



**CITY OF JERSEY CITY
GENERAL DEVELOPMENT
APPLICATION ("GDA")**



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

THIS SECTION IS FOR STAFF ONLY

Intake Date:	
Case Number:	
X, Y Coordinate:	

**1.
SUBJECT
PROPERTY**

1. Street Address:	693-701 Newark Avenue
2. Zip Code:	07306
3. Block(s):	7902
4. Lot(s):	25-29
5. Ward:	C

**2.
APPROVALS
BEING SOUGHT**

6. BOARD DESIGNATION			
X	Planning Board		Zoning Board of Adjustment

7. APPROVALS BEING SOUGHT (mark all that apply)			
	Minor Site Plan		"A" Appeal
X	Preliminary Major Site Plan		"B" Appeal - Interpretation
X	Final Major Site Plan		Site Plan Waiver
	Conditional Use		Site Plan Amendment
	'c' Variance(s)		Administrative Amendment
	'd' Variance(s) - use, density, etc.		Interim Use
	Minor Subdivision		Extension
	Preliminary Major Subdivision		Other (fill in below):
	Final Major Subdivision		

**3.
PROPOSED
DEVELOPMENT**

8. Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Construction of a new 34-story mixed use building containing retail space as well as 360 residential units, of which 20% or 72 units will be dedicated as affordable units, and amenities
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**4.
VARIANCES
BEING SOUGHT**

9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	None	
10. Number of 'c' Variance(s):	0	
11. Number of 'd' Variance(s):	0	

5.
APPLICANT

12.	Applicant Name:	701 Newark Avenue LLC
13.	Street Address:	425 Northern Boulevard
14.	City:	Great Neck
15.	State:	NY
16.	Zip Code:	11021
17.	Phone:	Please contact Attorney
18.	Email:	Please contact Attorney

6.
OWNER

19.	Owner Name:	Jersey City Redevelopment Agency
20.	Street Address:	4 Jackson Square
21.	City:	Jersey City
22.	State:	NJ
23.	Zip Code:	07305
24.	Phone:	(201) 761-0819
25.	Email:	jlozano@jcnj.org

7.
ATTORNEY

26.	Attorney's Name:	Charles J. Harrington, III, Esq./Allyson M. Kasetta, Esq.
27.	Firm's Name:	Connell Foley LLP
28.	Phone:	(201) 521-1000
29.	Email:	charrington@connellfoley.com/akasetta@connellfoley.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	Brian Liebeskind
31.	NJ License Number:	24GE05322900
32.	Firm's Name:	Dresdner Robin
33.	Email:	bliebeskind@dresdnerrobin.com
ARCHITECT		
34.	Architect's Name:	Paul Freitas
35.	NJ License Number:	AI20189
36.	Firm's Name:	C3D Architecture PLLC
37.	Email:	paul@c3darc.com
PLANNER		
38.	Planner's Name:	Charles Heydt
39.	NJ License Number:	33LI00621100
40.	Firm's Name:	Dresdner Robin
41.	Email:	cheydt@dresdnerrobin.com
SURVEYOR		
42.	Surveyor's Name:	Gary V. Marmo
43.	NJ License Number:	37599
44.	Firm's Name:	David A. Stires Associates, LLC
45.	Email:	Please contact Attorney
OTHER PROFESSIONAL		
46.	Name, Profession:	Gary Dean, Traffic Expert
47.	NJ License Number:	33722
48.	Firm's Name:	Dolan & Dean
49.	Email:	gary@dolandean.com

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	13,846	
51.	Lot Width (feet):	125	
52.	Lot Depth (feet):	108.9	
53.	Zone District(s):	Zone 5 and Homestead Place Extension Bonus Area	
54.	Redevelopment Area:	Journal Square 2060	
55.	Present Use:	Parking lot	
56.	Amount of impervious surface added, replaced, or disturbed (square feet): <i>(if greater or equal to 1,000 square feet provide stormwater report)</i>	13,846	
ANSWER THE FOLLOWING YES –OR– NO			
57.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	No	
58.	Is the subject building or property <u>IS</u> on the list of properties eligible for the Historic Register? <i>(if yes, apply to Historic Preservation Commission)</i>	No	
59.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	No	
60.	Is a bonus provision being utilized?	Yes	
61.	Is the subject property within 200 feet of another municipality?	No	
62.	Are there performance guarantees and/or maintenance agreements with City Council? <i>(if yes, attach 1 copy)</i>	No	
63.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	No	
64.	Are new streets and/or utility extensions proposed?	No	
65.	Are existing streets being widened?	No	
66.	Is the subject property in a flood plain?*	No	
<i>(if yes, see GAR details and form):</i> * Flood plain boundaries and base flood elevation can be found by visiting: http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/			

10. HEIGHTS

* if proposed height is 40 feet or greater provide shadow study and visual assessment report

67.	Base Flood Elevation (feet):	N/A		
68.	Elevation of Grade (feet):	94.05-95.75		
69.	Number of New Buildings:	1		
70.	Number of Development Phases:	1		
HEIGHTS	EXISTING		PROPOSED*	
	Stories	Feet	Stories	Feet
71.	Building		34	392
72.	Addition or Extension		N/A	N/A
73.	Rooftop Appurtenance			10
74.	Accessory Structures		N/A	N/A

11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	329,679		
75. Retail sf:	2,979		
76. Office sf:	0		
77. Industrial sf:	0		
78. Parking Garage sf:	0		
79. Other sf:	19,941.5		
80. GROSS FLOOR AREA (sf):	352,599.5		
81. Floor Area Ratio (FAR):	25.4		
82. Building Coverage (%):	97.74		
83. Lot Coverage (%):	100		

12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	93	TBD
84. 1 Bedroom Units:	224	(see below)
85. 2 Bedroom Units:	31	
86. 3 Bedroom Units:	12	
87. 4 bedroom or More Units:	0	
88. TOTAL UNIT COUNT:	360	
89. Percent Affordable:	20	
90. Percent Workforce:	0	

13. INCOME RESTRICTED* HOUSING

	INCOME RESTRICTED* HOUSING UNITS CREATED
Affordability Level:	TBD in accordance with the Aspire and
91. Very Low Income (<30% AMI):	4% Low Income Housing Tax Credit programs
92. Low Income (30% to 50% AMI):	
93. Moderate Income (50% to 80% AMI):	
94. Workforce Income (80% - 120% AMI):	
Population Served:	
95. Age Restricted:	
96. Special Needs:	
97. Other:	

**According to definitions established by N.J.A.C. 5:80-26.1 et seq.. Workforce Income is defined as households up to 120% of the area median income*

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	0
99.	Dimensions of Parking Spaces:	N/A
100.	Number of Bike Parking Spaces:	189
101.	Location of Bike Parking:	181 indoor/8 outdoor
102.	Number of Loading Spaces:	0
103.	Number of Signs:	4
104.	Type of Signs:	Building identification & commercial

15. APPROVAL HISTORY

<i>List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.</i>			
	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
105. Subdivision:	None		
106. Site Plan:	None		
107. Variance(s) App:			
108. Appeal:			
109. Building Permits:			

16. SUBMISSION CHECKLIST

<input checked="" type="checkbox"/>	Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application. Download Application Forms and Support Documents here
<input checked="" type="checkbox"/>	Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will <u>NOT</u> be accepted. Make an Online Payment by click here
<input checked="" type="checkbox"/>	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if one is <u>NOT</u> submitted.
<input checked="" type="checkbox"/>	Initials of the Applicant/Preparer: <u>AMK</u> (Must match Affidavit of Submission)
<input checked="" type="checkbox"/>	Once you have completed all of the Submission Checklist items above, you can email you application to jmorales@jcnj.org -and- tmiller@jcnj.org . Please send us a pdf version of this application which has <u>NOT</u> been scanned.

CONTACT:

[Jersey City Division of City Planning](#)

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