

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 16, 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 Friday, November 20, 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, 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
Enclosure

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

Please take notice that the Board of Adjustment took the following actions at the November 12, 2009 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Request for Adjournment
6. Old Business:

A. Case: Z08-058 "A" Appeal
Applicant: Eve Zlotkin
Address: 21 Zabriskie St
Attorney: Cynthia Hadjiyannis, Esq.
Block: 828
Lot: 2.B
For: Appeal of the Zoning Officer's issuance of permits without requiring variances for side and rear yard setback and without requiring application for Preliminary and Final Major Site Plan approval.
Decision: Dismissed

7. 2008 Annual Zoning Report -**Adopted**

8. 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; 3rd unit already existing)
"c" Variances: Max. lot coverage, Max. curb cut width, Min. front yard landscaping
"d" Variances: Use
Decision: Adjourned to December 10, 2009

9. Case: Z09-017
Applicant: Christopher Lesnewski
Address: 512 Mercer Street
Attorney: Jon P. Campbell, Esq.
Block: 1893 Lot: 8
Zone: R-1 One and Two Family Housing District
For: Renovation and conversion of a 1-story warehouse into a work-live unit containing one bedroom and an artist's studio.
"c" Variances: Min. front yard setback, Min. side yard setback, Min. rear yard setback, Max. lot coverage, Max. building coverage
"d" Variance: Use
Decision: Approved with Conditions

10. Case: Z09-021
Applicant: Monmouth- 6, LLC
Address: 320.5 Sixth Street
Attorney: Jon P. Campbell, Esq.
Block: 355 Lot: Z
Zone: R-1 One and Two Family Housing District
For: Construction of single family house on an undersized corner lot that will have three stories facing Sixth Street and four stories at the rear of the building fronting on Monmouth Street.
"c" Variances: Min. lot area, Min. lot width, Min. rear yard, Max. floor to ceiling height, Min. floor to ceiling height, Min. parking space dimensions
"d" Variance: Height
Decision: Approved with Conditions

11. Case: Z09-001
Applicant: T-Mobile Northeast, LLC
Address: Quincy Street
Attorney: Richard S. Schkolnick, Esq.
Block: 975 Lots: 23.A & 24.A
Zone: HC Highway Commercial
For: Preliminary and Final Major Site Plan to construct a 110 ft high wireless telecommunications monopole along with ancillary equipment.
“d” Variance: Use
“c” Variances: **Highway Commercial Standards:** Min lot area, Min perimeter setback
Section 345-60.O. Wireless Communication Standards: Min distance of a new tower to a residential zone, Min lot area, Min setback distance for equipment to any property or street line, Minimum setback distance for tower to any property or street line
Section 345-67. Fences and Walls Standards: Max height for fence in the front yard, Chain link fence in front yard
Design Waivers: Equipment cabinets shall be located within a building or enclosed structure; each provider may have a maximum of one equipment cabinet
Decision: Approved with Conditions
12. 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 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 December 10, 2009
13. 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 December 10, 2009
14. **MEMORIALIZATION OF RESOLUTIONS**
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with a “d” variance, #Z09-012 submitted by 235 Lexington Avenue Corp. (223-225 Pavonia Ave.) B: 250 Lot: W
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances, #Z08-027 submitted by 16 Hopkins, LLC (13-15 Sherman Pl.) B: 830 Lots: 11-12
(3) Resolution of the Zoning Board of Adjustment Adopting the 2008 Annual Zoning Report