

# JERSEY CITY

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



ROBERT D. COTTER, FAICP, PP,  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

July 24, 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, 14<sup>th</sup> 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 July 23, 2015 regular meeting:

1. Call to Order
  2. Sunshine Announcement
  3. Roll Call – *Jacobs, McCormack, Shedeed, Polanco-Rodriguez, McMahon, Youssef*
  4. Swear in Staff
  5. Correspondence
  6. Old Business:
  7. Requests for Adjournment
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- a. Case: Z15-021 Preliminary and Final Major Site Plan with “d” Variance  
Applicant: 3224-3228 Kennedy Blvd., JC, LLC  
Address: 3224-3228 Kennedy Boulevard  
Attorney: Charles J. Harrington, III, Esq  
Block: 4701 Lot: 36,37,38  
Zone: R-1- One and Two Family Housing District  
For: Preliminary and Final Major Site plan approval to construct a 4-story, 41 unit building with 41 on-site parking spaces.  
“d” Variances: Use  
**Decision: Adjourned to August 20, 2015**
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8. Case: Z14-018  
Applicant: Scott Bird  
Address: 428.5 Monmouth Street  
Attorney: Pro Se  
Block: 11207 Lot: 2  
Zone: R-1- One and Two Family Housing District  
For: Rear yard expansion of all three floors to a single family home, on an undersized lot  
“c” Variances: Minimum lot area, Minimum lot depth, Minimum lot width, Minimum Rear Yard setback, Maximum building coverage, Maximum lot coverage  
**Decision: Approved with conditions**
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9. Case: Z15-004 Preliminary and Final Major Site Plan with “c” and “d” variances  
Applicant: P.F. Francisco Builders, LLC  
Address: 313-313.5 7<sup>th</sup> Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 11201 Lot: 7  
Zone: R-1- One and Two Family Housing District  
For: Construction of a 4-story, 10 unit building on an oversized lot  
“d” Variances: Use, Height  
“c” Variances: Rear yard setback, Maximum building coverage  
**Decision: Approved with conditions**
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10. Case: Z15-007  
Applicant: 377 Ogden Avenue, LLC  
Address: 377 Ogden Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 2401 Lot: 35  
Zone: R-1- One and Two Family Housing District  
For: Renovation and rear yard expansion of an existing non-conforming 4- story, 4-family building  
“d” Variances: Expansion of a non-conforming use  
“c” Variances: Height in stories  
**Decision: Approved with conditions**

**Cont. on other side →→→**

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11. Case: Z15-008  
Applicant: Ogden Avenue Properties, LLC  
Address: 269 Ogden Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 3903 Lot: 40  
Zone: R-1- One and Two Family Housing District  
For: Renovation and rear yard expansion of an existing non-conforming 4- story, 4-family building  
“d” Variances: Expansion of a non-conforming use  
“c” Variances: Height in stories  
**Decision: Approved with conditions**
12. Case: Z15-014  
Applicant: 235 Orient Partners, c/o RD Management, LLC  
Address: 235 Orient Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 22304 Lot: 2  
Zone: R-1- One and Two Family Housing District  
For: Rehabilitation of an existing 2-story vacant industrial building to a mixed use building with ground floor light industrial, 9 units on the second floor, and 6 onsite parking spaces  
“d” Variances: Use  
**Decision: Approved with conditions**
13. Case: Z15-026  
Applicant: Zarrin Saeed  
Address: 733 Garfield Avenue  
Attorney: Pro Se  
Block: 23703 Lot: 16  
Zone: R-1 – One and Two Family Housing District  
For: Conversion of a 2 to a 3-family.  
“d” Variances: Use  
**Decision: Adjourned to August 20, 2015**
14. Case: Z15-029 Preliminary and Final Major Site Plan with “c” and “d” variances  
Applicant: 404 Tonnele, LLC  
Address: 404 Tonnele Avenue  
Attorney: Rita Mary McKenna, Esq  
Block: 4601 Lot: 43&44  
Zone: HC – Highway Commercial District  
For: Preliminary and Final Major Site Plan approval to convert a vacant warehouse complex into a childcare center and an adult day care center.  
“d” Variances: Use  
“c” Variances: Signage  
**Decision: Approved with conditions**
15. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” variances #Z15-003 submitted by BGT Enterprises, LLC (318 Newark Ave.) B: 9901  
Lots: 7,8,9, & 10  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” variances #Z15-029 submitted by 404 Tonnele, LLC (404 Tonnele Ave.) B: 46901 Lots: 43 & 44