

# 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

November 17, 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, 14<sup>th</sup> 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 November 13, 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 4<sup>th</sup> 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  
**Approved**

b. Case: Z11-021 Administrative Amendment  
Applicant: Newark 144, LLC  
Address: 142-144 Newark Ave  
Attorney: Charles J. Harrington, III, Esq  
Block: 11404 Lot: 25 & 26  
Zone: NC – Neighborhood Commercial District  
For: Amendment to provide commercial/office space on the first and second floors. Original December 8, 2011 approvals were to construct a 5 story building with 4 residential units and one ground floor retail/restaurant space.  
**Approved**

7. Case: Z14-018 Preliminary and Major Final Site Plan  
Applicant: 345 Central Ave., LLC  
Address: 345 Central Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 2802 Lot: 28  
Zone: NC – Neighborhood Commercial  
R-1 – One and Two Family Housing District  
For: Major Site Plan approval to rehabilitate and expand a two-story mixed use building with ground floor commercial to a four story mixed use building with ground floor commercial and 25 residential units with two surface parking spaces fronting on Lincoln Street. The site is an L-shaped lot that fronts on both Central Avenue and Lincoln Street and is both in the NC and R-1 zone.  
“d” Variance: Use, Height  
“c” Variances: Rear yard setback, # of parking spaces, front yard parking  
**Decision: Approved with conditions**

8. 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: Rear yard  
**Decision: Approved with conditions**

**Cont. on other side →→**

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9. Case: Z14-003  
Applicant: Rekha Patel  
Address: 342.5 5<sup>th</sup> 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” Variances: Maximum building coverage, Minimum rear yard setback, Lot area, Lot width, Lot depth, Minimum floor to ceiling height  
**Decision: Approved with conditions**
10. Case: Z14-030  
Applicant: Charles Hewitt  
Address: 305 Third Street  
Attorney: Pro Se  
Block: 11106 Lot: 7  
Zone: R-1 One and Two Family Housing District  
For: Convert existing office space on the 2<sup>nd</sup> floor of a mixed use building into the 2<sup>nd</sup> residential unit  
“d” Variance: Use  
**Decision: Approved**
11. Case: Z14-015  
Applicant: Nkay Construction  
Address: 663 Summit Avenue  
Attorney: Rita M. McKenna, Esq  
Block: 5503 Lot: 16  
Zone: R-1 One and Two Family Housing District  
For: Construction of a 3-story single family house on an undersized lot  
“d” Variance: Use  
“c” Variances: Minimum lot size, Minimum lot depth, rear yard setback, maximum driveway width  
**Decision: Adjourned**
12. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Zoning Board of Adjustment approving a minor site plan with “c” & “d” variances #Z14-022 submitted by 407 Realty, LLC (407 West Side Ave.) B: 20803 Lots: 37 & 41  
(2) Resolution of the Zoning Board of Adjustment approving a preliminary and final major site plan with “c” & “d” variances #Z14-027 submitted by Hudson City Development, LLC (387-391 Palisade Ave.) B: 3901 Lots: 24, 25 & 26  
(3) Resolution of the Zoning Board of Adjustment approving a preliminary and final site plan with “c” & “d” variances #Z14-018 submitted by 345 Central Ave., LLC (345 Central Ave.) B: 2802 Lot: 28  
(4) Resolution of the Zoning Board of Adjustment approving a preliminary and final site plan #Z14-023 submitted by John Fio Rito (361-377 Newark Ave.) B: 10901 Lot: 127

**Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON**