

		CITY					OF BULK RE						
	UNITS	R-1					STATUS	PROVIDED	STATUS	PROVIDED	STATUS	JERSEY CITY LAND DEVELOPMENT	
	011110	REQ'D/PERMITTED	LOT 5		PROPOSED LOT 5.01		PROPOSED LOT 5.02		PROPOSED LOT 5.03		PROPOSED LOT 5.04		ORDINANCE Ch. 345
PERMITTED PRINCIPAL USES		One family dwellings, Dwellings with two dwelling units	Multi-family building	ENC	Two-Family Dwelling	с	Two-Family Dwelling	с	Two-Family Dwelling	с	Two-Family Dwelling	с	JCLDO 345-40.B.
PERMITTED ACCESSORY USE		Private garages in accordance with R-1 bulk standards, Off-street parking, Fences and walls, Meeting rooms, recreation areas and similar uses normally associated with houses of worship, Home occupations, Swimming pools, Signs, Decks and patios	Off-Street Parking	с	See Note 1	с	See Note 1	с	See Note 1	с	See Note 1	с	JCLDO Ord 345-40.C.
MIN. LOT SIZE	sf	2,500	6,875	С	1,421	v	1,397	v	1,337	v	2,720	С	JCLDO 345-40.E.2.
MIN. LOT WIDTH	ft	25	120.0	С	22.0	v	23.5	v	23.7	v	51.7	С	JCLDO 345-40.E.3.
MIN. LOT DEPTH	ft	100	57.0	ENC	61.0	v	58.4	v	55.8	v	50.2	v	JCLDO 345-40.E.4.
MIN. FRONT YARD SETBACK	ft	Match setback of the front primary façade of the closest permitted use on either side, provided that the setback to be matched shall be closest to the predominant setback.	1.3	с	1.3	с	1.4	с	1.6	с	1.6	с	JCLDO 345-40.E.5.
MIN. SIDE YARD SETBACK	ft	Attached structure: If adjacent building has zero side yard setback, a zero feet side yard may be permitted. 0 / 0	0 / 13.7	с	0/0	с	0/0	с	0/0	с	0 / 13.7	с	JCLDO 345-40.E.6.
MIN. REAR YARD SETBACK	ft	Combined front yard plus rear yard shall total no less than 35 ft. / Rear yard shall be no less than 20 ft.	20.2 / 18.9	ENC	20.2 / 18.9	ENC	20.3 / 18.9	ENC	20.5 / 18.9	ENC	20.5 / 18.9	ENC	JCLDO 345-40.E.7.
MAX BUILDING HEIGHT	stories/ ft	3 / 39 (See Note 2)	3 / 35 9	с	3 / 35 9	с	3 / 35 9	с	3 / 35 9	с	3 / 35 9	с	JCLDO 345-40.E.8.
FLOOR TO CEILING HEIGHT MAX BUILDING COVERAGE	π	MIN. 9 ft / MAX. 12 ft 60%	53%	С	65%	v	64%	v	62%	v	36%	с	JCLDO 345-40.E.9.
MAX BOILDING COVERAGE		85%	95%	ENC	98%	V	98%	V	98%	v	88%	v	JCLDO 345-40.E.10.
MIN. PARKING STANDARDS	space	1 space/unit for lot with width over 50 feet	5	ENC	1	N/A	1	N/A	1	N/A	2	C	JCLDO 345-40.F.1.
MAX NUMBER OF CURB CUTS	ea	1	2	ENC	1	C	N/A	N/A	N/A	N/A	1	C	JCLDO 345-70,A,10
MAX. CURB CUT WIDTH	ft	10	12.5 , 12.4	ENC	12.5	ENC	N/A	N/A	N/A	N/A	12.4	ENC	JCLDO 345-70.A.10
MAX DRIVEWAY WIDTH	ft	10	11, 10.7	ENC	11	ENC	N/A	N/A	N/A	N/A	10.7	ENC	JCLDO 345-70,A,10

DESCRIPTION:

(EXISTING LOT 5 IN BLOCK 17206)

BEGINNING AT A POINT ON CURVE IN THE SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE (50 FEET WIDE), SAID POINT BEING DISTANT SOUTH 26 DEGREES 29 MINUTES 05 SECONDS WEST, A DISTANCE OF 13.00 FEET FROM THE INTERSECTION OF SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE (50 FEET WIDE) WITH THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH), IF BOTH SIDELINES WERE PRODUCED, AND FROM SAID POINT OR PLACE OF BEGINNING RUNNING; THENCE

- 1. NORTHEASTERLY, ALONG THE SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 11.00 FEET, AN ARC LENGTH OF 19.11 FEET, AN INTERNAL ANGLE OF 99 DEGREES 31 MINUTES 21 SECONDS, A CHORD BEARING OF NORTH 76 DEGREES 14 MINUTES 46 SECONDS EAST AND A CHORD LENGTH OF 16.79 FEET TO A POINT OF TANGENCY IN THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE; THENCE
- 2. ALONG THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE SOUTH 53 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 111.14 FEET TO A POINT; THENCE
- 3. SOUTH 29 DEGREES 48 MINUTES 15 SECONDS WEST, A DISTANCE OF 50.21 FEET TO A POINT: THENCE
- NORTH 60 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 119.72 FEET TO A POINT IN THE SOUTHEASTERLY SIDELINE OF
- RANDOLPH AVENUE; THENCE ALONG THE SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE, NORTH 26 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 50.84 FEET TO THE POINT OR PLACE OF BEGINNING.

DESCRIPTION:

(PROPOSED LOT 5.01 IN BLOCK 17206)

BEGINNING AT A POINT ON CURVE IN THE SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE (50 FEET WIDE), SAID POINT BEING DISTANT SOUTH 26 DEGREES 29 MINUTES 05 SECONDS WEST, A DISTANCE OF 13.00 FEET FROM THE INTERSECTION OF SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE '50 FEET WIDE) WITH THE SOUTHWESTERLY SIDELINE OF COMMUNIPA' AVENUE (VARIABLE WIDTH), IF BOTH SIDELINES WERE PRODUCED, AND FROM SAID POINT OR PLACE OF BEGINNING RUNNING; THENCE

- NORTHEASTERLY, ALONG THE SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 11.00 FEET, AN ARC LENGTH OF 19.11 FEET, AN INTERNAL ANGLE OF 99 DEGREES 31 MINUTES 21 SECONDS, A CHORD BEARING OF NORTH 76 DEGREES 14 MINUTES 46 SECONDS EAST AND A CHORD LENGTH OF 16.79 FEET TO A POINT OF TANGENCY IN THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE; THENCE
- 2. ALONG THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE, SOUTH 53 DEGREES 59 MINUTES 34 SECONDS EAST. A DISTANCE OF 12.45 FEET TO A POINT, SAID POINT BEING OPPOSITE THE CENTER OF A PARTY WALL STANDING PARTLY ON THE PREMISES BEING DESCRIBED AND PARTLY ON THE PREMISES ADJOINING ON THE SOUTHEAST; THENCE
- 3. SOUTH 29 DEGREES 48 MINUTES 15 SECONDS WEST; TO, THROUGH AND BEYOND THE CENTER OF SAID PARTY WALL, A DISTANCE OF 50.96 FEET TO A POINT; THENCE NORTH 60 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF
- 21.60 FEET TO A POINT IN THE SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE; THENCE 5. ALONG THE SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE,
- NORTH 26 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 50.84 FEET TO THE POINT OR PLACE OF BEGINNING.

DESCRIPTION:

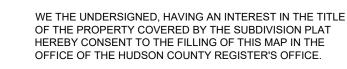
(PROPOSED LOT 5.02 IN BLOCK 17206)

BEGINNING AT A POINT IN THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH), SAID POINT BEING DISTANT SOUTH 53 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 25.45 FEET FROM THE INTERSECTION OF SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE (50 FEET WIDE) WITH THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH), IF BOTH SIDELINES WERE PRODUCED, AND FROM SAID POINT OR PLACE OF BEGINNING RUNNING; THENCE

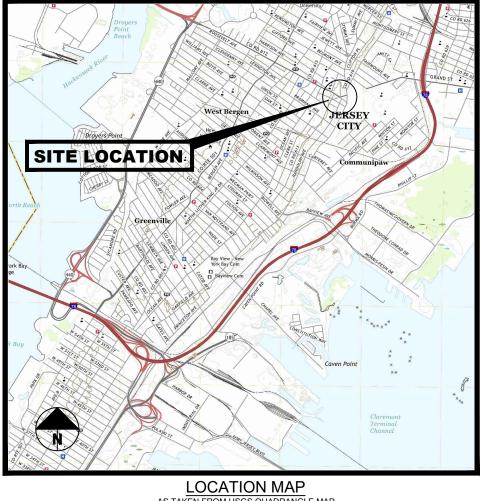
- 1. ALONG THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH), SOUTH 53 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 23.54 FEET TO A POINT, SAID POINT BEING OPPOSITE THE CENTER OF A PARTY WALL STANDING PARTLY ON THE PREMISES BEING DESCRIBED AND PARTLY ON THE PREMISES ADJOINING ON THE SOUTHEAST; THENCE
- 2. SOUTH 29 DEGREES 48 MINUTES 15 SECONDS WEST; TO, THROUGH AND BEYOND THE CENTER OF SAID PARTY WALL, A DISTANCE OF 58.40 FEET TO A POINT; THENCE
- NORTH 60 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 23.40 FEET TO A POINT, SAID POINT BEING OPPOSITE THE CENTER OF ANOTHER PARTY WALL STANDING PARTLY ON THE PREMISES BEING DESCRIBED AND PARTLY ON THE PREMISES ADJOINING ON THE NORTHWEST; THENCE
- NORTH 29 DEGREES 48 MINUTES 15 SECONDS EAST; TO, THROUGH AND BEYOND THE CENTER OF SAID PARTY WALL, A DISTANCE OF 60.96 FEET TO A POINT IN THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH) AND THE POINT OR PLACE OF BEGINNING.

APPROVAL IS HEREBY GIVEN FOR SUBDIVISION BY THE ZONING BOARD OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW

DATE



NOWLEDGE AND BELIEF THIS MAP AND	BOARD
021 MEET THE MINIMUM SURVEY	JERSEY
E BOARD OF PROFESSIONAL	
ND THE MAP HAS BEEN MADE UNDER	
HTHE "MAP FILING LAW".	



AS TAKEN FROM USGS QUADRANGLE MA JERSEY CITY QUAD SCALE: N.T.S.

DESCRIPTION:

(PROPOSED LOT 5.03 IN BLOCK 17206)

BEGINNING AT A POINT IN THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH), SAID POINT BEING DISTANT SOUTH 53 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 48.99 FEET FROM THE INTERSECTION OF SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE (50 FEET WIDE) WITH THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH), IF BOTH SIDELINES WERE PRODUCED, AND FROM SAID POINT OR PLACE OF BEGINNING RUNNING; THENCE

- ALONG THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH), SOUTH 53 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 23.56 FEET TO A POINT, SAID POINT BEING OPPOSITE THE CENTER OF A PARTY WALL STANDING PARTLY ON THE PREMISES BEING DESCRIBED AND PARTLY ON THE PREMISES ADJOINING ON THE SOUTHEAST; THENCE
- SOUTH 29 DEGREES 48 MINUTES 15 SECONDS WEST; TO, THROUGH AND BEYOND THE CENTER OF SAID PARTY WALL, A DISTANCE OF 55.83 FEET TO A POINT; THENCE NORTH 60 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 23.42 FEET TO A POINT, SAID POINT BEING OPPOSITE THE CENTER OF ANOTHER PARTY WALL STANDING PARTLY ON THE PREMISES BEING DESCRIBED AND PARTLY ON THE
- PREMISES ADJOINING ON THE NORTHWEST; THENCE NORTH 29 DEGREES 48 MINUTES 15 SECONDS EAST; TO, THROUGH AND BEYOND THE CENTER OF SAID PARTY WALL, A DISTANCE OF 58.40 FEET TO A POINT IN THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH) AND THE POINT OR PLACE OF BEGINNING.

DESCRIPTION:

(PROPOSED LOT 5.04 IN BLOCK 17206)

BEGINNING AT A POINT IN THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH), SAID POINT BEING DISTANT SOUTH 53 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 72.55 FEET FROM THE INTERSECTION OF SOUTHEASTERLY SIDELINE OF RANDOLPH AVENUE (50 FEET WIDE) WITH THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH), IF BOTH SIDELINES WERE PRODUCED, AND FROM SAID POINT OR PLACE OF BEGINNING RUNNING; THENCE

- ALONG THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH), SOUTH 53 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 51.60 FEET TO A POINT; THENCE
- SOUTH 29 DEGREES 48 MINUTES 15 SECONDS WEST, A DISTANCE OF 50.21 FEET TO A POINT: THENCE NORTH 60 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 51.30 FEET TO A POINT, SAID POINT BEING OPPOSITE THE CENTER OF ANOTHER PARTY WALL
- STANDING PARTLY ON THE PREMISES BEING DESCRIBED AND PARTLY ON THE PREMISES ADJOINING ON THE NORTHWEST; THENCE
- NORTH 29 DEGREES 48 MINUTES 15 SECONDS EAST; TO, THROUGH AND BEYOND THE CENTER OF SAID PARTY WALL, A DISTANCE OF 55.83 FEET TO A POINT IN THE SOUTHWESTERLY SIDELINE OF COMMUNIPAW AVENUE (VARIABLE WIDTH) AND THE POINT OR PLACE OF BEGINNING.

NOTES:

- THIS SURVEY WAS PREPARED BASED UPON INFORMATION APPEARING IN A REPORT OF TITLE ISSUED BY OLD REPUBLIC TITLE COMPANY, LOAN ID No. 499675258, COMMITMENT DATE: MAY 20, 2019 AND OTHER INFORMATION. SUBJECT TO ITEMS LISTED IN TITLE REPORT SECTION B 2 AS FOLLOWS:
- 10. Subject to all matters shown on a certain map entitled "Resubdivision Plat Lots 10, 11, 12, 13, 14, & 15, Block 1944, as Shown on the Jersey City Tax Map Tract Contains 6914 SF, Jersey City, Hudson County, New Jersey" situated in the Jersey City, County of Hudson, State of NJ, which map was filed on 06/06/2001, in the Hudson County Clerk's Office as Map No. 3804. TAX LOTS PLOTTED ON PLAN.
- 11. Easements as contained in Deed Book 3290 Page 1176 and Deed Book 8021 Page 120. DEED BOOK 3290, PAGE 1176: NOT PLOTTABLE - BLANKET IN NATURE ACROSS MULTIPLE PARCELS.
- DEED BOOK 8021, PAGE 120: CONVEYANCE PLOTTED ON PLAN.
- SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD. DEED OF RECORD:
- DEED BOOK 9429, PAGE 105 RECORDED: AUGUST 26, 2019
- GRANTOR: COMMUNIPAW ASSOCIATES, LLC
- GRANTEE: 481-487 COMMUNIPAW LLC
- 4. HORIZONTAL DATUM IS REFERENCED TO THE NEW JERSEY STATE PLANE NORTH AMERICAN DATUM OF 1983 / 2011 ADJUSTMENT.
- VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1988 / GEOID 2012a.
- 6. UNITS ARE U.S. SURVEY FEET.
- SURVEY FIELD WORK COMPLETED ON DECEMBER 2, 2020.

REFERENCES:

- 1) CITY OF JERSEY CITY TAX MAP SHEET Nos. 172, 173, 187, 189, & 197. 2) DEED BOOK 9429, PAGE 105
- 3) DEED BOOK 8862, PAGE 352
- 4) DEED BOOK 9484, PAGE 195 5) DEED BOOK 8980, PAGE 229
- 6) DEED BOOK 9477, PAGE 362

DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L.1975, c.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK

APPROVAL IS HEREBY GIVEN FOR SUBDIVISION BY THE PLANNING BOARD OF THE COUNTY OF HUDSON, HUDSON COUNTY, NEW JERSEY.

EXECUTIVE DIRECTOR

DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. 55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07004 TEL: 973.696.2600 FAX: 973.696.1362 NJ CERTIFICATE OF AUTHORIZATION : 24GA27926000

JERSEY CITY

FAIRFIELD
ASBURY PARK
CHERRY HILL

LEGEND

	PROPERTY LINE (SUBJECT PREMISES)
	RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	FORMER RIGHT-OF-W LINE
	CONCRETE CURB LINE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE

-WAY LINE LOT LINE LINE IGHT-OF-WAY CURB LINE CURVATURE TANGENCY

	·					
2.	11/8/2021	AS PER CITY ENGINEER'S COMMENTS	MLB			
1.	2/5/2021	ADD DEPRESSED CURB DIMENSIONS	LWT			
N⁰	DATE	DESCRIPTION	BY			
	REVISIONS:					
٥W	/NER:					

481-487 COMMUNIPAW, LLC 922 STATE ROUTE 33 BOULEVARD #802

FREEHOLD, NEW JERSEY 07728

SUBDIVISION PLAT

481-487 COMMUNIPAW AVENUE

OCATION:

RAWING TITLE:

ROJECT:

481-487 COMMUNIPAW AVENUE BLOCK 17206, LOT 5 CITY OF JERSEY CITY HUDSON COUNTY, NEW JERSEY

GREG S. GLOOR PROFESSIONAL SURVEYOR

NJ LICENSE NUMBER 24GS03718900

DRAWN BY: KAM / LWT	CHECKED BY: GSG	DRAWING NUMBER:

DATE	

DATE

11118-002 Sheet **01** of

1-21-2021

1"=10'