

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 14, 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 Wednesday, December 17, 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 December 10, 2009 regular meeting:

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

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 be 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: Adjourned

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 w/add. structure to include 2 oil change & lube pits.
“c” Variances: Stacked parking
“d” Variances: Expansion of a non-conforming use
Decision: Adjourned to January 21, 2010

6. Old Business

7. Adoption of 2010 Meeting Calendar – **Adopted with 1 change**

8. Adoption of Resolution pertaining to City Ordinance #09-096, “Redevelopment Pay-to-Pay Reform Ordinance” – **Adopted**

9. Case: Z08-055 Applicant:
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 January 21, 2010

10. Case: Z09-023
Applicant: Sukhvinder Singh
Address: 70 Corbin Avenue
Attorney: Jon P. Campbell
Block: 1851 Lot: 38.99
Zone: R-3 Multi-Family and Mid-Rise District
For: Construction of a three-family house on an undersized lot
“c” Variances: Min. lot area, Min. lot width, Min. side yard setback, Min. # of parking spaces
Decision: Approved with Conditions

11. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances, #Z09-017 submitted by Christopher Lensnewski (512 Mercer St.) B: 1893 Lot: 8
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances, #Z09-021 submitted by Monmouth-6, LLC (320.5 Sixth St.) B: 355 Lot: Z
- (3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances, #Z09-001 submitted by T Mobile Northeast, LLC (Quincy Street) B: 975 Lots: 23.A and 24.A

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON