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 to November 13, 2014 meeting
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 denying “c” variance #Z14-024, submitted by Kevin Fremgen (286 Cator Ave.) B: 26903 Lot: 34
(2) Resolution of the Zoning Board of Adjustment approving a minor site plan w/ “c” & “d” variances #Z14-022, submitted by 407 Realty, LLC (407 West Side Ave.) B: 20803 Lots: 37 & 41

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON