

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



Inter-Office Memorandum

DATE: January 31, 2022

TO: Raymond Meyer, Construction Code Official
Nick Taylor, Zoning Official

FROM: Rachel Craft, Hunter Research, Inc. 
Sara Quinlan, Historic Preservation Specialist

SUBJECT: 221 Liberty Avenue, Block 4601, Lot 17, Ward D
Historically Block 948, Lot 25A
D22-006

After assessing **221 Liberty Avenue, Block 4601, Lot 17, Ward D, Historically Block 948, Lot 25A**, the building does not appear to possess significant integrity to prevent its demolition.

The 1938 City Tax Assessor's card notes a date of construction of "abt. 1915," which is supported by cartographic and stylistic evidence. The building first appears on the G.M. Hopkins Company *Plat Book of Jersey City and Bayonne Hudson Co.*, of 1928 as a rectangular-plan, wood-frame dwelling. The building is not mentioned as a particular subject in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* (1985), was not mentioned in the *Phase Two Survey* (1986), nor is it listed as eligible for inclusion on the National, State, or Municipal Historic Register individually.

The building at 221 Liberty Avenue is a two-story, two-bay, originally Dutch Colonial Revival-style wood-frame house. The building retains integrity of location and some basic elements of design but its integrity of setting, materials, workmanship, and feeling have been greatly diminished. A photograph attached to the tax card of 1938 shows that the street elevation of the building originally had a false gambrel eave with a double hung-window centered in the false front. Aside from the removal of the false eave and window, the building remains largely in its original form and massing, with fenestration and door locations unchanged from the original. Most of the building's exterior materials are modern replacements, including vinyl siding and vinyl sashes. Original six-over-one sashes have been replaced with modern one-over-one vinyl sashes.

The building does not appear to meet the Criteria for Evaluation under A, B, C or D. The building is the central unit of a collection of five similarly constructed houses, the majority of which do not retain the original façade features. Although the block of Liberty Avenue between Lake Street and Carlton Avenue retains many of its late-19th and early-20th century building forms, massings and styles, the setting has been impacted by the construction of modern dwellings to its south. In its current condition, the building does not appear to meet any of the criteria for historic, architectural, or cultural significance. The reviewer suggests any future development of the site be compatible with the heights, scales, and setbacks of the existing streetscapes to maintain compatibility with the surrounding neighborhood.

CC: Maggie O'Neill, Historic Preservation Specialist
Tanya Marione, Director of City Planning
HPC
File
Applicant

Property Address: _____
Date Submitted: _____
Applicant No. D21- _____
Box is for Staff Use Only



Phone: 201.547.5010
Fax: 201.547.4323

Demolition Permit Instructions

At present, the Historic Preservation Officer reviews all applications for demolition throughout the City in order to establish if the building or structure contains historic, cultural, and/or architectural significance. This review is conducted in compliance with Chapter 105 of the City Code entitled *Building Demolition*. There will be a \$100 fee due, payable to the City of Jersey City at the time of application. Please note: the property owner's signature must match the tax card, or a copy of the deed is required.

Please submit the following:

1. A map, site plan or survey showing location of structure on property, with reference to neighboring properties.
2. Photographs of all street façade elevations and significant features on that block's frontage. (Google street views are NOT accepted)
3. Demolition permit application for staff signature (obtainable in Building dept.)
4. Demolition permit application jacket, for staff signature (obtainable in Building dept.)
5. Any and all documents required by the Construction Code Official

Staff will review these requests on a first in / first out basis and provide a memorandum to the Construction Code Official regarding the significance of the building as soon as their research is complete. In extraordinary cases, it might be advisable to have staff of the Historic Preservation Office visit the building if the photographic or cartographic evidence is unclear.

All demolition applications will be certified as complete or incomplete within 10 business days of submission. All applications will be reviewed and reported on within 45 days of the application being deemed complete.

Please fill out the information below and include this sheet with the required documentation.

Property Owner's Signature: _____

Property Address: 221 Liberty Ave. _____

Block: 4601 Lot: 17 Ward: _____

Name & Contact Number: Harleen Kaur 2012660456 _____

Email: allhouselc@gmail.com _____





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



Determination of Significance at Applicant's Request

DATE: August 17, 2021

TO: Arvinder Singh, Applicant
Maggie O'Neill, Historic Preservation Specialist *mon*

FROM: Adrian Trevisan, Hunter Research, Inc.

SUBJECT: 221 Liberty Avenue, Block 4601, Lot 17, Ward D
Historically Block 948, Lot 25A
DS21-082

After assessing **221 Liberty Avenue, Block 4601, Lot 17, Ward D, Historically Block 948, Lot 25A**, the building does not possess significant integrity to prevent its demolition.

The 1938 Tax Assessor's card from the City of Jersey City notes a date of construction of "abt. 1915," which is supported by cartographic and stylistic evidence. The building first appears on the G.M. Hopkins Company *Plat Book of Jersey City and Bayonne Hudson Co.*, of 1928 as a wood-frame dwelling. The building is not mentioned as a particular subject in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* (1985), was not mentioned in the *Phase Two Survey* (1986), nor is it listed as eligible for inclusion on the National, State, or Municipal Historic Register individually.

The building at 221 Liberty Avenue is a two-story, two-bay, originally Dutch Colonial Revival-style wood-frame house. A photograph attached to the tax card of 1938 shows that the street elevation of the building originally had a false gambrel eave with a double hung-window centered in the false front. Aside from the removal of the false eave and window, the building remains largely in its original form and massing, with fenestration and door locations unchanged from the original. Most of the building's exterior materials are modern replacements, including vinyl siding and vinyl sashes. Original six-over-one sashes have been replaced with modern one-over-one vinyl sashes. The building does not appear to meet the Criteria for Evaluation under A, B, C or D. The building is the central unit of a collection of five similarly constructed houses, the majority of which do not retain the original façade features. Although the block of Liberty Avenue between Lake Street and Carlton Avenue retains many of its late-19th and early-20th century building forms, massings and styles, the setting has been impacted by the construction of modern dwellings to its south. In its current condition, the building does not appear to meet any of the criteria for historic, architectural, or cultural significance. The reviewer suggests any future development of the site be compatible with the heights, scales, and setbacks of the existing streetscapes to maintain compatibility with the surrounding neighborhood.

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

BLOCK 4601 LOT 17 QUALIFICATION CODE _____ ADDRESS (SITE) 221 LIBERTY AVE. PERMIT NO. _____



CONSTRUCTION PERMIT APPLICATION

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION

1. Proposed Work Site at: 221 LIBERTY AVE.

2. Name of Owner in Fee: 221 LIBERTY AVE LLC

Tel. _____ e-mail _____

Address 101 HUDSON ST. Jersey City

3. Ownership in Fee: Public _____ Private X _____

4. Principal Contractor: GN Management and Developers Tel. _____

Address 101 Hudson St. Suite 1702 e-mail harleen@gnmgt.com

Jersey City, NJ

License No. OR, if new home, Builder Reg. No. 050395 Exp. Date 06/30/2022

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 82465419 FAX: _____

5. Architect or Engineer _____ Contact _____

Address _____ e-mail _____

Tel. _____ FAX: _____

6. Responsible Person in Charge once Work has Begun Harleen Kaur

Tel. (201) 266-0456 FAX: (844) 312-5051

V. FEE SUMMARY (for office use only)

	Update	Update
1. Building	\$	
2. Electrical		
3. Plumbing		
4. Fire Protection		
5. Elevator Devices		
6. Subtotal		
7. Less 20% for State Plan Review	\$	
8. Subtotal	\$	
9. State Permit Surcharge Fee		
10. Subtotal	\$	
11. Cert. of Occupancy		
12. Other		
13. TOTAL	\$	

VI. BUILDING/SITE CHARACTERISTICS

1. Number of Stories _____

2. Height of Structure _____ ft.

3. Area — Largest Floor _____ sq. ft.

4. New Building Area _____ sq. ft.

5. Volume of New Structure _____ cu. ft.

6. Max. Live Load _____

7. Max. Occupancy Load _____

8. If Industrialized Building, State Approved _____ HUD _____

9. Total Land Area Disturbed _____ sq. ft.

10. Flood Hazard Zone _____

11. Base Flood Elevation _____ ft.

12. Wetlands yes _____ no _____

IIa. PROPOSED WORK

- ☐ Minor Work ☐ New Building ☐ Addition ☒ Demolition
- ☐ Repair ☐ Alteration ☐ Renovation ☐ Reconstruction
- ☐ Asbestos Abat. -Subch. 8 ☐ Lead Hazard Abatement ☐ Radon Remediation ☐ Annual Permit

IIb. SUBCODES

(Check all that apply)

- ☒ Building
- ☐ Electrical
- ☐ Plumbing
- ☐ Fire Protection
- ☐ Elevator

FOR OFFICE USE ONLY (Optional)

Est. Cost	Plans Rec'd by	Date Rec'd	Rejection Date	Approval Date	Re-viewer	Resubmission Dates	Re-viewer

TOTAL COST \$0

III. PLAN REVIEW (optional)

DO YOU WANT:

1. ☐ Partial Releases
2. ☐ Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. ☐ Elevators/Escalators/Lifts/ Dumbwaiters/Moving Walks
2. ☐ High Pressure Boilers
3. ☐ Refrigeration Systems
4. ☐ Cross-Connections/Backflow Preventers
5. ☐ Hazardous Uses/Places of Assembly
6. ☐ Smoke Control Systems in Open Wells
7. ☐ Underground Storage Tanks
8. ☐ Swimming Pools, Spas and Hot Tubs
9. ☐ Fire Alarm

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use: _____
2. Use Group, Proposed: _____ Select Group
3. Change in Use Group, Indicate Present: _____ Select Group
4. No. of dwelling units: Total Units Income-restricted
- Gained, Sale _____
- Gained, Rental _____
- Lost, Sale _____
- Lost, Rental _____

B. NON-RESIDENTIAL (primary use)

1. State Specific Use: _____
2. Use Group, Proposed: _____ Select Group
3. Change in Use Group, Indicate Present: _____ Select Group

C. MIXED USE -List secondary use(s): _____

- D. Construct. Classification: Present _____
- Proposed _____

CERTIFICATION IN LIEU OF OATH

I. OWNER SECTION (to be completed if the applicant is the owner in fee)

I hereby certify that I am the owner in fee of the property listed on Page 1.

Mark the following applicable boxes:

- A. ☐ I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.

I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.

- B. ☐ I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(f)1.ix:

I personally prepared the plans submitted for: 1) the new home referred to in A.; or, 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or, 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.

- C. ☐ I further certify that I will perform or supervise the following work:

C.1. ☐ Building C.2. ☐ Fire Protection

I further certify that I will perform the following work:

C.3. ☐ Electrical C.4. ☐ Plumbing

- D. ☐ I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals, including such certification as the construction official may require, have been given or will be given prior to permit issuance.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Signature _____ Date _____

II. AGENT SECTION (to be completed if the applicant is not the owner in fee)

I hereby certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(d): the proposed work is authorized by the owner in fee; and I have been authorized by the owner in fee to make this application as his agent.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals, including such certification as the construction official may require, have been given or will be given prior to permit issuance.

I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I understand that if any of the above statements are willfully false, I am subject to punishment.


☒ Check if contractor.

Agent Name GN Management and Developers

Address 101 Hudson St. Suite 1702

Jersey City, NJ 07302

Telephone (201) 266-0456

Signature 

- III. ☐ LEAD HAZARD ABATEMENT: Include Homeowner or Building Owner Affidavit as per N.J.A.C. 5:23-2.15(b)4.

- IV. ☐ HOME ELEVATION: Include Home Elevation Contractor Certification as per N.J.S.A. 52:27D-123.16.

OFFICE DATE RECEIVED: _____

VIII. PRIOR APPROVALS CHECKLIST (office use only)	LOCAL APPROVAL		COUNTY APPROVAL		REGIONAL APPROVAL		STATE APPROVAL		COMMENTS
	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	
<input type="checkbox"/> Zoning Officer									
<input type="checkbox"/> Planning Board									
<input type="checkbox"/> Zoning Board									
<input type="checkbox"/> Sewer Authority									
<input type="checkbox"/> Water Authority									
<input type="checkbox"/> Police Department									
<input type="checkbox"/> Health Department									
<input type="checkbox"/> Soil Conservation									
<input type="checkbox"/> N.J. Department of Community Affairs									
<input type="checkbox"/> N.J. Department of Transportation									
<input type="checkbox"/> N.J. Department of Environmental Protection									
<input type="checkbox"/> Utility Dig No.									
<input checked="" type="checkbox"/> HPL									
<input type="checkbox"/>									

Handwritten in red: 1/31/22 approved for demo per attached memo 122-006

IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE (office use only—optional)		
Name of Code & Edition	Name of Code & Edition	
Building _____	Energy _____	Other _____
Electrical _____	Barrier Free _____	_____
Plumbing _____	Flood Hazard _____	_____
Fire Protection _____	As Built Elevation Cert. _____	_____
Mechanical _____	Other _____	_____

X. CERTIFICATES ISSUED (office use only)		DATE ISSUED	DATE EXPIRED	DATE REISSUED	DATE EXPIRED
<input type="checkbox"/> Temporary Certificate of Occupancy	No. _____	_____	_____	_____	_____
<input type="checkbox"/> Temporary Certificate of Compliance	No. _____	_____	_____	_____	_____
<input type="checkbox"/> Continued Certificate of Occupancy	No. _____	_____	_____	_____	_____
<input type="checkbox"/> Certificate of Compliance	No. _____	_____	_____	_____	_____
<input type="checkbox"/> Certificate of Occupancy	No. _____	_____	_____	_____	_____
<input type="checkbox"/> Certificate of Approval	No. _____	_____	_____	_____	_____
<input type="checkbox"/> Lead Abatement Clearance Certificate	No. _____	_____	_____	_____	_____



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 4601 Lot 17 Qualification Code _____
Work Site Location 221 LIBERTY AVE.

Owner in Fee: 221 LIBERTY AVE LLC

Tel. (201) 266 0456 e-mail allhouse llc@gmail.com

Address 101 Hudson St. Suite 1702 Jersey City, NJ 07302
street municipality zip code

Contractor: G/N MGMT & Developers Tel. (201) 266 0456

Address 101 Hudson St. Suite 1702 Jersey City, NJ e-mail nanleen@gnmgt.com

Contractor License No. or Builder Registration No. 050395 Exp. Date 6/30/2022

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Emp. ID No. 824965419 FAX: (844) 312 5051

JOB SUMMARY (Office Use Only)

PLAN REVIEW		Date	Initial	INSPECTIONS		Dates (Month/Day)	
[] No Plans Required	_____	_____	_____	Type:	Failure	Approval	Initial
[] All	_____	_____	_____	Footings	_____	_____	_____
[] Footings/Foundations	_____	_____	_____	Footings Bonding	_____	_____	_____
[] Structural/Framework	_____	_____	_____	Foundation	_____	_____	_____
[] Exterior	_____	_____	_____	Slab	_____	_____	_____
[] Interior	_____	_____	_____	Frame	_____	_____	_____
Joint Plan Review Required:				Truss Sys./Bracing	_____	_____	_____
[] Elec.	[] Plumb.	[] Fire	[] Elevator	Barrier-Free	_____	_____	_____
SUBCODE APPROVAL for PERMIT				Insulation	_____	_____	_____
Date: _____				Finishes -Base Layer	_____	_____	_____
Approved by: _____				Finishes -Final	_____	_____	_____
SUBCODE APPROVAL for CERTIFICATE				Energy	_____	_____	_____
Date: _____				Mechanical	_____	_____	_____
Approved by: _____				TCO	_____	_____	_____
[] CO	[] CCO	[] CA		Other	_____	_____	_____
Date: _____				Final	_____	_____	_____
Approved by: _____				Barrier-Free	_____	_____	_____

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed _____ Constr. Class Present _____ Proposed _____

No. of Stories _____ If Industrialized Building: _____

Height of Structure _____ ft. State Approved _____ HUD _____

Area — Largest Floor _____ sq. ft. Est. Cost of Bldg. Work:

New Bldg. Area/All Floors _____ sq. ft. 1. New Bldg. \$ _____

Volume of New Structure _____ cu. ft. 2. Rehabilitation \$ _____

Max. Live Load _____ 3. Total (1+ 2) \$ _____

Max. Occupancy Load _____

U.C.C. F110
(rev. 11/09)

Date Received
Control #

Date Issued
Permit #

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here: [Signature]

Print name here: Nanleen Kaur

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Demolition
of 2 family house.

TYPE OF WORK:

[] New Building	FEE (Office Use Only)
[] Addition	\$ _____
[] Rehabilitation	_____
[] Roofing	_____
[] Siding	_____
[] Fence _____ Height (exceeds 6')	_____
[] Sign _____ Sq. Ft.	_____
[] Pool	_____
[] Retaining Wall _____ Sq. Ft.	_____
[] Asbestos Abatement Subchapter 8	_____
[] Lead Haz. Abatement NJAC 5:17	_____
[] Radon Remediation	_____
[] Other _____	_____
[] Demolition	_____

Administrative Surcharge \$ _____
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEE \$ _____

1 White = Inspector Copy
3 Pink = Office Copy

2 Canary = Office Copy
4 Gold = Applicant Copy

