

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

November 2, 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 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 November 1, 2018 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Rothman, Donnelly, Guzman, Shedeed, Villardo*
4. Swear in Staff
5. Adjournments

- a. 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

Carried to the November 15, 2018 regular meeting

6. Old Business:

- a. Case: Z18-105 1- Year Extension
Applicant: TFG 105 Brunswick, LLC
Address: 370 First Street aka 105 Brunswick Street
Attorney: Irving Franco, Esq
Block: 11006 Lot: 21
Zone: R-1, One and Two Family Housing District
For: The 2nd 1-year extension for the approval of a preliminary and Final major site plan to construct a 4-story, mixed use building with 9-units with 3 onsite parking space
“d” Variance: Use, Height
Approved under original case number Z14-035
Decision: Approved

7. Case: Z18-080 Preliminary and Final Major Site Plan
Applicant: John & Maryann, LLC
Review Planner: Cameron Black
Address: 3437 Kennedy Boulevard
Attorney: Ronald H. Shaljian, Esq.
Block: 2602 Lot: 25
Zone: R-1 – One and Two Family Housing District
For: Construction of a 6-story, 60-unit building with 30 onsite parking spaces
“d” Variances: Use, Height
“c” Variance: Parking aisle width, curb cut width
Decision: Carried to the November 15, 2018 regular meeting

8. 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
Decision: Carried to the November 15, 2018 regular meeting

9. Case: Z18-095 Preliminary and Final Major Site Plan
Applicant: 2 Hoboken Avenue, LLC
Address: 2 Hoboken Avenue
Attorney: W. Nevins McCann, Esq.
Block: 8001 Lot: 46
Zone: R-3 – Multi-Family Mid-Rise
For: Construction of a 13-story, 161 units, with 3,792 sq ft of retail and 147 on-site parking spaces
“d” Variances: Use, Height, Density
“c” Variances: Curb cut width, Valet Parking
Decision: Carried to the November 15, 2018 regular meeting; testimony and public comments heard

10. **Memorialized the following resolutions available for review at the Office of City Planning at 1 Jackson Square aka 360 MLK Dr., Jersey City, NJ**

- (1) Resolution of the Jersey City Zoning Board of Adjustment approving a ‘d’ variance #Z18-086, submitted by Josefa Barraza (122 Jewett Ave.) B: 16601 Lot: 20
(2) Resolution of the Jersey City Zoning Board of Adjustment approving an administrative amendment #Z18-078, submitted by Diamond Tech Group, LLC (512 Paterson Plank Rd.) B: 503 Lot: 21
(3) Resolution of the Jersey City Zoning Board of Adjustment approving a site plan amendment #Z18-090, submitted by 3224-3226 Kennedy Blvd. JC, LLC (3226-3230 Kennedy Blvd.) B: 4701 Lots: 36.01 (fka 36,37,38 & 39)
(4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances #Z18-011, submitted by Ramzi Sawaged (3373-3379 Kennedy Blvd.) B: 3406 Lot: 17 & 18

11. Executive Session

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