

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**

November 15, 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 Thursday, November 18, 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, 14th 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 November 9, 2010 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. 2011 Zoning Board Meeting Calendar –**Adopted**
6. 2009 Annual Zoning Report - **Adopted**
7. Request for Adjournment
 - Case: Z09-010
 - Applicant: 212 Marin Boulevard, LLC; 247 Manila Avenue, LLC; 280 Erie Street, LLC; 317 Jersey Avenue, LLC; 354 Cole Street, LLC; 389 Monmouth Street, LLC and Consolidated Rail Corporation
 - Attorney: Michele R. Donato, Esq.
 - Address: 473 Luis Marin Blvd, 441-447 Manila Ave, 618.5 Jersey Ave, 626 Jersey, Ave, 99-105 Coles St. and 449-453 Monmouth St.
 - Blocks/Lots: Block 212/Lot M; Block 247/Lot 50.A; Block 280/Lots B.1, 50.A; Block 317.5/Lot 50.A; Block 354.1/Lot 50.A & Block 389.1/Lots 50, 51
 - Zone: R-1 One and Two Family Housing District; Luis Munoz Marin Redevelopment Plan; Grove Street NDP Redevelopment Plan
 - For: Appeal of the denial by the Historic Preservation Commission of certificates of appropriateness for the demolition of the Sixth Street Embankment AKA the Pennsylvania Railroad Harsimus Stem Embankment, and the denial also of certificates of economic hardship based on the provisions of the Land Development Ordinance
REMANDED FROM SUPERIOR COURT FOR FULL HEARING
Carried from November 9, 2010; adjourned to Regular Meeting of January 20, 2011
8. **Old Business:**
 - Case: Z06-062 Reaffirmation of Minor Subdivision
 - Applicant: ADB Enterprise, LLP
 - Address: 467-469 Pavonia Avenue
 - Attorney: Lonny Hirsch, Esq.
 - Block: 512 Lot: 52 (f/k/a 28B & 29)
 - Zone: R-1 One and Two Family Housing District
 - For: Minor subdivision to create two lots in order to separate the existing buildings along their commonly shared party walls. Originally approved on June 18, 2009
 - “c” Variance: Minimum lot area, minimum lot width
 - “d” Variance: Expansion of a nonconforming use
 - Approved**
9.
 - Case: Z01-004.2 Site Plan Amendment w/ c & d variances
 - Applicant: Lafayette Senior Living Center, LP
 - Address: 463 Pacific Avenue
 - Attorney: Jon P. Campbell, Esq.
 - Block: 2088.1 Lot: 2
 - Zone: R-3 Multi-Family Mid-Rise District
 - For: Amendment to Final Major Site Plan to reconfigure the lot containing an already constructed 83- unit senior housing development. The new lot configuration reduces both the lot area and the parking area due to Barbara Place not being vacated as originally planned.
 - “c” variance: Minimum side yard
 - “d” variance: Density
 - Testimony taken; carried to December 9, 2010**
10.
 - Case: Z10-011
 - Applicant: Narine Rabindradat
 - Address: 18 Marcy Avenue
 - Attorney: Richard N. Campisano, Esq.
 - Block: 1750 Lot: 90
 - Zone: R-1 One and Two Family Housing District
 - For: To expand and convert an existing 1-story garage into a 2-story house of worship
 - “c” variance: Expansion of a non-conforming structure, Minimum lot area/lot width, Minimum rear yard, Minimum side yard, Minimum # of parking spaces, Maximum # of signs
 - Decision: Approved with conditions**

11. Case: Z10-006
Applicant: Tom Parisi
Address: 177 York Street
Attorney: Pro Se
Block: 167 Lot: 14
Zone: Paulus Hook Historic District
For: Construction of a single story rear addition to a non-conforming “Category 2” restaurant (primarily take-out; previously approved by variance) in order to provide additional storage, 16 additional indoor seats and 32 additional outdoor seats in the rear yard.
“d” variance: Expansion of a non-conforming use
Decision: Approved with conditions

12. Case: Z10-031
Applicant: Satinder Saggar
Address: 137 Van Winkle Avenue
Attorney: Eugene O’Connell, Esq.
Block: 596 Lot: 34
Zone: R-1 One and Two Family Housing District
For: To permit an already constructed front yard deck that projects three feet into the required front yard along the entire front of the building.
“c” variance: Front yard setback
Decision: Approved with conditions

13. **MEMORIALIZATION OF RESOLUTIONS**

- 1) Resolution of the Jersey City Zoning Board of Adjustment Denying a Density Variance and approving “c” variances Case # Z10-019 submitted by Nisha VEDI and Suraj Pawar (312 Grand Street).

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON