

JERSEY CITY

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



ANNISIA CIALONE, AICP, LEED AP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
MARCOS D. VIGIL, HEDC DIRECTOR

January 26, 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, 14th 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 25, 2018 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Kadric, Donnelly, Rothman, McCormack, Netchert, Jennings, Shedeed*
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. Case: Z17-031
Applicant: Hudson Home Builders LLC
Address: 163 Laidlaw Avenue
Attorney: Rita Mary McKenna, Esq
Block: 5602 Lot: 8
Zone: R-1, One and Two Family Housing District
For: Construction of a 2 family on an undersized lot
‘c’ Variance: Maximum building coverage and Minimum rear
Decision: Approved with conditions
7. Case: Z17-028
Applicant: Hudson Home Builders LLC
Address: 157 Laidlaw Avenue
Attorney: Rita Mary McKenna, Esq
Block: 5602 Lot: 11
Zone: R-1, One and Two Family Housing District
For: Conversion and expansion of a 3-story single family house to a 4-story, 2-family house on an undersized lot
‘c’ Variance: Height in stories, Maximum building coverage, Minimum rear yard setback
Decision: Approved with conditions

Cont. on other side →→

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8. Case: Z17-080 Preliminary and Final Major Site Plan
Applicant: 35 Orchard St LLC
Address: 284-294 Monticello Ave & 35 Orchard St
Attorney: Charles J. Harrington, III, Esq
Block: 15201 Lot: 34-36
Zone: R-1, One and Two Family Housing District
For: Construction of an 8 story, mixed use building with 35 units, 6 parking spaces, and 2 commercial spaces. Five of the units are proposed as workforce housing units.
'd' Variances: Use, Height
'c' Variances: Minimum parking space dimension (width)
Decision: Carried to the February 8, 2018 regular meeting with preservation of notices

9. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th 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, #Z15-010 submitted by Adriana Berardo (972 Newark Ave) B: 7604 Lot:4
(2) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with 'c' & 'd' variances, #Z17-016 submitted by Hiboost Auto (728 Tonnele Ave.) B: 1201 Lot:8

10. Executive Session

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