

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**

November 15, 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 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 November 10, 2011 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. Adoption of 2010 Annual Zoning Report - Approved

9. Case: Z11-002
Applicant: Elizabeth Young
Address: 329 Fourth Street
Attorney: Pro Se
Block: 352 Lot: Y
Zone: R-1 One and Two Family Housing District
For: Construction of 3 additional stories above an existing 1-story rear addition to a single family house on an undersized lot in the 100 year Flood Plain
“c” variances: Lot area/width/depth, min.rear yard, max. building height, max # stories
Decision: Adjourned to December 8, 2011 Regular Meeting
10. Case: Z10-035
Applicant: Coptic Orthodox Church of St. Mark
Address: 427-439 West Side Avenue
Attorney: Ronald Shaljian, Esq.
Block: 1770 Lot: 90
Zone: NC Neighborhood Commercial District
For: Preliminary/Final Major Site Plan w/”c” & “d” Variances to construct an accessory “Parish Center” in a separate building on the same lot as a nonconforming church use
“c” variances: Location of more than one principal structure on a single lot
“d” variances: Expansion of a nonconforming use
Decision: Approved with Conditions
11. Case: Z10-025
Applicant: Cotton Temple Church of God in Christ
Address: 383 Bergen Avenue
Attorney: Jon Campbell, Esq.
Block: 1792 Lots: 80, 81, 83.99
1977 Lot: 49.D
Zone: R-3 Multi-Family Mid-Rise District
For: Prel/Final Maj. Site Plan w/”c” & “d” Variances construct a 51.7 ft high addition along the south side of a permitted church use for an accessory “Parish Center” w/ accessory parking on two separate lots, neither lot being adjacent to the church/parish center lot
“c” variances: Min. front yd, min. side yd, max. building coverage, max.lot coverage, min. parking aisle width, min. pkg lot landscape %, pkg lot shade tree requirement
“d” variances: Height
Decision: Approved with Conditions
12. Case: Z96-018.1 Site Plan Amendment
Applicant: City Line Church
Address: 1510-1516 Kennedy Blvd.
Attorney: Charles J. Harrington, III, Esq.
Block: 1380 Lots: 52.99 & 61
Zone: R-1 One and Two Family Housing District
For: Amendment to Final Site Plan to upgrade and expand an existing nonconforming church use through interior renovations, the addition of an adjacent accessory parking lot, and construction of a rear exit stair into the parking lot (conversion of prior industrial building to a church approved by variance in 1997)
“c” variances: Parking between the building and street line, freestanding sign
“d” variances: Expansion of a nonconforming use
Decision: Approved with Conditions
13. Case: Z11-007 Minor Site Plan
Applicant: Jagamba Ma Sixth, LLC
Address: 298 6th Street
Attorney: Ronald H. Shaljian, Esq.
Block: 355 Lot: P
Zone: R-1 One and Two Family Housing District
For: Minor Site Plan w/ “c” & “d” Variances to construct a 4-story, 4 unit townhouse on an irregularly shaped, undersized, vacant lot
“c” variance: Min lot area, lot depth, lot width, one side yard greater than “0” where “0” required, rear yard for portion of lot, maximum building coverage
“d” variance: Use, Height
Decision: Approved with Conditions

14. Case: Z11-012
Applicant: Allan Lau
Address: 62 Morris Street
Attorney: Ronald H. Shaljian, Esq.
Block: 67 Lot: 28
Zone: Paulus Hook Historic District
For: Seasonal sidewalk café w/ 6 tables & 16 seats accessory to a nonconforming restaurant
“d” variance: Expansion of a nonconforming Use
Decision: Denied
15. Case: Z11-013
Applicant: Bubby’s Burritos, LLC
Address: 437 Jersey Avenue
Attorney: Elliot Skolnick, Esq.
Block: 304 Lot: B.1
Zone: Van Vorst Park Historic District
For: Expansion and conversion of a pre-existing nonconforming retail space to a restaurant with 45 seats and an accessory sidewalk café with 52 seats
“c” Variances: Min lot area/depth, min building coverage, min lot coverage, rear yard
“d” variance: Use
Decision: Denied
16. Case: Z11-028 & Z11-029 Minor Subdivision & Major Site Plan
Applicant: Historic St. Boniface, LLC
Address: 254-260 First Street & 271 Second Street
Attorney: Charles J. Harrington, III, Esq.
Block: 276 Lots: M1 & 17
Zone: Harsimus Cove Historic District
For: a.) Minor Subdivision w/“c” Variance – Z11-028
Subdivision of two existing lots (17, and M.1) into three new lots (Lots 17.A, 17.B, M.1)
“c” variances: Lot area/width/depth for new lot 17.A.(former rectory-on First St.); Lot depth for new lot M.1 (vacant lot on Second St).
Decision: Approved
b.) Preliminary/Final Major Site Plan w/ “c” & “d” Variances – Z11-029
to allow conversion of a former, permitted church to a nonconforming multi-family mid-rise use with 9 dwelling units; the former rectory will be converted to a 2-family townhouse on its own lot (following subdivision) and the lot fronting on Second St. will be shortened as part of the subdivision and remain vacant.
“c” Variances: Min.rear yard, (church and rectory lots; max. building (church lot), max lot coverage (church and vacant lot)
“d” Variance: Use
Decision: Approved with Conditions
17. Case: Z11-021
Applicant: Newark 144, LLC
Address: 142-144 Newark Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 241 Lots: 11 & 13
Zone: NC Neighborhood Commercial District
For: Prel/Final Maj. Site Plan w/“c” & “d” Variances to construct a 5 story addition on an undersized, irregularly shaped lot along the west side of an existing mixed use building and create 4 dwelling units and an additional ground floor commercial space.
“c” variance: Min. lot area/depth, min.rear yd, min.floor to ceiling height
“d” variance: Height
Decision: Approved with Conditions

18. **MEMORIALIZATION OF RESOLUTIONS**

- (1) Resolution for the Jersey City Zoning Board of Adjustment Approving “d” variance, #Z03-016.1 submitted by 12-16 Liberty Realty, LLC (12-16 Liberty Ave.) B: 595 Lot: A.5
(2) Resolution of the Jersey City Board of Adjustment Approving “c’ variances, #Z11-018 submitted by Himanshu Patel (218-220 Beacon Ave.) B: 699 Lots: 75 & 76
(3)Resolution of the Jersey City Zoning Board of Adjustment Affirming the decision of the HPC and Denying the Appellants Application for a Certificate of Appropriateness to demolish the Embankment, #Z09-010 submitted by 212 Marin Boulevard, LLC; 247 Manila Avenue, LLC; 280 Erie Street, LLC; 317 Jersey Avenue, LLC; 354 Cole Street, LLC; 389 Monmouth Street, LLC & Consolidated Rail Corporation (473 Luis Marin Blvd, 441-447 Manila Ave, 618.5 Jersey Ave, 626 Jersey Ave, 99-105 Coles St. & 449-453 Monmouth St.) Block 212/Lot M; Block 247/Lot 50.A; Block 280/Lots B.1, 50.A; Block 317.5/Lot 50.A; Block 354.1/Lot 50.A & Block 389.1/Lots 50, 51
(4) Resolution of the Jersey City Zoning Board of Adjustment Affirming the decision of the HPC and Denying the Appellants Application for a Certificate of Economic Hardship to demolish the Embankment, #Z09-010 submitted by 212 Marin Boulevard, LLC; 247 Manila Avenue, LLC; 280 Erie Street, LLC; 317 Jersey Avenue, LLC; 354 Cole Street, LLC; 389 Monmouth Street, LLC & Consolidated Rail Corporation (473 Luis Marin Blvd, 441-447 Manila Ave, 618.5 Jersey Ave, 626 Jersey Ave, 99-105 Coles St. & 449-453 Monmouth St.) Block 212/Lot M; Block 247/Lot 50.A; Block 280/Lots B.1, 50.A; Block 317.5/Lot 50.A; Block 354.1/Lot 50.A & Block 389.1/Lots 50, 51
(5)Resolution of the Zoning Board of Adjustment Adopting the 2010 Annual Zoning Report