

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 27, 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: 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 March 22, 2018 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Donnelly, McCormack, Ahmed, Shedeed, Rothman, Netchert, Guzman, Christmas*
4. Swear in Staff
5. Adjournments:

a. Case: Z17-040
Applicant: ANG Group Companies
Address: 355.5 Fourth Street
Attorney: Oswin E. Hadley, Esq.
Block: 9902 Lot: 3
Zone: R-5, Multi-Family, Low-Rise, Mixed Use
For: The renovation and addition of a 4th story to an existing single family house
“c” Variance: Parking on a lot less than 40 ft wide
Carried to the April 5, 2018 Regular Meeting with preservation of notices.

b. Case: Z17-055
Applicant: Z & S Realty Properties, LLC
Address: 1720 Kennedy Boulevard
Attorney: Joshua M. Greenfield, Esq.
Block: 28102 Lot: 1
Zone: R-1, One and Two Family Housing
For: Construction of a 5 story mixed use building with 44 units and 45 parking spaces
“d” Variance: Use, Height
Carried to the April 5, 2018 Regular Meeting with preservation of notices

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
Decision: Approved 7-0-0

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 the April 5, 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 the April 5, 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
Decision: Approved with conditions 7-0-0
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
Decision: Approved with conditions
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 the April 5, 2018 Regular Meeting**
12. Case: Z18-014
Applicant: Todd and Tanya Olivari
Address: 338 5th 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 the April 5, 2018 Regular Meeting
13. **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 minor site plan with 'c' & 'd' variances #Z17-076, submitted by Muhammad A. Bashir (2-4 Holmes Ave.) B: 11902 Lot: 18
(2) Resolution of the Jersey City Zoning Board of Adjustment approving 'c' & 'd' variances #Z16-054, submitted by John & Maryann, LLC (37-39 Spruce St.) B: 5404 Lot: 8
(3) Resolution of the Jersey City Zoning Board of Adjustment approving a one year extension #Z14-035, submitted by Justin Wolk (370 First St. aka 105 Brunswick St.) B: 11006 Lot: 21
14. Executive Session

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