

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
City Hall Annex
One Jackson Square aka 360 MLK Drive
Jersey City, NJ 07305
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: File
Enclosur

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the July 19, 2018 regular meeting:

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

a. Case: Z18-057 1- YEAR EXTENSION
Applicant: Pantelis Bournias
Address: 426 Jersey Avenue
Attorney: Marc D. Ramundo, Esq
Block: 13904 Lot: 24
Zone: R-2 – Multi-Family Attached Housing (4 stories or less)
For: The 2nd 1-year extension for the approval of a major site plan with use variance to construct an additional 2,500 sq ft of kitchen and seating area to the pre-existing non-conforming restaurant with a total of 36 on-site parking spaces
Approved 7-0-0

b. Case: Z18-056 Amendment
Applicant: 95 Webster JC, LLC
Address: 210 Cambridge Avenue
Attorney: Heather Kumer, Esq
Block: 2203 Lot: 12
Zone: R-1, One and Two Family Housing
For: Amendment of prior approval to construct a 3 story, 3 unit building which will reduce height from 35ft to 33ft, reduce the GFA, and revised elevation ORIGINAL APPROVAL APRIL 26, 2018
Approved 7-0-0

7. 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
Decision: Approved with conditions 7-0-0

8. Case: Z18-053
Applicant: Tony Woods and Stephanie Traikos
Address: 4.5 Mercer Street
Attorney: Pro Se
Block: 12903 Lot: 14
Zone: H – Van Vorst Park Historic District
For: Rear yard deck addition on an undersized lot
“c” Variance: Rear Yard Setback
RECOMMENDED BY HISTORIC PRESERVATION COMMISSION AT JUNE 18, 2018 MEETING
Decision: Approved with conditions 7-0-0

9. Case: Z18-050 "a" Appeal
Applicant: Village Neighborhood Association
Address: 245-247 Newark Avenue
Attorney: Cynthia A. Hadjiyannis, Esq
Block: 11110 Lot: 6.02
Zone: NC – Neighborhood Commercial District
For: Appeal of the Zoning Officer's Decision that mezzanine spaces represented on plans submitted by applicant DO NOT exceed the maximum allowable 33.3% of the ground floor below, and therefore DO NOT count as an additional story

Motion to uphold Zoning Officer's decision: Denied 3-4-0; Zoning Officers decision overturned

10. Case: Z17-047 Preliminary and Final Major Site Plan
Applicant: Zette's Auto Mall
Address: 1525-1527 Kennedy Boulevard
Attorney: Cynthia A. Hadjiyannis, Esq
Block: 29101 Lot: 15 and 16
Zone: NC – Neighborhood Commercial District
For: Approval of 3 signs total; one on the building, one freestanding, and one projecting
"c" Variance: Number of signs, Max signage area
Decision: Adjourned to September 6, 2018 regular meeting

11. Case: Z18-046
Applicant: George Pogatsias
Address: 73 Irving St
Attorney: Charles J. Harrington, III, Esq
Block: 805 Lot: 1
Zone: R-1 – One and Two Family Housing
For: Construction of a 4-story, 6-unit building with 4 parking spaces
"d" Variance: Use, Height
Decision: Adjourned to September 6, 2018 regular meeting

12. Case: Z18-051 Preliminary and Final Major Site Plan
Applicant: Davanne Realty Company
Address: 41 Central Avenue
Attorney: Donald M. Pepe, Esq
Block: 6603 Lot: 29
Zone: R-1 – One and Two Family Housing
For: Removal of a gas station to construct a convenience, a proposed 7-11
"d" Variance: Use
Decision: Approved with conditions 7-0-0

13. Case: Z18-029
Applicant: Vinit Jhaveri
Address: 580 Liberty Avenue
Attorney: Nicholas J. Cherami, Esq
Block: 603 Lot: 12
Zone: R-1 – One and Two Family Housing
For: Construction of a 3-story, 2-family home on a slightly oversized lot
"c" Variances: maximum parking curb cut width, max driveway width
Decision: Adjourned to August 16, 2018 regular meeting

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14. Case: Z18-028
Applicant: Clam Equities, LLC
Address: 233 Old Bergen Rd
Attorney: Nicholas J. Cherami, Esq
Block: 28102 Lot: 28
Zone: R-1 – One and Two Family Housing
For: 3rd floor residential addition to an existing mixed use 2 story building with commercial on the ground floor
“d” Variance: Use
Decision: Adjourned to August 16, 2018 regular meeting

15. **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 a one year extension of preliminary and final major site plan approval with ‘c’ & ‘d’ variances #Z18-047, submitted by Dante and Rhett Del Forno (153 Morgan St.) B: 13002 L: 6
(2) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘d’ variances #Z17-055, submitted by Z&S Realty Properties, LLC (1720 Kennedy Blvd.) B: 27102 Lot: 1
(3) Resolution of the Jersey City Zoning Board of Adjustment granting “a” appeal and reversing the Historic Preservation Officers decision #Z18-040, submitted by Castle point Rei (79 Booraem Ave.) B: 5007 Lot: 12
(4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘d’ variances #Z17-070, submitted by Frank Peraza (1 Gautier Ave., & 732 West Side Ave.) B: 16203 Lots: 7 & 8
(5) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘d’ variances #Z17-037, submitted by 1768-1768.5 Kennedy Blvd, LLC (1768-1768.5 Kennedy Blvd.) B: 27005 Lots: 43 & 44
(6) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances #Z18-020 submitted by Tej Dip, LLC (506-508 Central Ave.) B: 1601 Lot: 7

16. Executive Session

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