

**CITY OF JERSEY CITY**



**JERRAMIAH T. HEALY, MAYOR**

September 22, 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 Friday September 25, 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, 14<sup>th</sup> 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

**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

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the September 17, 2009 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Request for Adjournment
6. Old Business:
  
7. 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 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 to October 15, 2009**
  
8. Case: Z09-002  
Applicant: NAI, LLC  
Address: 33 Griffith Street  
Attorney: Jon P. Campbell, Esq  
Block: 749 Lot: 56.A  
Zone: R-2 Multi-Family Attached Housing (4-stories or less) District  
For: Prel/Final Major Site plan w/“c” & “d” variances to renovate and convert a 1-story garage to a 3-story, 2-family dwelling on an undersized lot.  
“c” Variances: Minimum lot area, Minimum lot depth, Maximum building coverage, Minimum rear yard setback, and Maximum lot coverage  
“d” Variances: Use  
**Decision: Approved with Conditions**
  
9. Case: Z08-055  
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; **3<sup>rd</sup> unit already existing**)  
“c” Variances: Max. lot coverage, Max. curb cut width, Min. front yard landscaping  
“d” Variances: Use  
**Decision: Adjourned to October 15, 2009**
  
10. **MEMORIALIZATION OF RESOLUTIONS**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” and “d” variances, #Z08-046 submitted by 439 Second Street, LLC (439 Second St.) B: 430 Lot: 42  
(2) Resolution of the Jersey City Zoning Board of Adjustment Denying “A” Appeal and Affirming the Historic Preservation’s Decision, #Z09-010 submitted by 212 Marin Boulevard, LLC; 247 Manila Avenue, LLC; 280 Erie Street, LLC; 317 Jersey Avenue, LLC; 354 Cole Street, LLC; 389 Monmouth Street, LLC and Consolidated Rail Corporation (473 Luis Marin Blvd, 441-447 Manila Ave, 618.5 Jersey Ave, 626 Jersey Ave, 99-105 Coles St, & 449-453 Monmouth St.) B: 212 Lot: M; B: 247 Lot: 50.A; B: 280 Lots: B.1, 50.A; B: 317.5 Lots: 50.A; B: 354.1 Lots: 50.A and B: 389.1 Lots: 50, 51