

RESOLUTION  
City of Jersey City  
Zoning Board of Adjustment  
In the Matter of RAMZI SAWAGED

**Address**  
**3373-3379 JFK BLVD**  
**Jersey City, New Jersey**  
**Block: 3406, Lot: 17-18**

**Z18-011**  
**Decided on October 18, 2018**  
**Memorialized on November 1, 2018**  
**Application on the expansion of a non-conforming use with “D” and “C” Variances and preliminary and final site plan approval**

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**WHEREAS**, RAMZI SAWAGED (hereinafter the “Applicant”) has made an application before the City of Jersey City Zoning Board of Adjustment for “D” variances for expansion of a non-conforming use and height and “C” variances for side yard setback, rear yard setback, lot coverage and building coverage and parking for the property located at 3373-3379 JFK BLVD and identified on the Tax Map of the City of Jersey City County of Hudson State of New Jersey as Block: 28102 Lot: 28; and

**WHEREAS**, due notice of a hearing before the Zoning Board of Adjustment of City of Jersey City, on October 18, 2018 at 6:30PM was duly published as prescribed in the Jersey City Land Development Ordinance of the City of Jersey City; and

**WHEREAS**, the Applicant has submitted proof that it has complied with the applicable procedural requirements including the payment of fees and public notices; and

**WHEREAS**, the Board determined it had jurisdiction to hear this application; and

**WHEREAS**, RAUL CABATO, a licensed architect in the State of New Jersey was qualified by the Board and testified on the Applicant’s behalf; and

**WHEREAS**, CHARLES HEYDT, a licensed planner in the State of New Jersey was qualified by the Board and testified on the Applicant's behalf; and

**WHEREAS**, GUY LAGOMARSINO, a licensed engineer in the State of New Jersey was qualified by the Board and testified on the Applicant's behalf; and

**WHEREAS**, the Applicant was represented by NICHOLAS CHERAMI, Esq.

**NOW, THEREFORE**, after consideration of the application, the submittals of the Applicant, the testimony presented at the hearing, and the oral and written comments and recommendation of the Division of Planning professional staff, the Planning Board has made the following findings of fact:

1. The applicant, RAMZI SAWAGED, made application to the Zoning Board of Adjustment of the City of Jersey City, County of Hudson and State of New Jersey, for (D) variance approval with regard to the property located at 3373-3379 JFL BLVD City of Jersey City, County of Hudson, State of New Jersey, which is also identified on the tax map of the City of Jersey City as Block 3406 Lot 17-18 (the "Property"); and
2. The applicant met with the community regarding this application and gave positive feedback.
3. The Property is a corner lot located in the R-1 Zone where one and two family dwellings are permitted; and
4. The Property is currently mixed use with the first floor being an auto mechanic shop and commercial and the second floor being two residential units; and
5. The purpose of the application is to add 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.

6. The density proposed is appropriate for this lot size and location; and
7. Based upon the application and supporting materials, plans, reports and testimony placed before it, the Board finds that the Applicant has met the requirements of and advances the purposes of the Municipal Land Use Law, case law and City Ordinances so as to grant the approval of a D variance for expansion of a non-conforming use and Height to permit a three (3) story structure with an Auto Mechanic Shop and commercial on the ground floor and Ten (10) residential units.

**NOW, THEREFORE, BE IT RESOLVED**, that the Zoning Board of Adjustment of the City of Jersey City, County of Hudson and State of New Jersey, for the foregoing reasons, approves a third story addition with roof deck to an existing mixed use property with a (D) variance for expansion of non-conforming use and Height and “C” variances for side yard setback, rear yard setback, lot coverage and building coverage and parking with an Application Number of Z18-011 with regard to the property located at 3373-3379 JFK Blvd, City of Jersey City, County of Hudson, State of New Jersey, which is also identified on the tax map of the City of Jersey City as Block 3406 Lot 17-18 with the following conditions:

1. All materials and color selections shall be shown on Final Plans. No change to the facade and site design, including materials as well as any changes that may be required by the Office of Construction Code, shall be permitted without consultation with and approval by planning staff.
2. No spray booth shall be permitted;
3. The final plans shall show a refuse plan;

4. All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
5. Two street trees shall be installed, one on JFK Blvd and one on Zabriskie, in accordance with 345-66, prior to an issuance of a Certificate of Occupancy.
6. A copy of the memorialized resolution with amended deed shall be filed with the Hudson County Register's Office with proof of such filing to be submitted to the Division of City Planning prior to application for construction permits.

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Vote: 7-0 in favor

Commissioners	Yes	No	Abstain
Chairman Jacobs	x		
Commissioner McCormack	x		
Commissioner Shedeed	x		
Commissioner Grillo	x		
Commissioner Netchert	x		
Commissioner Rothman	x		
Commissioner Vilardo	x		

  
Joshua Jacobs, Chairman  
JERSEY CITY ZONING BOARD  
*Vice Chair*

APPROVED AS TO LEGAL FORM:

  
Tanya Marione, Secretary  
JERSEY CITY ZONING BOARD

  
Vincent Genevieve LaPaglia, Esq.  
JERSEY CITY ZONING BOARD

DATE OF MEMORIALIZATION:

November 1, 2018

