

# 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

March 14, 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  
Enclosure

**\*The March 8, 2018 meeting was cancelled due to inclement weather. All items have been carried to the March 22, 2018 regular meeting\***

JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD

Please take notice that the Board of Adjustment took the following actions at the March 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: Z17-003.001 Administrative Amendment  
Applicant: Pritesh Patel  
Address: 52 Columbia Avenue  
Attorney: Pro Se  
Block: 2602 Lot: 37  
Zone: R-1, One and Two Family Housing District  
For: Change in height due to a more shallow depth for the basement  
**Carried to March 22, 2018 regular meeting**
7. Case: Z18-009 "a" Appeal  
Applicant: Riverview Neighborhood Association  
Address: 418-434 Palisade Avenue  
Attorney: Pro Se  
Block: 3903 Lot: 25-32  
Zone: R-2, Multi-Family Attached Housing (4 Stories or Less)/Riverview Arts District/  
Restaurant Overlay Zone  
For: Appeal of the zoning officer's decision that a 'c' variance for height (number of stories) for the use "Along Palisade Avenue only, retail sales of goods and services, category one and two restaurants, and office uses on ground floor with apartments above"  
**Carried to March 22, 2018 regular meeting**
8. Case: Z18-018 "a" Appeal  
Applicant: Next Level Developers  
Address: 418-434 Palisade Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 3903 Lot: 25-32  
Zone: R-2, Multi-Family Attached Housing (4 Stories or Less)/Riverview Arts District/  
Restaurant Overlay Zone  
For: Appeal of the zoning officer's decision that a 'c' variance for height (number of stories) for the use "Along Palisade Avenue only, retail sales of goods and services, category one and two restaurants, and office uses on ground floor with apartments above"  
**Carried to March 22, 2018 regular meeting**
9. Case: Z17-082  
Applicant: TFG 1175 Summit Ave, LLC  
Address: 1175 Summit Avenue  
Attorney: Jason R. Tuvel, Esq  
Block: 505 Lot: 6  
Zone: R-1, One and Two Family Housing  
For: Construction of a 2-family house with side by side parking and 2 garage doors instead of tandem parking  
'c' Variance: Number of Garage Doors, Minimum Dimension of Garage of Ground Floor, Maximum Width of Curb Cut  
**Carried to March 22, 2018 regular meeting**
10. Case: Z18-005 Preliminary and Final Major Site Plan  
Applicant: 350 Pavonia Group, LLC  
Address: 348 Baldwin Avenue  
Attorney: Jason R. Tuvel, Esq  
Block: 8204 Lot: 1  
Zone: R-1, One and Two Family Housing  
For: Construction of a 6-story, 45 unit building with 21 parking spaces  
'd' Variance: Use, Height  
**Carried to March 22, 2018 regular meeting**

11. Case: Z17-022 Minor Site Plan  
Applicant: York Medical Plaza, LLC  
Address: 169-171 York Street  
Attorney: Nicholas J. Cherami, Esq  
Block: 14206 Lot: 5  
Zone: H – Paulus Hook Historic District  
For: Conversion of an existing warehouse into a medical office  
'd' Variance: Use  
'c' Variance: Parking  
**RECOMMENDED BY THE HISTORIC PRESERVATION COMMISSION  
AT THE FEBRUARY 26, 2018 MEETING  
Carried to March 22, 2018 regular meeting**
12. Case: Z18-014  
Applicant: Todd and Tanya Olivari  
Address: 338 5<sup>th</sup> Street  
Attorney: Nicholas J. Cherami, Esq  
Block: 9905 Lot: 28  
Zone: R-5, Multi-Family, Low-Rise, Mixed Use  
For: Renovation and construct a 2-story rear addition to an existing 3 story single family residence  
'c' Variance: Maximum Building Coverage, Maximum Lot Coverage, Minimum rear yard setback  
**Carried to March 22, 2018 regular meeting**
13. Memorialize Resolutions – *No resolutions heard; meeting cancelled due to inclement weather.*  
14. Executive Session

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

*\*Order of applications is subject to change*