



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

Division of Zoning

Nick Taylor, Zoning Officer

One Jackson Square

Jersey City, New Jersey 07305

Telephone (201) 547-4832

Steven M. Fulop, Mayor
City of Jersey City

May 31, 2022

Stephen Joseph
Castano Quigley Cherami
236A Newark Avenue
Jersey City, N.J. 07302

Re: 74 Bowers Street
Block # 2301 Lot # 1
25X100
3S-B-C-2U-HCBG5
Zone: R-1 – One and Two Family Housing District

Dear Mr. Joseph,

Chapter 345, Article V, Section 60, Paragraph V3: Your proposed renovation and conversion of the above pre-existing, legal non-conforming two (2) unit dwelling with a ground floor commercial space, located in the R-1 Zone, to a five (5) unit dwelling with ground floor commercial will require Zoning Board approval with all variances deemed necessary by staff.

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