

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

December 31, 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 December 20, 2018 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Jacobs, Donnelly, McCormack, Shedeed, Rothman, Netchert, Grillo, Mitchell, Vilaro*
4. Swear in Staff
5. Adjournments
6. Old Business:
 - a. Case: Z14-013 Preliminary and Major Final Site Plan
Applicant: Klein Outdoor Advertising, LLC
Address: 9 Route 440
Attorney: Francis Regan, Esq
Block: 30305 Lot: 1
Zone: PI- Port Industrial District
For: Major Site Plan approval to construct a 98 ft double sided freestanding digital billboard, with each side having the dimension of 20x50 ft.
“d” Variance: Use
“c” Variances: Minimum lot area, minimum perimeter setback
Limited remand as per court order
 - b. Case: Z18-123 Administrative Amendment
Applicant: Kokes-Brownstone Fund I, LLC
Review Planner: Erica Baptiste
Address: 385 8th Street
Attorney: Jennifer M. Porter
Block: 9802 Lot: 3
Zone: R-1 at Time of Approval, Currently the Enos Jones RDP
For: The applicant is proposing minor changes to the building’s front façade colors, materials, and doors.
Decision: Approved
7. Review Proposed Annual 2019 Zoning Board Calendar. **Approved**
8. Renewal of contractual services for Board Attorney for year 2019. **Approved**
9. Renewal of contractual services for Stenographer for year 2019. **Approved**
10. Case: Z18-038 Preliminary and Final Major Site Plan with Variances
Applicant: 97 Laidlaw Ave, LLC
Address: 97 Laidlaw Avenue
Attorney: Nicholas J. Cherami, Esq
Block: 5705 Lot: 14
Zone: R-1 – One and Two Family Housing District
For: Construction of a 4-story building with 6 units and 5 parking spaces
“d” Variances: Use, Height
“c” Variances: Parking aisle width
Carried to the January 10, 2019 regular meeting
11. Case: Z18-092
Applicant: 338 Newark, LLC
Review Planner: Lindsey Sigmund
Address: 338 Newark Avenue & 390 5th Street
Attorney: Charles Harrington, Esq.
Block: 9804 Lot: 22, 23
Zone: NC – Neighborhood Commercial
For: Proposed six (6)-story residential building with thirty-seven (37) units with ground floor commercial.
“d” Variance: Height, use
“c” Variance: Rear yard, parking
Carried to the January 10, 2019 regular meeting
12. Case: Z18-037 Preliminary and Final Site Plan
Applicant: 137 Myrtle Ave JC LLC.
Review Planner: Byron Nicholas, AICP
Address: 137 Myrtle Ave
Attorney: Nicholas Cherami, Esq.
Block: 23203 Lot: 11
Zone: R-1
For: Site Plan Approval to renovate and convert an existing non-conforming 3-family to a 4-family house.
Testimony taken- Carried to the January 10, 2019 regular meeting

13. Case: Z18-077 Preliminary and Final Site Plan with ‘c’ and ‘d’ variances
Applicant: NJ Dragon Reality
Review Planner: Mallory Clark
Address: 155 Morgan St
Attorney: Thomas Leane
Block: 13002 Lot: 5
Zone: R-3
For: Proposal for expansion of an existing non-conforming use within a six (6) story building for office use. Proposal includes preservation and adaptive reuse of a historically significant two (2) story firehouse
‘c’ Variances: Bulk, parking requirements, waiver from JC Forestry Standards
‘d’ Variances: Use, Height/stories
Carried to the January 10, 2019 regular meeting
14. Case: Z18-083 Preliminary and Final Site Plan with ‘c’ and ‘d’ variances
Applicant: Palisades Firehouse, LLC
Review Planner: Mallory Clark
Address: 520 Palisades Avenue
Attorney: Nicholas Cherami
Block: 2401 Lot: 9
Zone: R-2D
For: Proposal for a six (6) story residential building with twenty (20) units and ground floor retail. Proposal includes preservation and adaptive reuse of historically significant three (3) story firehouse
‘c’ Variances: Rear yard setback, building coverage, roof deck setback
‘d’ Variances: Density, Height/stories
Decision: Approved with conditions
15. Case: Z18-091 Preliminary and Final Site Plan with ‘c’ and ‘d’ variances
Applicant: AJI Central Avenue LLC
Review Planner: Mallory Clark
Address: 345 Central Avenue
Attorney: Eugene O’Connell
Block: 2802 Lot: 28
Zone: R-1/NC
For: Proposal for a five (5) story building with ground floor commercial space (to be a grocery store), with an additional twenty seven (27) units above.
‘c’ Variances: Parking requirements, signage requirements, and waiver from JC Forestry Standards.
‘d’ Variance: Use
Decisions: Approved with conditions
16. Case: Z17-071 Preliminary and Final Site Plan with ‘c’ and ‘d’ variances
Applicant: Len Wesling
Review Planner: Mallory Clark
Address: 268 New York Ave
Attorney: Heather Kumer
Block: 3001 Lot: 45
Zone: R-1
For: Proposal for a four (4) story multifamily building with ten (10) units. Existing garage at the ground floor will remain and be adapted for residential parking.
‘c’ Variances: Minimum drive aisle width
‘d’ Variance: Use, maximum height/stories
Carried to the January 10, 2019 regular meeting
17. Case: Z18-070 Preliminary and Final Major Site Plan with “d” variance
Applicant: 503-509 Communipaw Avenue, LLC
Review Planner: Cameron Black, AICP
Address: 503-509 Communipaw Avenue
Attorney: Charles Harrington, III, Esq.,
Block: 18703 Lot: 1 & 2
Zone: NC
For: 5 story mixed use building with ground floor retail and 40 units.
“c” Variance: parking
“d” Variance: Use
Carried to the January 10, 2019 regular meeting

18. Case: Z18-127 Preliminary and Final Major Site Plan with “d” Variance
Applicant: Storms Avenue LLC
Review Planner: Cameron Black, AICP
Address: 101 Storms Avenue
Attorney: Charles Harrington, III, Esq.,
Block: 15003 Lot: 13
Zone: NC
For: The Applicant Proposes to construct a 4 story mixed use building with ground floor retail and 10 units.
“d” Variance: Use
Decision: Approved with conditions

19. **Memorialized the following resolutions available for review at the Office of City Planning at 1 Jackson Square, Jersey City, NJ**

- (1) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with a ‘c’ & ‘d’ variances #Z18-080, submitted by John and Maryann, LLC (3437 Kennedy Blvd.) B: 2602 Lot: 25
- (2) Resolution of the Jersey City Zoning Board of Adjustment approving a one year extension #Z18-112 (original case # Z15-049), submitted by John and Maryann, LLC (52-58 Cambridge Ave.) B: 3802 Lot: 23
- (3) Resolution of the Jersey City Zoning Board of Adjustment an approving administrative amendment #Z18-109, (original case # Z17-056), submitted by Tingli Kang (52 Sherman Ave.) B: 4502 Lot: 3
- (4) Resolution of the Jersey City Zoning Board of Adjustment an approving administrative amendment #Z18-123, (original case # Z16-021), submitted by Kokes-Brownstone Fund I, LLC (385 8th St.) B: 9802 Lot: 3
- (5) Resolution of the Jersey City Zoning Board of Adjustment an approving a site plan amendment with ‘d’ variance #Z18-087, (original case #Z17-080), submitted by 35 Orchard Street, LLC (35 Orchard St., fka 284-294 Monticello Ave. & 35 Orchard St.) B: 15201 Lot: 34.01 (fka 34-36)
- (6) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘c’ & ‘d’ variances #Z18-021, submitted by 29-31 Court House Pl, LLC (29-31 Court House Pl.) B: 8206 Lots: 21 & 22
- (7) Resolution of the Jersey City Zoning Board of Adjustment approving a ‘d’ variance #Z18-096, submitted by 49 Beacon Avenue Corp. (49 Beacon Ave.) B: 5904 Lot: 1
- (8) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with ‘d’ variance #Z18-067, submitted by 316 Liberty Ave, LLC (455 Mercer St.) B: 12406 Lot: 5
- (9) Resolution of the Zoning Board of Adjustment approving appointment of Legal Counsel to Vincent J. La Paglia beginning January 1, 2019 through December 31, 2019
- (10) Resolution of the Jersey City Zoning Board of Adjustment Awarding a contract for stenographic services to Precision Reporting beginning January 1, 2019 through December 31, 2019.

20. Executive Session

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