

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

April 17, 2015

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 April 16, 2015 regular meeting:

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

a. Case: Z13-028 Administrative Amendment
Applicant: 367 Third Street, LLC
Address: 367 Third Street
Attorney: Charles J. Harrington, III, Esq
Block: 11009 Lot: 6
Zone: R-1 One and Two Family Housing District
For: Administrative Amendment on a 2/12/14 approval for the construction of 6-story (top floor penthouse community room) building with 12 units and 12 parking spaces (2 for shared parking).

Amendment proposes to remove green wall at rear of the building; convert the penthouse community room to residential space to create a duplex unit with the unit below; and install an energy wise green roof instead of a green roof.

Decision: Adjourned to May 21, 2015

7. 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: Approved with conditions

8. Case: Z14-004 Preliminary and Final Major Site Plan
Applicant: Ma Ambey Fifth, LLC
Address: 375 5th Street
Attorney: Donald M. Pepe, Esq
Block: 9901 Lot: 5
Zone: R-1 – One and Two Family Housing District
For: Construct a 7-story building with 19 units.

“d” Variance: Use, Height

“c” Variance: Minimum lot depth, Minimum rear yard, Maximum building coverage, Maximum lot coverage, Parking

Decision: Adjourned to May 21, 2015

9. Case: Z14-028
Applicant: Cheryl and James Cardinali
Address: 358 7th St and 203 Brunswick St
Attorney: Constantine Bardis, Esq
Block: 9802 Lot: 19
Zone: R-1 – One and Two Family Housing District
For: A 3-story rear yard expansion to a 3-story mixed use building, on a lot with two principal buildings. The 3-story expansion will eliminate the 13 ft setback between the 3-story mixed use building and the 1-story commercial building.

“c” Variances: Expansion of a non-conforming structure containing a non-conforming use, minimum rear yard setback

Decision: Approved with conditions

-
10. Case: Z15-013 Preliminary and Final Major Site Plan
Applicant: 500 Palisade Ave JC, LLC
Address: 500-506 Palisade Avenue
Attorney: Kenneth L. Rose, Esq
Block: 2401 Lot: 1 & 2
Zone: R-2
For: Conversion of a 2-story warehouse and gym into a 5-story, mixed use building with 27 units, 14 onsite parking spaces, and 2,834 sq ft of ground floor commercial fronting on Holland Street and Palisade Avenue.
“d” Variance: Use, Height, Density
“c” Variance: Parking, Minimum rear yard, Maximum building coverage
Decision: Adjourned to May 21, 2015
11. Case: Z15-001 Preliminary and Final Major Site Plan
Applicant: PE Real Estate Holdings, LLC
Address: 265-271 York Street
Attorney: Jason R. Tuvel, Esq
Block: 14106 Lot: 1
Zone: Van Vorst Park Historic District
For: Construct a 4-story building, 4-unit building in association with 2 other existing buildings containing 12 units. This would be the third principal building on the lot.
“d” Variance: Height
“c” Variance: Minimum rear yard setback, Maximum lot coverage, Minimum parking space dimensions
Decision: Approved with conditions
12. Case: Z10-024.2 Site Plan Amendment
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III
Block: 12703 Lot: 4
Zone: NC- Neighborhood Commercial District
For: Original approval from May 19, 2011 to convert an existing five story commercial warehouse building to a mixed use building, 15 work/live units and 2 ground floor commercial spaces.
Amendment is for a 30 sq ft identification sign for the front of the building between the 3rd and 4th floor.
“c” Variance: Maximum signage
Decision: Approved with conditions
13. **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 Jersey City Zoning Board of Adjustment Denying Preliminary and Final Major Site Plan with “c” & “d” variances #Z14-013 submitted by Klein Outdoor Advertising, LLC (9 Route 440) B: 30305 Lot: 1
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” variances #Z14-040 submitted by Franklin Development Group, LLC (43-45 Lincoln St. & 972-976 Summit Ave.) B: 12801 Lots: 5,6,7,8
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” variances #Z14-038 submitted by The Ishay Group (3464 Kennedy Blvd.) B: 2603 Lot: 51
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan with “c” & “d” variances #Z14-034 submitted by Dante and Rhett Delforno (153 Morgan St.) B: 13002 Lot: 6

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON