

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

December 15, 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, 14th 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 December 11, 2014 regular meeting:

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

7. Case: Z08-019 & Z08-020 1-year Extension for Site Plan and Subdivision
Applicant: 790 Ocean Avenue, LLC
Address: 790 Ocean Avenue
Attorney: Eugene O'Connell, Esq
Block: 21302 Lot: 6
Zone: R-1 – One and Two Family Housing District
For: One-year extension for a Minor Subdivision and Major Site Plan approval with variances:
a.) Minor Subdivision w/"d" Variance – Z08-019
Subdivision reducing the depth of an oversized lot containing a 16 unit apartment building fronting on Ocean Ave. and merging the rear portion of that lot with the adjacent rear of an irregularly configured (L-shaped) lot containing a 2-family house also fronting on Ocean Ave.
"d" Variance: Expansion of a Nonconforming Use

b.) Preliminary/Final Major Site Plan w/ "c" & "d" Variances – Z08-020
Construction of a two-story 8-unit building at the rear of a 16,490 sq ft. L-shaped lot expanded through subdivision of the adjacent lot, in order to create a total of 10 units of "affordable housing" under the category of "workforce housing."
"c" Variances: Two principal uses on a single lot, Maximum curb cut width, Maximum driveway width
"d" Variance: Use

Decision: Approved

8. Case: Z14-013 Preliminary and Major Final Site Plan
Applicant: Klein Outdoor Advertising, LLC
Address: 9 Route 440
Attorney: Francis Regan, Esq
Block: 30305 Lot: 1
Zone: PI- Port Industrial District
For: Major Site Plan approval to construct a 98 ft double sided freestanding digital billboard, with each side having the dimension of 20x50 ft.
"d" Variance: Use
"c" Variances: Minimum lot area, minimum perimeter setback
Decision: Adjourned to January 22, 2015 regular meeting

9. Case: Z14-015
Applicant: Nkay Construction
Address: 663 Summit Avenue
Attorney: Rita McKenna, Esq
Block: 5503 Lot: 16
Zone: R-1 – One and Two Family Housing District
For: Construction of a 3-story, 3 family house on an undersized lot
"d" Variance: Use
"c" Variances: Front yard setback, Minimum lot area, Minimum lot depth, Maximum driveway width
Decision: Approved with conditions

Cont. on other side →→→

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10. Case: Z14-022
Applicant: Stefania Coccozza
Address: 18 Erie Street
Attorney: Nicholas Cherami, Esq
Block: 11403 Lot: 31
Zone: Harsimus Cove Historic District
For: Conversion of an existing hair salon, retail space, into a Category One restaurant
“d” Variance: Use
Decision: Approved with conditions
11. Case: Z14-034 Minor Site Plan
Applicant: Dante DelForno and Rhett DelForno
Address: 153 Morgan Street
Attorney: Robert Verdibello, Esq
Block: 13002 Lot: 6
Zone: R-3 – Multi-Family, Mid-Rise District
For: Minor Site Plan approval to construct a 6 story, with a mezzanine on the first and second floor, mixed use building. The bottom two floors will be commercial and the top 4 floors will have 3 residential units.
“d” Variance: Use, height
“c” Variances: Maximum building coverage, Minimum floor to ceiling height, Minimum rear yard setback
Decision: Adjourned to January 22, 2015 regular meeting
12. Adoption of 2015 Meeting Calendar - **Adopted**
13. Renewal of Contractual Services for Board Attorney - **Approved**
14. Renewal of Contractual Services for Stenographer - **Approved**
15. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th fl., Jersey City, NJ**
- (1) Resolution of the Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” & “d” variances #Z14-029 submitted by Green Vraj Apartments, LLC (25-27 Division St.) B: 9801 Lot: 12
 - (2) Resolution of the Zoning Board of Adjustment Approving an Administrative Amendment #Z08-032 submitted by The Drivin Group, LLC (349 Fourth St.) B: 9902 Lot: 6
 - (3) Resolution of the Zoning Board of Adjustment approving an Administrative Amendment to Preliminary and Final Major Site Plan with “c” & “d” variances #Z11-021 submitted by Newark 144, LLC (142-144 Newark Ave.) B: 11404 Lots: 25 & 26
 - (4) Resolution of the Zoning Board of Adjustment approving appointment of Legal Counsel to Vincent J. La Paglia beginning January 1, 2015 through December 31, 2015
 - (5) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting beginning January 1, 2015 through December 31, 2015.

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON