

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



TANYA MARIONE PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANNISIA CIALONE, HEDC DIRECTOR

August 20, 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: 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,

Joey-Ann Morales
Secretarial Assistant
c: 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 August 16, 2018 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Adjournments:

a. 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
Carried to the September 6, 2018 regular meeting

b. 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
Carried to the September 6, 2018 regular meeting

6. Old Business:

a. Case: Z18-078 Administrative Amendment
Applicant: Diamond Tech Group, LLC
Address: 512 Paterson Plank Road
Attorney: Constantine Bardis, Esq
Block: 503 Lot: 21
Zone: R-1 – One and Two Family Housing
For: Amendment to approved signage from a November 30, 2015 hearing that conditioned approval of the condition to require building signage be limited to 5% of the overall building façade.
Adjourned to the September 20, 2018 Regular Meeting

7. 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: Approved with conditions

8. 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

Adjourned to September 6, 2018 regular meeting

9. Case: Z18-001
Applicant: Peter Nguyen
Address: 149 Van Winkle Avenue
Attorney: Pro Se
Block: 7805 Lot: 5
Zone: R-1 – One and Two Family Housing
For: Construction of a two family house
“c” Variance: Minimum garage depth dimensions

Decision: Approved with conditions

10. Case: Z18-031
Applicant: TERRACE AVE 71, LLC
Address: 71 Terrace Ave
Attorney: Nicholas J. Cherami, Esq
Block: 2501 Lot: 37
Zone: R-1 – One and Two Family Housing
For: Construction of a two family house on an undersized lot
“c” Variance: Rear Yard Setback, Side yard setback, Max building coverage

Decision: Approved with conditions

11. Case: Z18-030
Applicant: TERRACE AVE 71, LLC
Address: 71.5 Terrace Ave
Attorney: Nicholas J. Cherami, Esq
Block: 2501 Lot: 36
Zone: R-1 – One and Two Family Housing
For: Construction of a two family house on an undersized lot
“c” Variance: Rear Yard Setback, Side yard setback, Max building coverage

Decision: Approved with conditions

12. Case: Z18-013
Applicant: 50 Laidlaw Ave, LLC
Address: 50 Laidlaw Avenue
Attorney: Robert P. Weinberg, Esq
Block: 5901 Lot: 19
Zone: R-1 – One and Two Family Housing
For: Expansion of an existing 3-story, 3-unit building
“d” Variance: Expansion of a non-conforming use

Adjourned to September 6, 2018 regular meeting

13. Case: Z18-071 Minor Subdivision
Applicant: The Community Builders, Inc
Address: 43-49 Fairview Ave; 654 Bergen Ave; 209 Monticello Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 16703 Lot: 5 and 8
Zone: R-1 – One and Two Family Housing
R-3 – Multi-Family Mid Rise
H – West Bergen Historic District
Jackson Hill Redevelopment Plan
For: Subdivision of two existing lots into two newly configured lots, separating the existing building on Bergen Avenue to facilitate for a new development at Fairview Avenue
“d” Variance: Maximum Density
“c” Variances: Min lot depth, Min rear yard setback, min side yard setback, Max building coverage
Decision: Approved with conditions
14. Case: Z18-072 Preliminary and Final Major Site Plan
Applicant: The Community Builders, Inc
Address: 43-49 Fairview Ave; 654 Bergen Ave; 209 Monticello Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 16703 Lot: 5 and 8
Zone: R-1 – One and Two Family Housing
H – West Bergen Historic District
Jackson Hill Redevelopment Plan
For: Construction of a 10 story, 92 unit building with 47 onsite parking spaces. 55% of the units are proposed to be affordable units. Application also includes the preservation and incorporation of the former YMCA public pool
“d” Variances: Use, Height
“c” Variance: Signage
RECOMMENDED BY THE HISTORIC PRESERVATION COMMISSION AT THE AUGUST 6, 2018 MEETING
Decision: Approved with conditions
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 site plan amendment with ‘d’ variance #Z18-056, submitted by 95 Webster JC, LLC (210 Cambridge Ave.) B: 2203 L: 12
(2) Resolution of the Jersey City Zoning Board of Adjustment approving ‘c’ variances, #Z18-053, submitted by Tony Woods and Stephanie Traikos (4.5 Mercer St.) B: 12903 Lot: 14
(3) Resolution of the Jersey City Zoning Board of Adjustment approving a one year extension of a preliminary and final major site plan approval with ‘c’ & ‘d’ variances #Z18-057 (site plan approved under #Z07-047), submitted by Pantelis Bournias (426 Jersey Ave.) B: 13904 Lot: 24 fka B: 260 Lot: 6
(4) Resolution of the Jersey City Zoning Board of Adjustment approving ‘d’ variances #Z18-017, submitted by Srinan Properties, LLC (148 Belmont Ave.) B: 16603 Lot: 2
(5) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances #Z18-072 submitted by Community Builders (654 Bergen Ave., 43-49 Fairview Ave. and 209 Monticello Ave.) B: 16703 Lots: 8.01 (fka B: 16703 Lots: 8 and a portion of lot 5) and 13
(6) Resolution of the Jersey City Zoning Board of Adjustment approving minor subdivision with “c” and ‘d’ variances #Z18-071 submitted by Community Builders (654 Bergen Ave., 43-49 Fairview Ave.) B: 16703 Lots: 5 & 8
16. Executive Session