



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

Division of Zoning

Nick Taylor, Zoning Officer

One Jackson Square

Jersey City, New Jersey 07305

Telephone (201) 547-4832

Steven M. Fulop, Mayor
City of Jersey City

March 2, 2022

Benjamin T.F. Wine, Esq.
Prime & Tuvel
1 University Plaza Drive, Suite 500
Hackensack, N.J. 07601

Re: 221 Liberty Avenue
Block # 4601 Lot # 17
29.17X138 Av.
2S-F-D-3U-H
Zone: R-1 – One and Two Family Housing District

Dear Mr. Wine,

Your proposed new four (4) story, three (3) unit dwelling at the above address located in the R-1 Zone will require Zoning Board approval with all variances deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07305 Tel. 201-547-5010.

If I can be of further assistance, please contact this office.

Respectfully Yours,

Nick Taylor
Zoning Officer

NT/sp