

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 30, 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 May 24, 2018 regular meeting:

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

a. Case: Z17-074 Preliminary and Final Major Site Plan
Applicant: 609 HOUSE, LLC
Address: 609 Communipaw Avenue
Attorney: Nicholas J. Cherami, Esq
Block: 17902 Lot: 12
Zone: R-1 – One and Two Family Housing
For: Conversion of an existing 3-story commercial building into a 3-story mixed use building with ground floor retail and 5 units above
“d” Variance: Use
CARRIED TO THE JUNE 14, 2018 REGULAR MEETING

b. Case: Z17-037 Preliminary and Final Major Site Plan
Applicant: 1768-1768.5 Kennedy Blvd, LLC
Address: 1768-1768.5 Kennedy Blvd
Attorney: Nicholas J. Cherami, Esq
Block: 27005 Lot: 43 and 44
Zone: R-1 – One and Two Family Housing
For: Construction of a 3-story multifamily building with 7 units and 7 parking spaces
“d” Variance: Use
CARRIED TO THE JUNE 14, 2018 REGULAR MEETING

c. Case: Z17-041 Preliminary and Final Major Site Plan
Applicant: 1811 Kennedy Blvd, LLC
Address: 1811 Kennedy Blvd
Attorney: Nicholas J. Cherami, Esq
Block: 25501 Lot: 15
Zone: M - Medical
For: Construction of a 4-story building with 8 units
“d” Variance: Use
CARRIED TO THE JUNE 14, 2018 REGULAR MEETING

d. Case: Z18-017
Applicant: Srinan Properties LLC
Address: 148 Belmont Ave
Attorney: Eugene P. O’Connell, Esq
Block: 16603 Lot: 25
Zone: R-1, One and Two Family Housing
For: Renovation of a constructed 4-story, 6-unit Zoning Board approved building to create an additional unit (7 units total) by reconfiguring one of the 3-bedroom units into two separate units.
“d” Variance: Use
CARRIED TO THE JUNE 14, 2018 REGULAR MEETING

6. Case: Z18-016 Preliminary and Final Major Site Plan
Applicant: Franklin Development Group, LLC
Address: 3316 Kennedy Boulevard
Attorney: Francis X. Regan, Esq
Block: 3503 Lot: 1
Zone: R-1, One and Two Family Housing District
For: Demolition of an existing church and the construction of a 5-story building with 20 units and 13 parking spaces
“d” Variance: Use, Height
Decision: Denied 6-1-0

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7. 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: Approved with conditions 7-0-0
8. Case: Z17-070 Preliminary and Final Major Site Plan
Applicant: Frank Peraza
Address: 1 Gautier Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 16203 Lot: 6 and 7
Zone: R-1 - One and Two Family Housing
For: Construction of a 4 story mixed use building with mezzanine level, with 4 residential units above ground floor retail
“d” Variance: Use, Height
Carried to June 14, 2018 regular meeting w/ preservation of notices
9. Case: Z17-066
Applicant: 133 Prospect JC, LLC
Address: 83 Zabriske Street
Attorney: Charles J. Harrington, III, Esq
Block: 3601 Lot: 26
Zone: R-1, One and Two Family Housing District
For: 3 story addition to an existing 3 story, 3-family housing with the creation of a two car garage
“d” Variance: Expansion of a non-conforming use
Decision: Approved with conditions 5-1-0
10. Case: Z18-004
Applicant: Sherman Property, LLC
Address: 184 Central Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 4904 Lot: 3
Zone: R-1, One and Two Family Housing District
For: Demolition of an existing 3-story, 3-unit building and the construction of a 4 story, 3 unit building with a one car parking garage
“d” Variance: Use, Height
“c” Variance: Parking
Decision: Approved with conditions 5-1-0
11. Case: Z17-084
Applicant: 511 Palisade Ave, LLC
Address: 511 Palisade Avenue
Attorney: Rita Mary McKenna, Esq.
Block: 2305 Lots: 44
Zone: R-2 Multi-Family Attached Housing (4 stories or less)
For: Rehabilitation and expansion of an existing 3-story mixed use building with groundfloor commercial and 3 units above into a 4-story building with ground floor commercial and 7 units above
Variances: Building coverage, Lot coverage, Density
Decision: Approved with conditions 7-0-0

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12. Case: Z18-041
Applicant: 323 Seventh Street, LLC
Address: 323 7th St
Attorney: Jason R. Tuvel, Esq
Block: 11201 Lot: 2
Zone: R-5, Multi-family Low-Rise Mixed Use
For: Construction of a new single family house
“c” Variances: Max building coverage, Max lot coverage, rear yard setback, min floor to ceiling height, maximum percentage of roof deck area
Decision: Approved with conditions 6-0-0
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 ‘c’ variances #Z17-061, submitted by Tina Nacrelli (87 Magnolia Ave.) B: 10901 Lot: 3
(2) Resolution of the Jersey City Zoning Board of Adjustment approving a one year extension #Z18-034 (original case #Z16-012), submitted by Bullseye Brunswick, LLC (156-158 Brunswick St.) B: 9903 Lots: 1 & 6
(3) Resolution of the Jersey City Zoning Board of Adjustment approving a one year extension #Z18-035 (original case #Z16-029), submitted by Bullseye Brunswick, LLC (160-166 Brunswick St.) B: 9904 Lots: 1,2,3,4
(4) Resolution of the Jersey City Zoning Board of Adjustment approving an administrative amendment #Z18-045 (original case #Z17-048), submitted by Hudson Home Builders, LLC (78-80 Manhattan Ave.) B: 3701 Lots: 48 & 49
(5) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances #Z18-006, submitted by 266 New York, LLC (266 New York Ave.) B:3001 Lots:43 & 44
(6) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ variances #Z18-025, submitted by Nelson Benavides o/b/o Botond Farks and Anne Johnson (284 5th St.) B: 11212 Lot: 14
(7) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ variances #Z18-024, submitted by Nelson Benavides o/b/o Richard Schaprio and Lauren Stout (256.5 9th St.) B: 8604 Lot: 14
14. Executive Session

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