



CITY OF JERSEY CITY

Division of Zoning

Housing, Economic Development and Commerce

ONE JACKSON SQUARE • JERSEY CITY, N.J 07305

PHONE: (201) 547-4832

Steven M. Fulop
Mayor

June 10, 2025

Michael Morris
Vylla Home

Re: ZDL-2025-000694
529 Communipaw Ave
Block # 18702 Lot # 10
3S-F-C-2U
Neighborhood Commercial 1

Dear Michael Morris,

The property located at 529 Communipaw Avenue is in the Neighborhood Commercial 1, or NC-1, zone and Restaurant Overlay Zone. The building is a three (3) story building with two (2) dwelling units and ground floor commercial. Within the Neighborhood Commercial 1 zone, residential apartments are only permissible above the ground floor, except as allowed by the conditional use standards of Chapter 345-46(D) of Jersey City's Land Development Ordinance. Conditional use approval would require planning board approval.

The Neighborhood Commercial 1 zone does not regulate residential density. The proposed number of units on the upper stories is allowed by zoning rules and the ground floor units are allowed depending on the aforementioned conditional use approval.

If I can be of further assistance, please contact this office.

Respectfully Yours,

Tanya R. Marione