

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

April 9, 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 April 5, 2018 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Jacobs, Rothman, McCormack, Shedeed, Guzman, Christmas, Thakur (for appeal)*
4. Swear in Staff
5. Adjournments:

a. Case: Z17-055 Preliminary and Final Major Site Plan
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 26, 2018 Regular Meeting with preservation of notices

b. Case: Z18-006 Preliminary and Final Major Site Plan
Applicant: 266 New York, LLC
Address: 262-266 New York Ave
Attorney: James J. Burke, Esq.
Block: 3001 Lot: 43 and 44
Zone: R-1, One and Two Family Housing
For: Demolition of existing structures in order to construct a 4 story building with 11 units with 6 onsite parking spaces
“d” Variance: Use, Height
“c” Variance: Parking Space Dimension
Carried to the April 26, 2018 Regular Meeting with preservation of notices

c. Case: Z18-020 Preliminary and Final Major Site Plan
Applicant: TEJ DIP, LLC
Address: 506-508 Central Avenue
Attorney: James J. Burke, Esq.
Block: 1601 Lot: 7
Zone: NC – Neighborhood Commercial
R-1 – One and Two Family Housing
For: Demolition of the existing structure in order to construct a building that is 5 stories on Central Avenue and 3 stories on Cambridge Avenue, with 20 units and 10 parking spaces
“d” Variance: Use, Height
Carried to the April 26, 2018 Regular Meeting with preservation of notices

6. 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”
Decision: Appeal Denied 6-1-0

7. 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”
Decision: Appeal approved, Zoning Officer’s decision overturned 6-1-0

Cont. on other side →→

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8. 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
Decision: Approved with conditions 5-1-0**
9. 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
Decision: Approved with conditions 6-0-0
10. 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
Decision: Approved with conditions 6-0-0
11. Case: Z18-019 Preliminary and Final Major Site Plan
Applicant: 43-45 Sherman Place LLC
Address: 43 Sherman Place
Attorney: Thomas P. Leane, Esq
Block: 3701 Lot: 12
Zone: R-1 – One and Two Family Housing District
For: Create a parking lot for 10 spaces in the rear yard of an existing non-conforming building
'd' Variance: Expansion of a Non-Conforming Use
Decision: Approved with conditions 5-0-1
12. **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 'd' variance #Z17-067, submitted by 25 Reed Street, LLC (25 Reed St.) B: 15001 Lot: 7
(2) Resolution of the Jersey City Zoning Board of Adjustment approving 'c' variances #Z15-022, submitted by Community Outreach Ministries (217 Dwight St.) B: 24904 Lot: 10
(3) Resolution of the Jersey City Zoning Board of Adjustment approving a 'd' variance #Z17-077, submitted by 105 Storms Avenue, LLC (105 Storms Ave.) B: 15003 Lot: 15
13. Executive Session

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