

CITY OF JERSEY CITY



JERRAMIAH T. HEALY, MAYOR

**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**

February 22, 2011

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 February 25, 2011 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
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 17, 2011 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business

A. Case: Z09-014
Applicant: Kevin and Shanna Bassit
Address: 13 Fairmount Terrace
Attorney: George R. Wiggs, Esq.
Block: 1828 Lot: 36
Zone: R-1 One and Two Family Housing District
For: Convert a two-family house to a three-family house
“d” variances: Use
Dismissed

B. Case: Z09-009
Applicant: Boca Co., LLC
Address: 96-98 Sherman Avenue
Attorney: George Garcia, Esq.
Block: 756 Lot: 337&338
Zone: R-1 One and Two Family Housing District
For: Construct a 4-story, multi-family, 9-unit building with 6-on site parking spaces.
“c” variances: # of parking spaces, parking aisle width
“d” variances: Use, Height
Dismissed

C. Case: Z09-006
Applicant: Diamond Technology
Address: 431 Palisade Avenue
Attorney: Constantine Bardis, Esq .
Block: 758 Lot: 8
Zone: R-2 Multi-Family Attached Housing (four stories or less) District
For: To convert an existing commercial space into a Category One Restaurant with a Bar
“c” variances: Max building coverage, max lot coverage, rear yard setback
“d” variances: Use
Dismissed

D. Case: Z09-016
Applicant: Hope Susan Baratt
Address: 880 Summit Avenue
Attorney: Pro Se
Block: 830 Lot: 17.M
Zone: R-1 One and Two Family Housing District
For: Convert two out of three units in an existing multi-family building into a Bed and Breakfast
“d” variances: Use
Dismissed

6. Request for Adjournment:

7. Case: Z10-024
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III, Esq.
Block: 310 Lot: 11.A
Zone: NC Neighborhood Commercial District
For: Preliminary & Final Major Site Plan w/ “c” & “d” Variances to convert a 5-story industrial warehouse formerly used for a moving and storage business into 15 work/live units with 2 ground floor commercial units.
“c” variances: Number and size of signs
“d” variances: Use
Decision: Approved with conditions

Cont. on other side →→→

8. Case: Z10-036
Applicant: Emad Masoud
Address: 220 Broadway
Attorney: Pro Se
Block: 1604 Lot: 37B.99
Zone: I Industrial District
For: Conversion of a portion of a roughly 1,100 sq ft space within a 52,000 sq ft, 1-story warehouse into a convenience store
“d” variances: Use
Decision: Approved with conditions

9. **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, #Z10-008 submitted by MCPK Realty, LLC (3085 Kennedy Blvd.) B: 633 Lot: B. 99
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances, #Z10-033 submitted by BY BARAK, LLC (12 Nevin St.) B: 1905.5 Lot: 25

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON