

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

February 6, 2016

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 February 4, 2016 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call: *Jacobs, McCormack, Donnelly, Shedeed, Polanco-Rodriguez, McMahon*
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment:
 - a. Case: Z15-047
Applicant: 8 Congress, LLC
Address: 8 Congress Street
Attorney: James J. Burke, Esq
Block: 1703 Lot: 30
Zone: R-1, One and Two Family Housing District
For: Front yard expansion of an existing 4-unit building
“d” Variance: Expansion of a non-conforming use
“c” Variance: Front yard setback
Decision: Adjourned; Re-notice required
8. Case: Z15-038
Applicant: Marc and Kelly Isikoff
Address: 355 Fifth Street
Attorney: Nicholas J. Cherami, Esq
Block: 9904 Lot: 12
Zone: R-1, One and Two Family Housing District
For: Expansion of an existing 2-family, 3 ½ story building to create a full 4th floor, and a full 4 floor 24’ 8” rear yard addition
“d” Variance: Height
“c” Variance: Minimum lot area, Minimum lot width, Minimum lot depth
Decision: Approved with conditions
9. Case: Z15-065
Applicant: Dennis M. Devino
Address: 67 Sussex Street
Attorney: Pro Se
Block: 14402 Lot: 9
Zone: Paulus Hook Historic District
For: Creation of a rear yard deck at the second level
“c” Variance: Rear yard setback
Decision: Adjourned; Re-notice required
10. Case: Z15-035 Minor Subdivision
Applicant: Frank Peraza
Address: 9-17 Gautier Avenue and 178 Kensington Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 16203 Lot: 1, 2, 3 and 9.01
Zone: R-1, One and Two Family Housing District
For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.
Decision: Carried to March 3, 2016 (to be held in the Council Chambers at City Hall, 280 Grove St. JC, NJ)
11. Case: Z15-019 Preliminary and Final Major Site Plan
Applicant: Frank Peraza
Address: 9-17 Gautier Avenue and 178 Kensington Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 16203 Lot: 9.01 and 9.02
Zone: R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces
“c” Variances: Parking aisle width, Minimum parking space dimensions
“d” Variances: Use, Height
Decision: Carried to March 3, 2016 (to be held in the Council Chambers at City Hall, 280 Grove St. JC, NJ)

Cont. on other side →→

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12. Case: Z16-004
Applicant: Brunswick Quarters, LLC
Address: 183-187 Brunswick Street
Attorney: Charles J. Harrington, III, Esq
Block: 9803 Lot: 6
Zone: R-1, One and Two Family Housing District
For: Conversion of an existing convent into a mixed use building which would allow any permitted use allowed in the NC – Neighborhood Commercial zone. Additionally, for the reconfiguration of the ancillary surface parking lot.
“d” Variance: Use
Decision: Approved with conditions
13. Case: Z15-063 Minor Site Plan
Applicant: Village Masters, LLC
Address: 323 4th Street
Attorney: Charles J. Harrington, III, Esq
Block: 1101 Lot: 9
Zone: R-1, One and Two Family Housing District
For: Minor site plan approval for the construction of a 4-story, 4 unit building with 2 rear yard parking spaces
“d” Variance: Use, Height
Decision: Approved with conditions
14. **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 Approving a Preliminary and Final Major Site Plan with a “d” variance #Z14-021 submitted by Juan Da Silva and Sara Da Silva Grow, Learn & Play Day Care (423 Palisade Ave.) B: 3902 Lot: 32
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c’ and “d” variances #Z15-011 submitted J.V.J Enterprises, LLC (414-416 First St.) B: 11007 Lot: 13
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment #Z12-025.1 submitted by Diamond Tech Group, LLC (512 Paterson Plank Rd.) B: 503 Lots: 21 & 23
(4) Resolution of the Jersey City Zoning Board of Adjustment Approving a “d” variance #Z15-053 submitted by Linda Bermudez Smith (271-273 Ocean Ave.) B: 27203 Lot: 11
(5) Resolution of the Zoning Board of Adjustment Adopting the 2014 and 2015 Annual Zoning Reports

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON