

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

October 19, 2012

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 October 18, 2012 regular meeting:

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

8. Case: Z08-046.2 Site Plan Amendment & relief from Condition of Approval
Applicant: 439 2nd Street, LLC
Address: 439 Second Street
Attorney: George Garcia, Esq.
Block: 11007 fka 430 Lot: 1 fka 41
Zone: R-1 One and Two Family Housing District
For: a. Relief from Condition of Approval requiring that the applicant shall construct the building façade as designed and shown on the approved plan and must notify planning staff immediately of any proposed changes.
b. Amendments to window, door, cornice, lintel, sill and stair rail design to allow façade to remain as constructed (not in accordance with approved façade plan).
Decision: Denied

9. Case: Z12-018
Applicant: Al Hoda Community Center, Inc.
Address: 3234 Kennedy Boulevard
Attorney: Ronald Shaljian, Esq.
Block: 2605 fka 866 Lot: 53 fka M
Zone: R-1 One and Two Family Housing District
For: Conversion of an existing mixed use building into a House of Worship
“c” variances: Min. Lot width, Min. Lot depth, Minimum front yard, Minimum side yard, Minimum rear yard, Maximum building coverage, Maximum lot coverage, Parking, # of building signs, Sign area
Decision: Approved with conditions

10. Case: Z12-019
Applicant: Onkar Singh
Address: 74 Hopkins Avenue
Attorney: Rita McKenna, Esq.
Block: 5905 fka 564 Lot: 27 fka 62.C
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-story 2-family house on an undersized lot
“c” variances: Height, Lot area, lot depth, Rear yard, Garage dimension
Decision: Approved with conditions

11. MEMORIALIZATION OF RESOLUTIONS

(1) Resolution of the Jersey City Board of Adjustment Approving “c” variances, Z11-027 submitted by Corrado and Stephania Valdini (118 Kensington Ave.) B: 16402 fka 1821 Lot: 49 fka 21

(2) Resolution of the Jersey City Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” variances, Z12-017 submitted by Business Technology, Inc (22 Liberty Ave.) B: 7802 fka 617 Lot: 31 fka 22.99

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON