



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

Nick Taylor, Zoning Officer
One Jackson Square
Jersey City, New Jersey 07305
Telephone (201) 547-4832

Steven M. Fulop, Mayor
City of Jersey City

January 31, 2022

Kevin R. Li, Esq.
Castano, Quigley, Cherami
236A Newark Avenue
Jersey City, N.J. 07302

Re: 344 Randolph Avenue
Block # 19703 Lot # 28
20.11X89.28 Irr.
Vacant Land
Zone: R-1 – One and Two Family Housing District

Dear Mr. Li,

Chapter 345, Article V, Section 40, Paragraph E: Your proposed new two (2) unit dwelling at the above address located in the R-1 Zone will require Board approval with all variances deemed necessary by staff, keeping in mind that the side yard must be setback no less than three (3) feet, starting from one foot in front of the existing neighboring window.

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