

# CITY OF JERSEY CITY

Department of Housing, Economic Development & Commerce  
Division of City Planning



## Interdepartmental Memorandum

DATE: 11/3/21  
TO: Planning Board Commissioners  
FROM: Cameron Black, Senior Planner, AICP, PP  
RE: Case # P21-057  
99 Arlington Avenue, Block: 23602, Lot 4  
Minor Subdivision w/ c variance

### APPLICATION SUMMARY

The applicant proposes to demolish the existing structure (See demolition permit in Appendix B and Tax card photos Appendix C) and subdivide a 50' x 100' (4,989 sq. ft.) lot into two 25' x 100' (2,494.4 square feet) with a shared 10' curb cut in the R-1 Zone.



Applicant's Site Outlined in Red



**Photo A – Site Looking West (11.4.21)**



**Photo B – Site Looking South East (11.4.21)**

## **REQUIREMENTS AND STANDARDS FOR CONSIDERATION**

Below are Design Standards from the JC LDO and the R-1 Zoned Plan to provide guidance for Commissioners:

345-70

### **B. Automobile Parking Design Standards.**

1. Curb cuts shall be limited to the minimum number necessary.
2. Parking shall not be the dominant visual element of the site.
3. Parking which is visible from the street or other areas exposed to public view shall be screened and softened by landscaping, low screen walls or a combination of elements.
4. Broad expanses of paving shall be broken up with landscaping.
5. The use of common or shared driveways which provide access to more than one site is encouraged.

§ 345-40

R-1:

[Amended 6-13-2007 by Ord. No. 07-101]

1. Where there is construction of two or more homes with permitted driveways on adjacent lots, new driveways shall be located so as to maximize on-street parking space; no existing street tree shall be removed to create a driveway without prior approval by the Jersey City Division of Parks & Forestry.

### **IN THE EVENT A MOTION IS MADE TO APPROVE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS:**

1. All testimony given by the Applicant and the expert witness in accordance with this application shall be binding. All street trees and landscaping shall be installed in accordance with 345-66 and the City's Forestry Standards, prior to an issuance of a Certificate of Occupancy.
2. Revised subdivision plat shall be submitted showing all revisions from the Tax Assessor's office.
3. There shall be a deed restriction filed with Jersey City's Law Department that forbids the construction of two curb cuts in front of the newly proposed lots. Only one 10' curb cut may be permitted in the center of the newly created lots.

## APPENDIX B



**Department of Housing, Economic Development & Commerce  
Division of City Planning**

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**Determination of Significance at Applicant's Request**

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**DATE:** September 15, 2020

**TO:** Stephen Joseph, Applicant

**FROM:** Margaret O'Neill, Historic Preservation Specialist *mon*

**SUBJECT:** 99 Arlington Ave, Block 23602, Lot 4, Ward F  
Historically Block 1483, Lot D  
DS20-103

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After assessing the building at **99 Arlington Ave, Block 23602, Lot 4, Ward F  
Historically Block 1483, Lot D** the building does not possess significant integrity to prevent its demolition.

The 1938 Tax Assessor's card from the City of Jersey City estimated the date of construction to be 1890, with which HPC Staff generally agrees. It is not mentioned as a particular subject in the Phase One or Two NJ Historical Sites Inventory Survey of the City of Jersey City, nor is it listed as eligible for inclusion on the National, State, or Municipal Historic Register either individually or as a contributing resource district.

The building is an altered, three and a half story, vernacular Queen Anne influenced residential building. It does not appear to meet the Criteria for Evaluation under A, B, C, or D. The building appears to have integrity of location and some elements of design, but in its current state, it does not appear to have integrity of materials, setting, workmanship, feeling, or association. In its current condition, the building does not appear to meet enough criteria for historic, architectural or cultural significance. HPC Staff notes that this demolition approval does not include the removal of any street trees. The removal of any street trees requires approval from the Division of Forestry.

**CC:** Tanya Marione, Director Division of City Planning  
Raymond Meyer, Construction Official  
Nick Taylor, Zoning Officer  
HPC

## Appendix C

1938 Tax card photo



1978 Tax card photo

