

# 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

June 18, 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: 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 June 14, 2018 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call *Grillo, McCormack, Rothman, Jacobs, Donnelly, Shedeed*
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 JULY 19, 2018 REGULAR MEETING**

6. Old Business:

a. Case: Z18-047 1- YEAR EXTENSION  
Applicant: Dante and Rhett Del Forno  
Address: 153 Morgan Street  
Attorney: Robert A. Verdibello, Esq  
Block: 13002 Lot: 6  
Zone: R-3 – Multi-Family Mid-Rise Zoning District  
For: The 2<sup>nd</sup> 1-year extension for the approval of a minor site plan with use, height, building coverage, lot coverage, and rear yard setback variances in order to construct a 5 story, 3 unit building with ground floor commercial space  
**Approved 6-0-0**

7. 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 6 residential units above ground floor retail  
“d” Variance: Use, Height  
**Decision: Approved with conditions 6-0-0**

8. 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 6 units and 5 parking spaces  
“d” Variance: Use  
**Decision: Approved with conditions 5-1-0**

9. 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  
**Decision: Denied 3-3-0**

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10. 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  
**Decision: Approved with conditions 6-0-0**
11. Case: Z18-040 "a" Appeal  
Applicant: Castlepoint REI  
Address: 79 Booraem Avenue  
Attorney: Nicholas J. Cherami, Esq  
Block: 5007 Lot: 12  
Zone: R-1, One and Two Family Housing  
For: Appeal of the Historic Preservation Officer's determination that the building proposed for demolition is 150 years or older  
**Decision: Appeal Granted/ Approved 6-0-0  
Historic Preservation Officer's decision overturned**
12. **Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ**  
(1) Resolution of the Jersey City Zoning Board of Adjustment approving 'c' variances #Z18-041, submitted by 323 Seventh Street, LLC (323 7<sup>th</sup> St.) B: 11201 Lot: 2  
(2) Resolution of the Jersey City Zoning Board of Adjustment approving minor site plan with 'd' variance #Z17-084, submitted by 511 Palisade Avenue, LLC (511 Palisade Ave.) B: 2305 Lot: 44  
(3) Resolution of the Jersey City Zoning Board of Adjustment approving 'c' variance #Z17-040, submitted by ANG Group Companies (355.5 4<sup>th</sup> St.) B: 9902 Lot:3  
(4) Resolution of the Jersey City Zoning Board of Adjustment approving 'd' variance #Z17-066, submitted by 133 Prospect JC, LLC (83 Zabriskie St.) B: 3601 Lot: 26  
(5) Resolution of the Jersey City Zoning Board of Adjustment approving 'd' variance #Z18-004, submitted by Sherman Property, LLC (184 Central Ave.) B: 4904 Lot: 3  
(6) Resolution of the Jersey City Zoning Board of Adjustment approving an administrative amendment #Z18-025, submitted by Kuei-Mei Tseng (95 Coles St.) B: 11209 Lot: 16
13. Executive Session

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