

JERSEY CITY

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



ROBERT D. COTTER, FAICP, PP, LEED-GA
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

December 14, 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 December 10, 2015 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *McCormack, Donnelly, Shedeed, Mushtaq, McMahon*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adoption of 2016 Meeting Calendar – **Approved**
8. Renewal of contract for professional stenographic services – **Approved**
9. Renewal of legal services contract - **Approved**
10. Requests for Adjournment:
 - a) Case: Z15-051
Applicant: Nitin Kumar
Address: 98 Colgate Street
Attorney: Eugene P. O’Connell, Esq
Block: 11009 Lot: 27
Zone: R-1, One and Two Family Housing District
For: Construction of a new Single Family House on an Undersized Lot
“c” Variance: Minimum Lot Area, Minimum Lot width, Minimum Lot Depth, Minimum Rear Yard Setback, Maximum Building Coverage, and Maximum Lot Coverage
“d” Variance: Height
Decision: Adjourned to January 7, 2016 meeting
 - b) Case: Z15-011 Preliminary and Final Major Site Plan
Applicant: J.V.J. Enterprises, LLC
Address: 414-416 First Street
Attorney: James J. Burke, Esq
Block: 11007 Lot: 13
Zone: R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite parking spaces
“c” Variance: Minimum lot depth, Parking space dimensions, Tandem Parking spaces
“d” Variance: Use, Height
Decision: Adjourned to January 7, 2016 meeting
 - c) Case: Z15-043 Preliminary and Final Major Site Plan
Applicant: Eerlijk Consultants, LLC
Address: 506-508 Central Avenue
Attorney: Jennifer Mazawey, Esq.
Block: 1601 Lot: 7
Zone: NC – Neighborhood Commercial District
R-1 – One and Two Family Housing District
For: Preliminary and Final major site plan approval to rehabilitate and expand an existing single story grocery store to a 5 story, mixed use building
“c” Variance: Parking
“d” Variance: Use, Height
Decision: Adjourned to January 7, 2016 meeting
11. Case: Z14-021 Preliminary and Final Major Site Plan
Applicant: Grow, Learn, & Play Day Care Center
Address: 423 Palisade Avenue
Attorney: Alexis E. Lazzara, Esq
Block: 3902 Lot: 32
Zone: R-2, Multi-Family Attached Housing
For: Preliminary and Final major site plan approval to convert and rehab a building that currently houses a daycare facility on the 1st and 2nd floor and expand the use to the 3rd and 4th floors, so that the daycare facility will occupy the entire building.
“d” Variance: Use
Decision: Carried to January 21, 2016 meeting

Cont. on other side →→

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12. Case: Z15-044
Applicant: 36 Hancock, LLC
Address: 36 Hancock Avenue
Attorney: Eugene P. O'Connell, Esq
Block: 18603 Lot: 34
Zone: R-1, One and Two Family Housing District
For: Construction of a 2-family house with one parking space
"c" Variance: Dimensions of parking garage, % of ground floor for basement, Parking
Decision: Approved with conditions
13. Case: Z15-030
Applicant: 61 Erie Street Associates, LLC
Address: 61 Erie Street
Attorney: Rita Mary McKenna, Esq
Block: 11105 Lot: 18
Zone: H – Harsimus Cove Historic District
For: Conversion of a retail space into a Category 2 restaurant or in the alternative Relief from a conditional variance for a Category 2, Restaurant to exceed maximum seating
"d" Variances: Use, Conditional Use
Decision: Adjourned to January 7, 2016 meeting
14. Case: Z15-048 Minor Site Plan
Applicant: Gotham West Development, LLC
Address: 359-359.5 Fifth Street
Attorney: Charles J. Harrington, III, Esq
Block: 9904 Lot: 8&9
Zone: R-1, One and Two Family Housing District
For: Construction of a new 4-story, 3-unit building
"c" Variance: Minimum Front Yard Landscaping
"d" Variance: Use, Height
Decision: Approved with staff conditions
15. Case: Z15-061/62 Minor Subdivision with Preliminary and Final Major Site Plan with "d" and "c" Variances
Applicant: Jersey City University Lofts, LLC
Address: 25, 107-111, 151 West Side Avenue
Attorney: Donald M. Pepe, Esq
Block: 26101 Lot: 2,3,4
Zone: HC – Highway Commercial District
For: A minor subdivision, along with a preliminary and final major site plan approval to allow for the partial demolition of an existing warehouse building and conversion of the remainder as a 2-story residential building consisting of 116 units with 118 parking spaces
"d" Variance: Use
Decision: Adjourned to January 21, 2016 meeting
16. **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 an Administrative Amendment #Z11-021 submitted by Newark 144, LLC (142-144 Newark Ave.) B: 11404 Lots: 25 & 26
(2) Resolution of the Zoning Board of Adjustment Approving "c" variances #Z15-059 submitted by Steven M. Fulop (360 Ogden Ave.) B: 2404 Lot: 11
(3) Resolution of the Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with "c" & "d" variances #Z15-041 submitted by 380 Newark Avenue, LLC (380 Newark Ave.) B: 9806 L: 8
(4) Resolution of the Zoning Board of Adjustment Approving "c" & "d" variances #Z15-032 submitted by Nidhi Pandya (54 Sherman Ave.) B: 4502 Lot: 4
(5) Resolution of the Zoning Board of Adjustment approving appointment of Legal Counsel to Vincent J. La Paglia beginning January 1, 2016 through December 31, 2016
(6) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting beginning January 1, 2016 through December 31, 2016.