

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

February 13, 2018

Mayda Arrue
~~Sheila Semicon Alza~~

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: 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
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 February 8, 2018 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Adjournments:
6. Old Business:

a. Case: Z15-064 1- Year Extension
Applicant: 280 Newark, LLC
Address: 280 Newark Avenue
Attorney: Eugene P. O'Connell, Esq
Block: 11010 Lot: 1.01
Zone: NC- Neighborhood Commercial District
For: Minor Site Plan approval to construct a 6-story mixed use building with 5 units.
"d" Variance: Height
Carried to February 22, 2018 meeting

a. Case: Z15-047 1- Year Extension
Applicant: 8 Congress, LLC
Address: 8 Congress Street
Attorney: James J. Burke, Esq
Block: 1703 Lot: 30
Zone: R-1, One and Two Family Housing District
For: Additions and alterations to an existing 4 unit building
"d" Variance: Expansion of a non-conforming use
"c" Variance: Expansion of a non-conforming structure, front yard setback, minimum rear yard setback, maximum building coverage, and maximum lot coverage
Approved

7. 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
Decision: Approved with conditions

8. 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
Decision: Approved with conditions

9. 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: Approved with conditions

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10. Case: Z17-058
Applicant: Giles Home LLC
Address: 28 Giles Avenue
Attorney: Rita Mary McKenna, Esq
Block: 10403 Lot: 28
Zone: R-1, One and Two Family Housing District
For: Construction of a 3-story, 2-family home on an undersized lot.
'c' Variances: Front yard setback, Side yard setback, Minimum rear yard, maximum building coverage, maximum curb cut, maximum driveway width, minimum garage dimensions, minimum percentage for garage of ground floor
Decision: Approved with conditions
11. Case: Z17-076
Applicant: Muhammad A. Bashir
Address: 2-4 Holmes Avenue
Attorney: Robert P. Weinberg, Esq
Block: 11902 Lot: 18
Zone: R-1, One and Two Family Housing District
For: Construction of a 3-story, 4 unit building on an oversized lot
'd' Variances: Use
'c' Variances: Maximum curb cut, maximum garage door width, maximum driveway width
No Notice - Carried to date uncertain
12. Case: Z17-072 Preliminary and Final Major Site Plan
Applicant: Next Level Developers, LLC
Address: 418-434 Palisade Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 3903 Lot: 25-30 and 32
Zone: R-2 – Multi-Family Attached Housing (4 stories or less)
For: Construction of a 5 story building with 46 units, 41 parking spaces, and 2 ground floor commercial spaces
'd' Variances: Use, Height, Density
'c' Variances: Minimum Parking Aisle width
Withdrawn
13. Memorialize Resolutions
14. **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 a 'd' variance, #Z17-065 submitted by 225 Hutton Building, LLC (225 Hutton St.) B: 3502 Lot: 1 (*originally memorialized on January 11, 2018 with misprint*)
15. Executive Session

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