


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



Inter-Office Memorandum

DATE: October 21, 2021

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

FROM: Sara Quinlan, Historic Preservation Specialist 

SUBJECT: 47 Van Reipen Avenue, Block 7905, Lot 14,
Historically Block 584, Lot 9
D21-143

After assessing the building **47 Van Reipen Avenue, Block 7905, Lot 14, formerly Block 584, Lot 9**, the building does not appear to possess enough significant integrity to prevent its demolition.

The 1938 Tax Assessor's card from the City of Jersey City states that the building was built "about 1890", which staff generally agrees with. The building 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 structure is an altered, two-and-a-half story, three-bay, Italianate residential building. It does not appear to meet the Criteria for Evaluation under A, B, C, or D. The building does retain integrity of location and setting, as well as a small degree of design, but no longer retains integrity of materials, workmanship, or feeling. In its current condition, the building does not appear to meet enough criteria for historic, architectural or cultural significance.

Please note, this approval does not include demolition of the street tree at the property. All street tree removals require approval from the Jersey City Forrester.

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

Property Address: 47 Van Reipen
Date Submitted: 1/14/21
Applicant No. D20-143
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: 

10/18/2021

Property Address: 47 VAN REIPEN AVE JERSEY CITY NJ 07306

Block: 7905 Lot: 14 Ward:

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

Email: KUBERCONSTRUCTION18@GMAIL.COM



CONSTRUCTION PERMIT APPLICATION

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

I. IDENTIFICATION

1. Proposed Work Site at: 47 VAN REIPEN AV JC NJ 07306

2. Name of Owner in Fee: HASAN RIAZ
 Tel. 2017796081 e-mail kuberconstruction18@gmail.com
 Address 27 SKILLMAN AV JC NJ 07306
street municipality zip code

3. Ownership in Fee: Public _____ Private _____
 License No. OR, if new home, Builder Reg. No. _____ Exp. Date _____
 Home Improvement Contractor Registration No. or Exemption Reason _____
 Federal Emp. ID No. _____ FAX: _____

4. Principal Contractor: KUBER CONSTRUCTION Tel. 2017796081
 Address 27 SKILLMAN AV JC NJ 07306 e-mail kuberconstruction18@gmi
 License No. OR, if new home, Builder Reg. No. _____ Exp. Date _____
 Home Improvement Contractor Registration No. or Exemption Reason _____
 Federal Emp. ID No. _____ FAX: _____

5. Architect or Engineer MUKTI ARCHITECTURE Contact MUKTI
 Address 95 COLES STREET JC NJ 07302 e-mail mukti@muktiarch.com
 Tel. 2018392600 FAX: _____

6. Responsible Person in Charge once Work has Begun NEERAJ
 Tel. 2017796081 FAX: _____

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 (office use only)

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)

	Est. Cost	Plans Rec'd by	Date Rec'd	Rejection Date	Approval Date	Re-viewer	Resubmission Dates Approval	Rejection	Re-viewer
<input checked="" type="checkbox"/> Building	10000								
<input type="checkbox"/> Electrical									
<input type="checkbox"/> Plumbing									
<input type="checkbox"/> Fire Protection									
<input type="checkbox"/> Elevator									
TOTAL COST	10000								

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 _____ Select Group _____

3. Change in Use Group, Indicate Present _____

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. ☐ LPGas Tanks

12. ☐ Fire Alarm

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.									
<div style="color: red; font-size: 1.2em; font-weight: bold;"> HPC SLO 10/21/21 approved for demo per attached memo D21143 </div>									

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



BUILDING SUBCODE TECHNICAL SECTION



Date Received
Control #

Date Issued
Permit #

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

Block 7905 Lot 14 Qualification Code _____
Work Site Location 47 VAN REIPEN AVENUE JC NJ

Owner in Fee: HASAN RIAZ
Tel. 2017796081 e-mail KUBERCONSTRUCTION18@GMAIL.COM

Address 27 SKILLMAN AVENUE JC NJ 07306

Contractor: KUBER CONSTRUCTION LLC Tel. 2017796081
Address 27 SKILLMAN AVENUE e-mail kuberconstruction18@gmail.c
JERSEY CITY JC NJ

Contractor License No. or Builder Registration No. 48661 Exp. Date 07/31/2022

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. _____ FAX: _____

JOB SUMMARY (Office Use Only)

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

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed _____
No. of Stories _____
Height of Structure _____ ft.
Area — Largest Floor 1489 sq. ft.
New Bldg. Area/All Floors 4692 sq. ft.
Volume of New Structure 51612 cu. ft.
Max. Live Load _____
Max. Occupancy Load _____

Constr. Class Present _____ Proposed _____
If Industrialized Building:
State Approved _____ HUD _____
Est. Cost of Bldg. Work:
1. New Bldg. \$ 10000
2. Rehabilitation \$ _____
3. Total (1+ 2) \$ 10000

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: _____

Print name here: NEERAJ JHATTA

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

DEMOLITION

TYPE OF WORK:

- ☐ New Building
☐ 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

FEE (Office Use Only)

\$ _____

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



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



Determination of Significance at Applicant's Request

DATE: October 28, 2019
TO: Hasan Riaz, Applicant
FROM: Jacob Collins, Historic Preservation Specialist *man*
SUBJECT: 47 Van Reipen Avenue, Block 7905, Lot 14, formerly Block 584, Lot 9
DS19-145

After assessing the building 47 Van Reipen Avenue, Block 7905, Lot 14, formerly Block 584, Lot 9, the building does not possess, enough, significant integrity to prevent its demolition.

The 1938 Tax Assessor's card from the City of Jersey City states that the building was built *about 1890*, and I generally agree. The building 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.

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