

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

October 23, 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 1148062. 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 October 18, 2018 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Jacobs, Netchert, Vilardo, Shedeed, Rothman, McCormack, Grillo*
4. Swear in Staff
5. Adjournments

6. Case: Z18-090 Site Plan Amendment
Applicant: 3224-3228 Kennedy Blvd., JC, LLC
Address: 3226 Kennedy Boulevard
Attorney: Charles J. Harrington, III, Esq.
Block: 4701 Lot: 36.01 fka 36,37,38,39
Zone: R-1 – One and Two Family Housing District
For: Rear Yard Setback, material façade change
Decision: Approved with conditions

7. Case: Z18-032 “c” and “d” variances
Applicant: Garfield Realty Holdings LLC
Review Planner: Cameron Black
Address: 164 Garfield Avenue
Attorney: Eugene P. O’Connell, Esq.
Block: 30106 Lot: 41
Zone: R-1 – One and Two Family Housing District
For: “D” variance for the addition of 1 unit to an existing 2 family home and “c” variances for lot depth, side yard, floor to ceiling height, and height.
Decision: Approved with conditions

8. Case: Z18-059 Preliminary and Final Major Site Plan
Applicant: EP Brunswick JC Group LLC
Address: 141-143 Brunswick Street
Attorney: Jason R. Tuvel, Esq
Block: 11002 Lot: 11, 13, 16
Zone: R-5 – Multi-Family Low-Rise Mixed Use
For: Demolition of existing funeral home with 8 units on the second floor in order to construct a 5story, 30-unit building with 15 onsite parking spaces
“d” Variances: Height, Density
“c” Variances: Max building coverage, Max lot coverage, parking prohibited on lots less than 40ft wide
Decision: Approved with conditions

9. Case: Z18-011 Preliminary and Final Major Site Plan
Applicant: Ramzi Sawaged
Address: 3373-3379 John F. Kennedy Boulevard
Attorney: Nicholas J. Cherami, Esq
Block: 3406 Lot: 17-18
Zone: R-1 – One and Two Family Housing District
For: A 2-story addition to an existing single story mechanic shop that will result in a 3-story mixed use building with a car mechanic shop, office space and retail space on the ground floor and 10 residential units on the 2nd and 3rd floors.
“d” Variances: Use, Height
Decision: Approved with conditions

10. Case: Z14-019
Applicant: Victor Fonesca
Address: 338 Paterson Plank Road
Attorney: Nicholas J. Cherami, Esq
Block: 1703 Lot: 8
Zone: R-1 – One and Two Family Housing District
PPOD – Palisade Preservation Overlay District
For: Construction of a 4-story, 2 family home
“d” Variances: Height
“c” Variances: Front Yard Setback, Side Yard Setback, Minimum building setback from any portion of the lot with a 30% or greater grade, Building on any portion of the lot where the grade is in excess of 30%, Minimum garage door width, Minimum depth for ground floor garage
Decision: Carried to November 1, 2018 regular meeting with preservation of notices

Cont. on other side

-
11. Case: Z18-061 Preliminary and Final Major Site Plan
Applicant: Hoboken Brownstone Company
Address: 83-89 Morris Street
Attorney: Donald M. Pepe, Esq.
Block: 14403 Lot: 1 & 5
Zone: Paulus Hook Historic District
For: The interior renovation, façade repair, and window replacement at existing building, demolition of existing, intrusive, 1-story extension, and construction of new, 4-story, mixed use building containing 17 residential units and 2-unit Bed and Breakfast.
“d” Variances: Use, Density
Carried to November 1, 2018 regular meeting with preservation of notices

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 corrective resolution for a ‘d’ variance #Z18-046, submitted by George Pogatsias (73 Irving St.) B: 805 Lot: 1
(2) Resolution of the Jersey City Zoning Board of Adjustment approving ‘d’ variance #Z18-028, submitted by Clam Equities, LLC (233 Old Bergen Rd.) B: 28102 Lot: 28

13. Executive Session

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