




Inter-Office Memorandum

DATE: June 25, 2021

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

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

SUBJECT: 61 Liberty Avenue, Block 6303, Lot 2, Ward C
Historically Block 635, Lot 219
D21-078

After assessing 61 Liberty Avenue, Block 6303, Lot 2, Ward C; Historically Block 635, Lot 219, 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. 1900," a date that is confirmed by cartographic evidence. The building first appears as a two-story, wood-frame dwelling with a projecting bay window centered on its front elevation and a one-story, full-width porch in the Sanborn Map Company fire insurance map of 1910. 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 61 Liberty Avenue is a two-and-one-half-story, three-bay, wood-frame, vernacular building that is old-in-form only and no longer retains any historic architectural details or characteristics of note. The photograph attached to the tax card from 1938 shows the building's thick, plain cornice at its roofline and a full-width, wood porch with paired pediments over each entry. The building's façade also had a brick veneer; none of these architectural elements remain extant. The building's exterior materials have since been replaced and include stucco at the second story, a stone veneer at the first story, vinyl sashes and casements, replacement doors, and a brick porch. It does not appear to meet the Criteria for Evaluation under A, B, C or D for historic, architectural, or cultural significance.

Staff suggests that any future development of the site is compatible with the height, scale, design paradigm, and setbacks of the buildings on the block of and in the surrounding neighborhood.

CC: Maggie O'Neill, Historic Preservation Specialist
Tanya Marione, Director of City Planning
Raymond Meyer, Construction Official
Nick Taylor, Zoning Officer
HPC
File

Property Address: _____
 Date Submitted: _____
 Applicant No. D20- _____
 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.

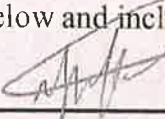
Please submit the following:

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: 61 LIBERTY Av JC NJ 07306

Block: 635 Lot: 219.A Ward: _____

Name & Contact Number: NEERAJ & 201-779-6081

Email: KUTSER.CONSTRUCTION18@GMAIL.COM



CONSTRUCTION PERMIT APPLICATION

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

I. IDENTIFICATION

1. Proposed Work Site at: 61 LIBERTY AV JC NJ

2. Name of Owner in Fee: ZUBIN MOGUL e-mail: Kuberconstruction18@gmail.com

Tel: (201) 779-6081 zip code _____

Address 27 Skillman Avenue Jc Nj 07306 municipality _____ Private _____

3. Ownership in Fee: Public _____

4. Principal Contractor: Kuber Construction Tel: (201) 779-6081

Address 27 Skillman Avenue Jc Nj 07306 e-mail: Kuberconstruction18@gmail.com

License No. OR, if new home, Builder Reg. No. 48661 Exp. Date 07/31/2022

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. _____ FAX: _____

5. Architect or Engineer: Mukti Bajaj Contact: Mukti Bajaj

Address 95 Coles street Jc Nj 07302 e-mail: mukti@muktiairca.com

Tel: (201) 839-2600 FAX: _____

6. Responsible Person in Charge once Work has Begun: Neeraj Jhatta

Tel: _____ FAX: _____

V. FEE SUMMARY (for office use only)

1. Building	\$	Update
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

(office use only)

1. Number of Stories _____ ft.

2. Height of Structure _____ sq. ft.

3. Area — Largest floor _____ sq. ft.

4. New Building Area _____ cu. ft.

5. Volume of New Structure _____

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 _____

12. Wetlands yes _____ no _____

078
 025/21

IIa. PROPOSED WORK

Minor Work

Repair

Asbestos Abat. -Subch. 8

New Building

Alteration

Lead Hazard Abatement

Demolition

Addition

Renovation

Radon Remediation

Reconstruction

Annual Permit

IIb. SUBCODES

(Check all that apply)

Plans Rec'd by	Date Rec'd	Rejection Date	Approval Date	Re-viewer	Resubmission Dates Approval	Re-viewer
<input checked="" type="checkbox"/> Building						
<input type="checkbox"/> Electrical						
<input type="checkbox"/> Plumbing						
<input type="checkbox"/> Fire Protection						
<input type="checkbox"/> Elevator						

TOTAL COST \$10,000

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 _____

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. Pressure Vessels

4. Refrigeration Systems

5. Cross-Connections/Backflow Preventers

6. Hazardous Uses/Places of Assembly

7. Sprinklers/Standpipes

8. Smoke Control Systems in Open Wells

9. Underground Storage Tanks

10. Swimming Pools, Spas and Hot Tubs

11. LP Gas Tanks

12. Fire Alarm

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 Kuber Construction LLC

Address 27 Skillman Avenue

Jersey City Nj 07306

Telephone (201) 779-6081

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"/> HPC									
<input type="checkbox"/>									

See 6/25/21 approved for demolition per attached memo D21-078

IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE (office use only—optional)

Name of Code & Edition Building _____ Electrical _____ Plumbing _____ Fire Protection _____ Mechanical _____	Energy _____ Barrier Free _____ Flood Hazard _____ As Built Elevation Cert. _____ Other _____	Name of Code & Edition _____ _____ _____ _____ _____
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X. CERTIFICATES ISSUED (office use only)

<input type="checkbox"/> Temporary Certificate of Occupancy	No. _____	DATE ISSUED _____	DATE EXPIRED _____	DATE REISSUED _____	DATE EXPIRED _____
<input type="checkbox"/> Temporary Certificate of Compliance	No. _____	DATE ISSUED _____	DATE EXPIRED _____	DATE REISSUED _____	DATE EXPIRED _____
<input type="checkbox"/> Continued Certificate of Occupancy	No. _____	DATE ISSUED _____	DATE EXPIRED _____	DATE REISSUED _____	DATE EXPIRED _____
<input type="checkbox"/> Certificate of Compliance	No. _____	DATE ISSUED _____	DATE EXPIRED _____	DATE REISSUED _____	DATE EXPIRED _____
<input type="checkbox"/> Certificate of Occupancy	No. _____	DATE ISSUED _____	DATE EXPIRED _____	DATE REISSUED _____	DATE EXPIRED _____
<input type="checkbox"/> Certificate of Approval	No. _____	DATE ISSUED _____	DATE EXPIRED _____	DATE REISSUED _____	DATE EXPIRED _____
<input type="checkbox"/> Lead Abatement Clearance Certificate	No. _____	DATE ISSUED _____	DATE EXPIRED _____	DATE REISSUED _____	DATE EXPIRED _____

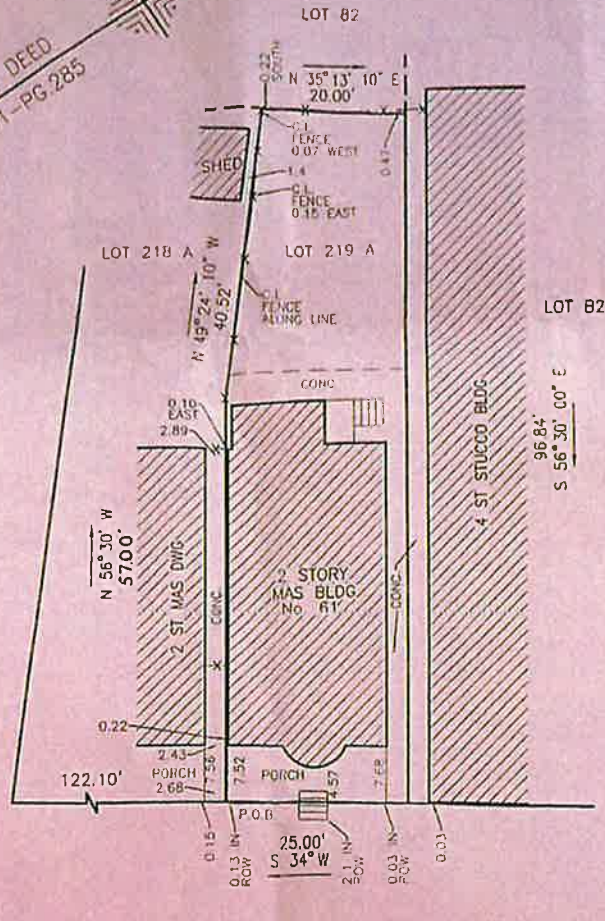


THE UNDERSIGNED WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY ASSIGNMENT OF THIS SURVEY THROUGH A SURVEY AFFIDAVIT TO ANY PERSONS NOT SO NAMED
 "A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1 (D)
 OFFSETS NOT TO BE USED FOR CONSTRUCTION PURPOSES

HR 28,841FA

ADJOINING DEED
 DB 5181-PG.285

ST. PAULS AVENUE (60')



LIBERTY AVENUE (60')
 (GERMANIA AVENUE)

NOTE: SUBJECT DEED REFERENCE DB 3367-PG.600

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THIS SURVEY IS CERTIFIED AS HAVING BEEN PREPARED UNDER MY DIRECT SUPERVISION TO THE FOLLOWING.

1. ROBERT CONNELL
2. EUGENE P. O'CONNELL, ESQ.
3. HUDSON REALTY ABSTRACT CO.
FIRST AMERICAN TITLE INSURANCE COMPANY
4. HUDSON CITY SAVINGS BANK

William B. Klapper
 WILLIAM B. KLAPPER
 PROFESSIONAL LAND SURVEYOR
 NJ LIC. No. 33175

SURVEY OF PROPERTY
 61 LIBERTY AVENUE
 TAX LOT 219.A BLOCK 635
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY

SCALE: 1" = 20'-0" DATE: JULY 25, 2007

BEHAR SURVEYING ASSOCIATES, P.C.
 LAND SURVEYING AND PLANNING

61 LOCUST LANE
 EAST RUTHERFORD, NEW JERSEY 07073
 PH: 973-778-0010 FAX: 973-778-0027

A13731