



A TRADITION OF LEGAL EXCELLENCE SINCE 1938

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Patrick T. Conlon  
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January 19, 2022

**VIA EMAIL**

Nick Taylor, Zoning Officer  
Office of Zoning  
City of Jersey City, City Hall Annex  
1 Jackson Square a/k/a 360 MLK Drive  
Jersey City, NJ 07305-3717

**Re: HF Realty One, LLC**  
**Notice of Appeal Pursuant to N.J.S.A. 40:55D-72a**  
**Property: 486 Bramhall Avenue, Jersey City, New Jersey**  
**Block 18802, Lot 9**

Dear Mr. Taylor:

Please be advised this office represents HF Realty One, LLC (the "Appellant"). Appellant owns the property located at 486 Bramhall Avenue, Jersey City, New Jersey, also known as Block 18802, Lot 9 on the Official Tax Map of the City of Jersey City (the "Property"). A tax map with the subject Property highlighted is attached here as **Exhibit A**. The Property is located within the R-1F One and Two Family zoning district (the "R-1F Zone"). The Property is currently improved with a 2.5 story, four (4) unit dwelling, as indicated on the Property's tax card, attached here as **Exhibit B**.

We are in receipt of the "Notice of Violation" from your office, dated January 3, 2022 (the "Notice of Violation"), which is attached here as **Exhibit C**. The Notice of Violation alleges a violation of Jersey City Land Development Ordinance ("JC LDO") Article V. § 354-40.6(G)(9) relating to conditional use standards of three-family homes. Specifically, it alleges a violation of the prohibition against vinyl as a cladding material spelled out in § 354-40.6(G)(9).

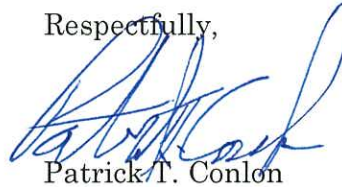
Based on our office's review, it appears that this provision of the JC LDO does not apply to the current renovation or the existing use of the Property. The Property is currently improved with a pre-existing four (4) unit dwelling. The Appellant is maintaining the existing use and is not seeking a conditional use approval, nor any other entitlement within the Municipal Land Use Law (the "MLUL"). The provision of the JC LDO referenced by the Notice of Violation lays out material restrictions for three (3) family homes approved under a conditional use approval in the R-1F Zone. Those restrictions do not apply here, because

Nick Taylor, Zoning Officer  
January 19, 2022  
Page 2

the Property is a pre-existing non-conforming use which does not implicate the requirements of § 354-40.6(G)(9).

By copy of this letter, I am notifying the Zoning Board of Adjustment Secretary of our intention to file an appeal of this Notice of Violation to the Jersey City Zoning Board of Adjustment. The Applicant will pay the required fee via the online payment portal. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully,



Patrick T. Conlon

PTC/

Attachments

cc:

Lindsey Sigmund, Zoning Board of Adjustment Secretary  
Sharon Pagano, Assistant Zoning Officer

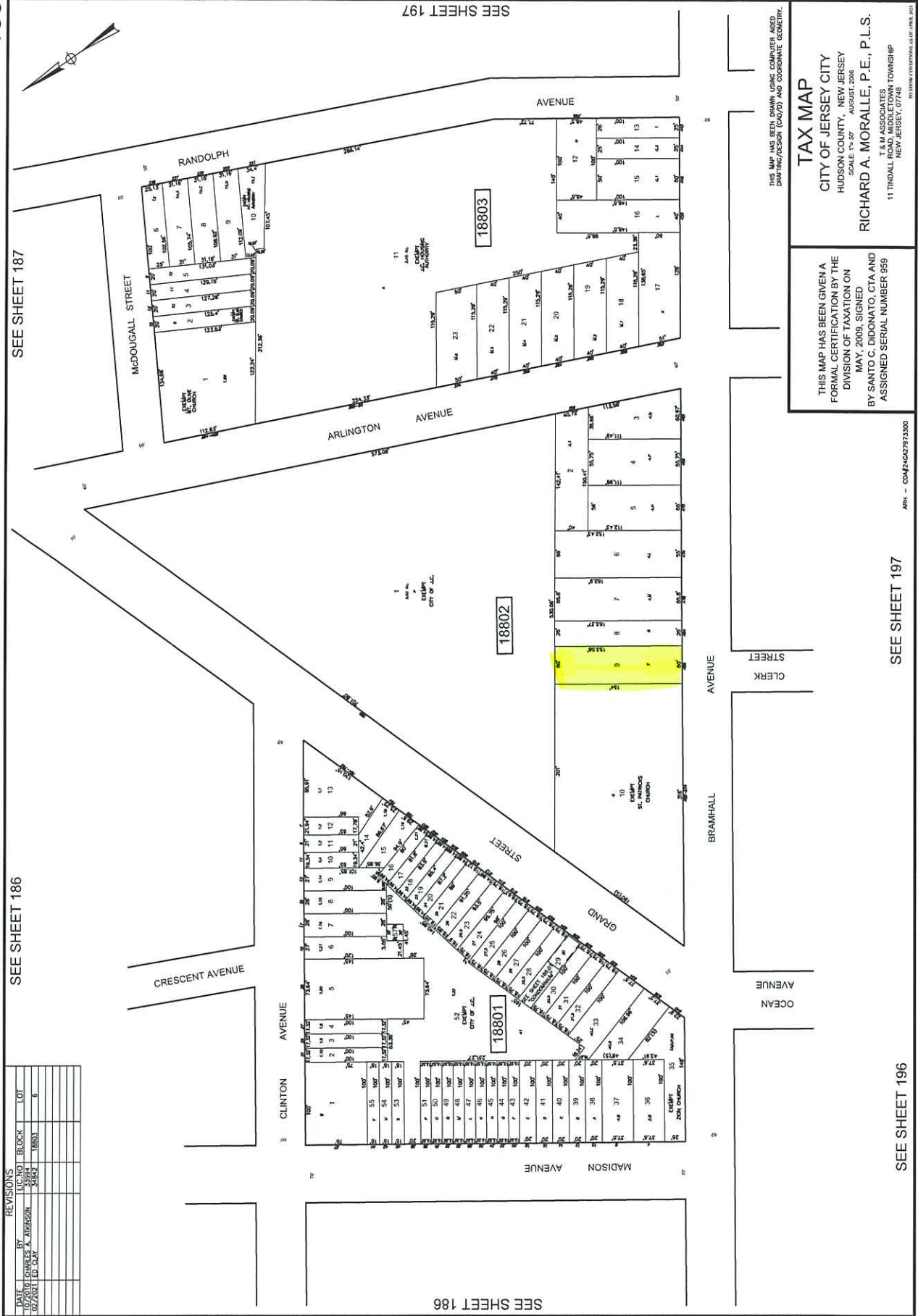
# **EXHIBIT A**

| DATE     | BY                 | REVISIONS | LUC NOT BLOCK | LOT |
|----------|--------------------|-----------|---------------|-----|
| 07/20/10 | CHARLES A. ANKESON | 3314      | 18803         | 6   |
| 02/26/11 | ED CLAY            | 3452      |               |     |
|          |                    |           |               |     |
|          |                    |           |               |     |
|          |                    |           |               |     |
|          |                    |           |               |     |
|          |                    |           |               |     |
|          |                    |           |               |     |
|          |                    |           |               |     |
|          |                    |           |               |     |

SEE SHEET 186

SEE SHEET 187

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SEE SHEET 196

SEE SHEET 197

APN - COMF402973000

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2008, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

### TAX MAP

CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1" = 50'  
AUGUST, 2008  
RICHARD A. MORALLE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TINDALL ROAD  
NEW JERSEY, 07148

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED  
DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.

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# **EXHIBIT B**

[New Search](#)[Property Card](#)

|                        |                            |                                   |                                 |
|------------------------|----------------------------|-----------------------------------|---------------------------------|
| Block: 18802           | Prop Loc: 486 BRAMHALL AVE | Owner: HF REALTY ONE, LLC.        | Square Ft: 2989                 |
| Lot: 9                 | District: 0906 JERSEY CITY | Street: 700 GROVE ST., #12D       | Year Built: 1890                |
| Qual:                  | Class: 2                   | City State: JERSEY CITY, NJ 07310 | Style:                          |
| Additional Information |                            |                                   |                                 |
| Prior Block: 1949      | Acct Num: 00341529         | Addl Lots:                        | EPL Code: 0 0 0                 |
| Prior Lot: 7           | Mtg Acct:                  | Land Desc: 50X153.58              | Statute:                        |
| Prior Qual:            | Bank Code: 660             | Bldg Desc: 2.5S-F-D-4U-H          | Initial: 000000 Further: 000000 |
| Updated: 04/21/21      | Tax Codes:                 | Class4Cd: 0                       | Desc:                           |
| Zone:                  | Map Page: 188              | Acreage: 0.1763                   | Taxes: 7288.58 / 0.00           |
| Sale Information       |                            |                                   |                                 |
| Sale Date: 01/19/21    | Book: 9550 Page: 11        | Price: 790000 NU#: 0              |                                 |
| Sr1a                   | Date                       | Book                              | Page                            |
| 01/19/21               | 9550                       | 11                                |                                 |
| Price                  | NU#                        | Ratio                             | Grantee                         |
| 790000                 | 7                          | 57.52                             | HF REALTY ONE LLC               |

[More Info](#)

## TAX-LIST-HISTORY

| Year        | Property Location | Land/Imp/Tot | Exemption | Assessed | Property Class |
|-------------|-------------------|--------------|-----------|----------|----------------|
| <u>2021</u> | 486 BRAMHALL AVE  | 137800       | 0         | 454400   | 2              |
|             |                   | 316600       |           |          |                |
|             |                   | 454400       |           |          |                |
| <u>2020</u> | 486 BRAMHALL AVE  | 137800       | 0         | 454400   | 2              |
|             |                   | 316600       |           |          |                |
|             |                   | 454400       |           |          |                |
| <u>2019</u> | 486 BRAMHALL AVE  | 137800       | 0         | 454400   | 2              |
|             |                   | 316600       |           |          |                |
|             |                   | 454400       |           |          |                |
| <u>2018</u> | 486 BRAMHALL AVE  | 137800       | 0         | 454400   | 2              |
|             |                   | 316600       |           |          |                |
|             |                   | 454400       |           |          |                |

\*Click on Underlined Year for Tax List Page

[\\*Click Here for More History](#)

# **EXHIBIT C**



Steven M. Fulop, Mayor  
CITY OF JERSEY CITY

DEPARTMENT OF HOUSING,  
ECONOMIC DEVELOPMENT & COMMERCE  
Division of Zoning  
Nick Taylor, Zoning Officer  
1 JACKSON SQUARE  
Jersey City, New Jersey 07305  
Telephone (201) 547-4832

NOTICE OF VIOLATION  
ORDER TO REMEDY  
PURSUANT TO CHAPTER 345  
ZONING CODES

|                                                      |              |        |
|------------------------------------------------------|--------------|--------|
| WORK<br>SITE: 486 BRAMHALL AVE.                      | BLOCK: 18802 | LOT: 9 |
| OWNER IN FEE: HF REALTY ONE, LLC.                    |              |        |
| ADDRESS: 700 GROVE ST., #12D, JERSEY CITY, NJ. 07310 |              |        |
| ACTION                                               |              |        |

|                                |                              |
|--------------------------------|------------------------------|
| DATE OF NOTICE: 1/3/22         | DATE OF INSPECTION: 12/30/21 |
| COMPLIANCE DUE DATE: FORTHWITH | ZONING DISTRICT: R-1F        |

Pursuant to Article I, Section 4, Jersey City Zoning Code, Chapter 345, all uses not expressly permitted in a zoning district are prohibited.

TAKE NOTICE that you have been found to be in violation of The Jersey City Zoning Code, Chapter 345:

|                                                                                |               |                |
|--------------------------------------------------------------------------------|---------------|----------------|
| Article: V                                                                     | Section: 40.6 | Paragraph: G-9 |
| For the following reasons:                                                     |               |                |
| VINYL SIDING IS AN INAPPROPRIATE CLADDING MATERIAL AND IS STRICTLY PROHIBITED. |               |                |

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 Board of Adjustment, within twenty (20) days.

If you have any questions concerning this matter, please call: (201) 547-4832.

Signed: \_\_\_\_\_

Nick Taylor  
Zoning Officer

Ins.: WC

WARD: F

## New Search

## Property Card

Block: 18802  
 Lot: 9  
 Qual: Class: 2

Prop Loc: 486 BRAMHALL AVE  
 District: 0906 JERSEY CITY  
 City State: JERSEY CITY, NJ 07310

Owner: HF REALTY ONE, LLC.  
 Street: 700 GROVE ST., #12D  
 City State: JERSEY CITY, NJ 07310

Prior Block: 1949  
 Prior Lot: 7  
 Prior Qual: 04/21/21  
 Updated: 04/21/21  
 Zone: 188

Add Lots:

Land Desc: 50X153.58

Bldg Desc: 2.5S-F-D-4U-H

Class4Cd: 0

Acreage: 0.1763

Square Ft: 2989  
 Year Built: 1890  
 Style:  
 EPL Code: 0 0 0  
 Statute:  
 Initial: 000000 Further: 000000  
 Desc:  
 Taxes: 7288.58 / 0.00

Sale Date: 01/19/21 Book: 9550 Page: 11

Price: 790000 NU#: 0

More Info 01/19/21 9550 11

790000 7 57.52

HF REALTY ONE LLC

Property Location Land/Imp/TA

Property Class

2021 486 BRAMHALL AVE 137800 0 454400 2

316600  
 454400

2020 486 BRAMHALL AVE 137800 0 454400 2

316600  
 454400

2019 486 BRAMHALL AVE 137800 0 454400 2

316600  
 454400

2018 486 BRAMHALL AVE 137800 0 454400 2

316600  
 454400

Zone - R-1F  
 WARD - F

\*Click on Underlined Year for Tax List Page

\*Click Here for More History



Jersey City, New Jersey

Google

Street View - Nov 2020

Image capture: Nov 2020 © 2021 Google

**§ 345-40.6. - R-1F One and Two Family Housing District.**

[Added 9-11-2007 by Ord. No. 07-156]

- A. Purpose. The purpose of this district is to preserve the pattern, quality, and architectural individuality of the existing detached one- and two-family homes and to discourage subdivision and demolition. This district is similar to the R-1 zone except that it is intended to protect clusters of larger on lot sizes that are larger than the standard 25x100 lot size for Jersey City.
- B. Permitted principal uses are as follows:
  1. One family dwellings.
  2. Dwellings with two dwelling units.
- C. Uses incidental and accessory to the principal use, such as:
  1. Private garages.
  2. Off-street parking.
  3. Fences and walls.
  5. Home occupations.
  6. Swimming pools.
  8. Decks and patios.
- D. Conditional Uses.
  1. Dwellings with three units.
- E. Bulk Standards for One, Two, and Three Family Dwellings.
  1. Minimum Lot Size: Four thousand (4,000) square feet.
  2. Minimum Lot Width: Forty (40) feet.
  3. Minimum Lot Depth: One hundred (100) feet.
  4. Front Yard Setback: Predominant setback shall apply.
  5. Side Yards: Minimum of five feet on both sides.
  6. Minimum Rear Yard: Thirty (30) feet.

7. Maximum Building Height: three stories and thirty-five (35) feet; for three-family buildings, see conditional uses standards for height.
8. Maximum Building Coverage: Fifty-five percent (55%).
9. Maximum Lot Coverage: Seventy-five percent (75%).
10. Maximum Accessory Building Height: Fifteen (15) feet.
11. Minimum Accessory Building Setbacks:

Rear Yard: Three (3) feet;

Side Yard: Two (2) feet.

F. Parking Standards for One, Two, and Three Family Dwellings.

1. Minimum required parking: one space per dwelling unit.
2. No parking shall be permitted between the building line and the street line. Garage entrances must be on the rear wall of the building or as part of a detached or attached fully enclosed garage.
3. Maximum width of driveway: Ten (10) feet.

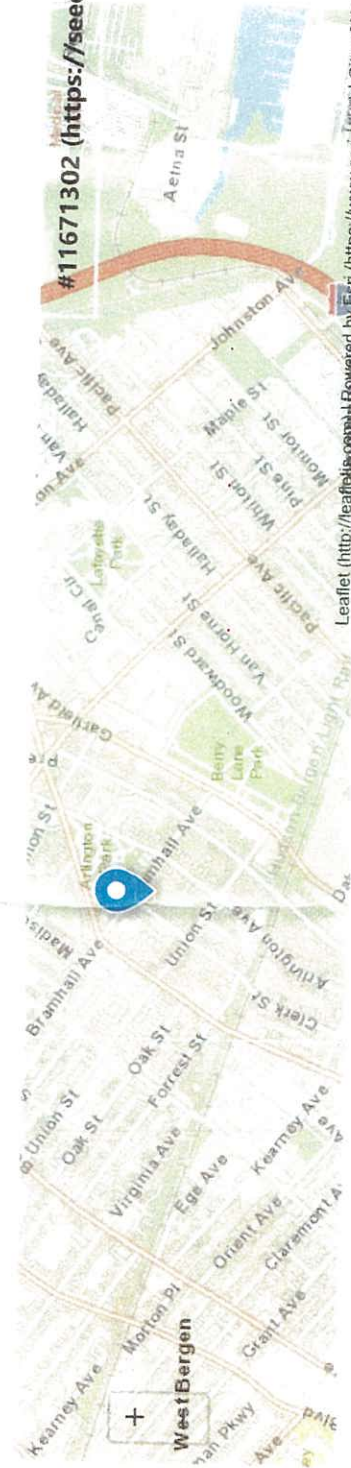
G. Conditional Use Standards for Three-family homes.

1. Homes must be designed to appear as single family dwellings. Three-family buildings must have only one front entry.
2. Three parking spaces must be provided on site. Garage entrances must be on the rear wall of the building or as part of a detached or attached fully enclosed garage.
3. Homes must be designed to include architectural elements such as gables, front porches, transoms, cornices, divided light windows, dormers, bay windows, oriels, turrets, and other elements found within the existing streetscape.
4. Roof pitches must be designed to be compatible with adjacent houses by using prevalent slopes and angles.
5. All exterior walls are to be treated with the same materials and architectural detail; although, the treatment of side and rear walls maybe simplified.
6. Design elements shall have compatible rhythm and repetition with an emphasis on materials and colors prevalent in the neighborhood.
7. Building height shall be visually compatible with adjacent buildings. The size, scale, and height of new construction shall relate to the prevailing pattern of the streetscape.

8. Buildings are to be sited on their lot so that their placement and relationship to surrounding property is equivalent to the existing pattern of development on the street.
9. Materials must reflect the predominant traditional building materials in use on existing homes. Where appropriate, the use of multiple materials may be encouraged. However, use of EFIS, vinyl siding, light colored brick, stucco, brick-face, stone-face, and other inappropriate cladding materials is strictly prohibited.

Closed

Change Status



#11671302 (<https://seeclickfix.com/issues/11671302>)

Leaflet (<http://leafletjs.com/>) powered by Esri (<https://www.esri.com/>) City of New York, State of New Jersey, Esri, HERE, Ga...

40.7138329887361, -74.0716080060562 [Edit Location](#)

## Construction

486 Bramhall Ave Jersey City, NJ, 07304, USA

### Details

Construction: The constituent states that there is construction at this location. Vinyl sidings are being installed and due to R1-F, these are not allowed.

### Secondary Questions

#### What is the issue?

Other

Please enter your contact information so we can follow up with you [This information can only be seen by you and the staff]:

N/A

#### Staff Notes [Internal only]

No Answer Given

Created Date:  
12/29/2021 9:41 AM



## Request Information



CITY OF JERSEY CITY  
DIVISION OF ZONING  
CITY HALL ANNEX  
ONE JACKSON SQUARE  
JERSEY CITY, NJ 07305

HF REALTY ONE, LLC.  
700 GROVE ST., #12D  
JERSEY CITY, NJ. 07310