

# JERSEY CITY

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



ANNISIA CIALONE, AICP, LEED AP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

January 16, 2018

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: Liquean 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  
Principal 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 January 11, 2018 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call *Jacobs, McCormack, Shedeed, Kadric, Christmas, Rothman*
4. Swear in Staff
5. Adjournments:

a. Case: Z17-077  
Applicant: 105 Storms Ave, LLC  
Address: 105 Storms Avenue  
Attorney: Nicholas J. Cherami, Esq  
Block: 15003 Lot: 15  
Zone: NC – Neighborhood Commercial District  
For: Renovation and conversion of a single family into 3 units with an office in basement  
“d” Variance: Use; Residential on the Ground Floor  
**Carried to the February 8, 2018 regular meeting**

b. Case: Z15-022  
Applicant: Community Outreach Ministries  
Address: 217 Dwight St  
Attorney: Nicholas J. Cherami, Esq  
Block: 24904 Lot: 10  
Zone: R-1, One and Two Family Housing District  
For: Two story rear addition to a house of worship  
“c” Variances: Minimum Lot Area, Minimum Lot Width, Minimum Front Yard Setback, Minimum Parking Spaces Required, Number of Signs  
**Carried to the February 8, 2018 regular meeting**

6. Old Business:

a. Case: Z14-035 1- Year Extension  
Applicant: Justin Wolk  
Address: 370 First Street aka 105 Brunswick Street  
Attorney: Irving Franco, Esq  
Block: 11006 Lot: 21  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval to construct a 4-story, mixed use building with 9-units with 3 onsite parking spaces  
“d” Variance: Use, Height  
**Decision: Approved**

7. Case: Z17-078 Certificate of Non-Conformity  
Applicant: KMIT Capital, LLC  
Address: 348-350 Ocean Avenue  
Attorney: Francis X. Regan, Esq  
Block: 26601 Lot: 1  
Zone: C – Cemetery District  
For: A certificate of non-conformity that the existing service station is a legal pre-existing non-conforming use  
**Withdrawn**

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8. Case: Z17-067  
Applicant: 25 Reed St, LLC  
Address: 25 Reed Street  
Attorney: Nicholas J. Cherami, Esq  
Block: 15001 Lot: 7  
Zone: R-1, One and Two Family Housing District  
For: Renovation and Conversion of a 2 family to a 3 family  
“d” Variance: Use  
**Decision: Approved with conditions**
9. Review and discussion of the 2016 and 2017 Annual Zoning Board Reports. - **Approved**
10. **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, #Z17-033 submitted by 400 Newark Realty, LLC (400 Newark Ave) B: 9806 Lots: 2 & 3  
(2) Resolution of the Jersey City Zoning Board of Adjustment approving minor subdivision with ‘c’ & ‘d’ variances, #Z17-044 submitted by Carol Blum (29 Marion Pl.) B: 10404 Lot: 2  
(3) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ & ‘d’ variances, #Z17-056 submitted by Tingli King & Song Zhang (52 Sherman Ave.) B: 4502 Lot: 3  
(4) Resolution of the Jersey City Zoning Board of Adjustment approving ‘d’ variance, #Z17-065 submitted by 225 Hutton Building, LLC (225 Hutton St.) B: 3502 Lot: 1  
(5) Resolution of the Jersey City Zoning Board of Adjustment approving an administrative amendment, #Z15-019.001 submitted by Frank Peraza (9-17 Gautier Ave. & 178 Kensington Ave.) B: 4301 Lot: 45  
(6) Resolution of the Jersey City Zoning Board of Adjustment approving a ‘a’ appeal from the historic preservation officer’s recommendation for the denial of a demolition permit, #Z17-051 submitted by Jitesh M. Chulani & Sangeeta Devnani (44 Manhattan Ave.) B: 4403 Lot: 46  
(7) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘d’ variance, #Z17-032 submitted by 186 Kensington, LLC (186-188 Kensington Ave.) B: 16202 Lots: 21 & 22  
(8) Resolution of the Jersey City Zoning Board of Adjustment for an “a” appeal overturning the decision of the Zoning officer, #Z17-049 submitted by Block 7004, LLC (240 Coles St., 275-277 15<sup>th</sup> St.) B: 7004 Lot: 2, 7 & 8  
(9) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances, #Z17-075 submitted by Maa Lalita WestSide, LLC (271-277 Sip Ave.) B: 11905 Lot: 1
11. Executive Session

**Joshua Jacobs, Board of Adjustment Chairperson**  
**Kate Donnelly, Board of Adjustment Vice Chairperson**