

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

May 1, 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 26, 2018 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call *Rothman, McCormack, Netchert, Kadric, Guzman, Jacobs, Shedeed*
4. Swear in Staff
5. Adjournments:
6. Old Business:

- a. Case: Z18-034 1-Year Extension
Applicant: Bullseye Brunswick, LLC
Address: 156-158 Brunswick St/364.5 4th St
Attorney: James J. Burke, Esq.
Block: 9903 Lot: 1&6
Zone: NC, Neighborhood Commercial District
For: Construction of a 6 story building with 16 residential units and 8 onsite parking spaces
Decision: Approved 6-0-0
- b. Case: Z18-035 1-Year Extension
Applicant: Bullseye Brunswick, LLC
Address: 160-166 Brunswick Street
Attorney: James J. Burke, Esq.
Block: 9904 Lot: 1-4
Zone: R-1, One and Two Family Housing District
For: Construction of a 4-story, 16-unit building with 9 onsite parking spaces
Decision: Approved 6-0-0
- c. Case: Z18-036 1- Year Extension
Applicant: BGT Enterprises, LLC
Address: 318-328 Newark Avenue
Attorney: Heather Kumer, Esq.
Block: 9901 Lots: 7, 8, 9 & 10
Zone: NC- Neighborhood Commercial District
For: 7-story, 50-unit mixed use building with ground floor retail and 3 off-street parking spaces to reserved for publicly accessible car share vehicles.
Decision: Approved 6-0-0
- d. Case: Z18-003 Administrative Amendment
Applicant: Kuei-Mei Tseng
Address: 95 Coles Street
Attorney: Nicholas J. Cherami, Esq.
Block: 11209 Lot: 16
Zone: R-5 – Multi-family Low-Rise Mixed Use
Approved for: 4 story building with 3 units with ground floor parking
Amendment: Convert ground floor storage space into a professional office as is currently permitted in the R-5 zone
Decision: Approved 6-0-0
- e. Case: Z18-033 Administrative Amendment
Applicant: Fourth Street JC, LLC
Address: 380 Palisade Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 3903 Lot: 6
Zone: R-1 One and Two Family Housing District
Approved for: Construction of a 4 story building with 6 units with Use, Density, Height variances
Amendment: Create a side yard setback as required by Construction Code for means of egress under the fire code
Decision: Adjourned to May 10, 2018 regular meeting
7. 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
Decision: Approved with conditions 6-0-0

Cont. on other side →→

8. 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
Decision: Approved with conditions 6-0-0
9. 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
Decision: Adjourned to May 10 2018 regular meeting with preservation of notices
10. Case: Z18-002 Bifurcated ‘d’ variance
Applicant: JSF Management, LLC
Address: 985 Communipaw Avenue
Attorney: Robert A. Verdibello, Esq
Block: 18101 Lot: 1
Zone: HC – Highway Commercial
C/A – Commercial/Automotive
For: Demolition of the existing service station in order to construct a self-storage facility
“d” Variance: Use
Decision: Denied 2-5-0
11. Case: Z18-015
Applicant: 95 Webster JC, LLC
Address: 210 Cambridge Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 2203 Lot: 12
Zone: R-1 – One and Two Family Housing
For: Demolition of the existing 2 story, 3 unit building to construct a 3 story, 3 unit building
“d” Variance: Use
Decision: Approved with conditions 7-0-0
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 preliminary and major site plan with ‘d’ variance #Z18-019, submitted by 43-45 Sherman Place LLC (43 Sherman Pl.) B: 3701 L: 12
(2) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ variances #Z17-082, submitted by 1175 Summit Ave LLC (1175 Summit Ave.) B: 505 Lot: 6
(3) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and major site plan with ‘c’ and ‘d’ variances #Z18-005, submitted by 350 Pavonia Group, LLC (348 Baldwin Ave.) B: 8204 L: 1
(4) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ and ‘d’ variances #Z18-014, submitted by Todd and Tanya Olivari (338 5th St.) B: 9905 L: 28
(5) Resolution of the Jersey City Zoning Board of Adjustment approving minor site plan with ‘c’ & ‘d’ variances #Z17-022, submitted by York Medical Plaza, LLC (169-171 York St.) B: 14206 L: 5
(6) Resolution of the Jersey City Zoning Board of Adjustment approving and reversing an appeal of the zoning officer’s decision #Z17-018, submitted by Next Level Developers, LLC (418-434 Palisade Ave.) B: 3903 Lots: 25,26,27,28,29,30,32
(7) Resolution of the Jersey City Zoning Board of Adjustment approving administrative amendment #Z17-003.001, submitted by Pritesh Patel (52 Columbia Ave.) B: 990L: 28

13. Executive Session

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