

State of New Jersey,) ss

County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):

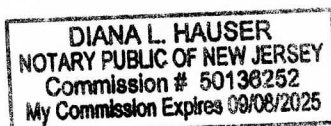
Jersey Journal 03/01/2021

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 1st day of March 2021

Diana L. Hauser

Notary Public



NOTICE OF HEARING PURSUANT TO
N.J.S.A. 40:55D-12

PLEASE TAKE NOTICE that on March 25, 2021, at 6:30 P.M., a public hearing will be held by the Jersey City Zoning Board of Adjustment regarding the application of Mina Melek & Atef Noguib (the "Applicant"), under Case number Z20-080, for the property located at 241 Clinton Avenue, Block 18303, Lot 10, Jersey City, New Jersey (the "Property") in an R-1 zone within Ward B.

Applicant seeks to construct a new, two-family dwelling on the Property and requests the following variances: (1) lot area (1,970 sf existing, 2,500 sf required), building coverage (60% max., 67% proposed), rear yard setback (23' required, 0' proposed), lot depth (72'11.5" existing, 100' required), curb cut (max. 10', 18' proposed) and for garage entry onto Oxford Avenue in the rear. It is submitted that the lot size and configuration make conformity a hardship. Applicant may request additional variances, deviations, and/or waivers that the Zoning Board may require.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting on March 25, 2021 at 6:30 PM via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:
<https://us02web.zoom.us/j/84321156952>

You may also call in to access the meeting. All public users calling in must use +1 312 626 6799 or +1 929 205 6099, and Webinar ID: 843 2115 6952

PLEASE TAKE FURTHER NOTICE that application materials including digital plans are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov.

This meeting will be conducted by electronic means in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a "Public Health Emergency and State of Emergency" and directing residents to quarantine

and practice social distancing.

MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at jerseycitynj.gov/planning.

ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@icnj.org.

Respectfully,
Joseph Elmo Cauda, Jr., Esq.
Schumann Hanlon Margulies
Attorney for Applicant
30 Montgomery Street, Ste. 990
Jersey City, NJ 07302

03/01/21

\$87.60

