



The Department of Housing, Economic Development, & Commerce

Division of Zoning

**One Jackson Square
Jersey City, New Jersey 07305
Telephone (201) 547-4832**

**Steven M. Fulop, Mayor
City of Jersey City**

April 6, 2023

Benjamin T. F. Wine, Esq
ben@primelaw.com

Re: 194 Freeman Avenue
Block: 14602 Lot: 46
Description: 24.58x60, Vacant Land

Zone: R-1 One and Two Family Housing District

Dear Benjamin Wine,

Your request for a determination for a proposed 3 story, 2 unit building at 194 Freeman Avenue has been received. Pursuant to 345-60.V.5.b. existing vacant lots that are undersized or do not conform to the minimum lot requirements of the zone may have a building permit issued for a use permitted in the zone provided that the building and lot coverage limit is not exceeded, parking requirements are met and the yard and height provisions are met. Should any proposed building violate one of the previously listed regulations, zoning board approval will be required.

As per N.J.S.A., C-40: 55D-70, Paragraph A and C-40: 55D-72 – You may appeal this notice of violation to the Jersey City Zoning Board of Adjustment, within twenty (20) days.

For more information on how to file an appeal, please contact Division of City Planning (201) 547 5010 or visit <http://www.jerseycitynj.gov/planning>

Tanya R. Marione

Tanya R. Marione, AICP, PP
Acting Zoning Officer