

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**

December 12, 2011

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 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: 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 December 8, 2011 regular meeting:

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

A. Case: Z11-004
Applicant: Leonard C. Pappalardo
Address: 108 Morris Street
Attorney: Charles J. Harrington, III, Esq.
Block: 99 Lot: 58
Zone: Paulus Hook Historic District
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to convert a 4 unit townhouse to 3 dwelling units and a ground floor retail unit and to reconstruct a "back house" at the rear of the lot with additional 2 dwelling units
"c" variances: Minimum rear yard, second principal use on a single lot
"d" variance: Use; Density
Adjourned to January 19, 2012

8. 2012 Zoning Board of Adjustment Meeting Calendar – **Adopted**

9. Renewal of contract for professional stenographic services - **Approved**

10. Renewal of legal services contract - **Approved**

11. Case: Z11-002
Applicant: Elizabeth Young
Address: 329 Fourth Street
Attorney: Pro Se
Block: 352 Lot: Y
Zone: R-1 One and Two Family Housing District
For: Construction of 3 additional stories above an existing 1-story rear addition to a single family house on an undersized lot in the 100 year Flood Plain
"c" variances: Lot area/width/depth, min.rear yard, max. building height, max # stories
Approved with Conditions

12. Case: Z11-024
Applicant: Dr. Michael Tudor
Address: 3402 Kennedy Boulevard
Attorney: Carmen E. Mendiola, Esq.
Block: 864 Lot: D
Zone: R-1 One and Two Family Housing District
For: Conversion of the ground floor of a mixed use building from a retail space to a Veterinarian's Office
"d" variance: Use
Approved with Conditions

13. Case: Z11-025
Applicant: Pillutla Sastry
Address: 100 Bentley Avenue
Attorney: Eugene P. O'Connell, Esq.
Block: 1814 Lot: 27.A
Zone: R-1A One and Two Family Housing District
For: To use an existing home occupation ground floor medical office as a stand alone medical office with separate tenancy of the second floor residence.
"c" Variance: Minimum lot width
"d" variance: Use
Approved with Conditions

14. MEMORIALIZATION OF RESOLUTIONS

- (1) Resolution of the Jersey City Zoning Board of Adjustment Denying "A" Appeal and Affirming the decision of the Zoning Officer, #Z11-016 submitted by Christina Park (164 Highland Ave.) B: 1838 L: 3.A
(2) Resolution for the Jersey City Zoning Board of Adjustment Denying "d" variance, #Z11-012 submitted by Allan Lau (62 Morris St.) B: 67 Lot: 28
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with "c" and "d" variances, #Z10-025 submitted by Cotton temple Church of God in Christ (383 Bergen Ave.) B: 1792 and 1977 Lots: 80, 83.99 and 49.D
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Subdivision with "c" variances, #Z11-028 submitted by Historic St. Boniface, LLC. (254-260 First St.) B: 276 Lots: M.1 & 17
(5) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with "c" and "d" variances, #Z11-029 submitted by Historic St. Boniface, LLC. (254-260 First St.) B: 276 Lots: M.1 & 17
(6) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with "c" and "d" variances, #Z11-021 submitted by Newark 144, LLC (142-144 Newark Ave.) B: 241 Lots: 11 & 13
(7) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with "c" and "d" variances, #Z10-035 submitted by Coptic Orthodox Church of St. Mark (427-439 West Side Ave.) B: 17702 L: 90
(8) Resolution of the Jersey City Zoning Board of Adjustment Approving a Minor Site Plan with "c" and "d" variances, #Z11-007 submitted by Jagamba Ma Sixth, LLC (298 Sixth St.) B: 355 L: P
(9) Resolution of the Jersey City Zoning Board of Adjustment Denying "d" variance, #Z11-013 submitted by Bubby Burritos, LLC (437 Jersey Ave.) B: 304 L: B.1
(10) Resolution of the Jersey City Zoning Board of Adjustment Approving Amendment to Final Site Plan with "c" and "d" variances, #Z96-018.1 submitted by The City Line Church (1510-1516 Kennedy Blvd.) B: 1380 Lots: 52.99 & 61
(11) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting for the period from 12:01 a.m., January 1, 2012 until 11:59 p.m., December 31, 2012
(12) Resolution of the Jersey City Zoning Board of Adjustment Authorizing and Approving Appointment of Legal Counsel for the period of January 2, 2012 to December 31, 2012

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON