

JERSEY CITY

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



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

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

May 22, 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 May 17, 2012 regular meeting:

1. Call to Order
 2. Sunshine Announcement
 3. Roll Call
 4. Swear in Staff
 5. Correspondence
 6. Old Business
 7. Request for Adjournment:
-
8. Case: Z07-002.1 Site Plan Amendment w/ "c" Variances
Applicant: Franklin Development Group, LLC
Address: 102-108 Cambridge Avenue
Attorney: Michael Oliveira, Esq.
Block: 2902 fka 763 Lot: 34 fka 46
Zone: R-1 One and Two Family Housing District
For: Amendment to Final Site Plan to construct a mid-rise apartment building with 11 units of Moderate Income Housing and 11 on-site surface parking spaces in place of 16 market rate units and 18 parking spaces previously approved 4/19/07
"c" variances: Maximum sideyard (one), maximum # of driveways/curb cuts
Decision: Approved with conditions

 9. Case: Z11-022
Applicant: New Jersey Vedic Society Inc. of NJ
Address: 209-211 Fulton Avenue
Attorney: Richard N. Campisano, Esq.
Block: 24903 fka 1337 Lot: 14 fka 14.99
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2-family house into a House of Worship
"c" variances: Min.lot area, Max. lot coverage, Front yard setback, Min. # parking spaces
Decision: Approved with conditions

 10. Case: Z10-007
Applicant: Thomas Parisi
Address: 141 Bright Street
Attorney: Charles J. Harrington, III, Esq.
Block: 13905 fka 341 Lot: 1 fka P.1
Zone: R-1 One and Two Family Housing District and Van Vorst Park Historic District
For: Applicant seeks approval of a license to allow live entertainment at a nonconforming bar/restaurant previously expanded by variance.
"d" variance: Expansion of a nonconforming use
Decision: Approved

 11. Case: Z11-004
Applicant: Leonard C. Pappalardo
Address: 108 Morris Street
Attorney: Charles J. Harrington, III, Esq.
Block: 14401 fka 99 Lot: 22 fka 58
Zone: Paulus Hook Historic District
For: Preliminary/Final Major Site Plan w/ "c" & "d" Variances to convert a 4 unit townhouse to 3 dwelling units and a ground floor retail unit and to reconstruct a "back house" at the rear of the lot with additional 2 dwelling units
"c" variances: Maximum building coverage, minimum rear yard,
"d" variances: Use to allow a commercial unit; Use to allow a second principal structure on the lot; Density
**Decision: d (1) variance for second principal structure – Denied
d (1) variance to allow 1 expanded mixed use building with 5 dwelling units and
1 ground floor commercial unit and d (5) density variance to allow 5 dwelling units
on the lot - Approved with conditions**

 12. **MEMORIALIZATION OF RESOLUTIONS**
 - (1) Resolution of the Jersey City Board of Adjustment Approving a "d" variance, Z11-026 submitted by G.S. Realty Corp. (64-66 Morris St.) B: 14402 fka 341 Lot: 14 fka 5
 - (2) Resolution of the Jersey City Board of Adjustment Approving a "d" variance, Z11-030 submitted by Marly Caro (168 New York Ave.) B: 3901 fka 748 Lots: 5,30-31 fka 82, 33-35)
 - (3) Resolution of the Jersey City Board of Adjustment Approving "c" variances, Z11-019 submitted by Chanmonie Kaulesar (307 Old Bergen Rd.) B: 27005 fka 1364 Lot: 9 fka 10
 - (4) Resolution of the Jersey City Board of Adjustment Denying "c" variances, Z11-023 submitted by Arjun Rana (265 Columbia Ave.) B: 603 fka 908 Lot: 43 fka 39