



**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:	421 Central Ave
2. Zip Code:	07307
3. Block(s):	2805
4. Lot(s):	29, 30
5. Ward:	

**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		
X	Preliminary Major Site Plan		
X	Final Major Site Plan		Site Plan Waiver
	Conditional Use		Site Plan Amendment
X	'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>	RESTAURANTS, CATEGORY ONE AND TWO. RESIDENTIAL APARTMENTS ABOVE GROUND FLOOR
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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>	MIN. LOT AREA; MIN. LOT DEPTH; AND MIN. REAR YARD SETBACK	
10. Number of 'c' Variance(s):	3	
11. Number of 'd' Variance(s):	N/A	

5.
APPLICANT

12.	Applicant Name:	BELLERINI CENTRAL AVE RE LLC
13.	Street Address:	163 WASHINGTON VALLEY ROAD, SUITE 104
14.	City:	WARREN
15.	State:	NJ
16.	Zip Code:	07059
17.	Phone:	732-230-7571
18.	Email:	niravmehta@yumandchill.com

6.
OWNER

19.	Owner Name:	BELLERINI CENTRAL AVE RE LLC
20.	Street Address:	163 WASHINGTON VALLEY ROAD, SUITE 104
21.	City:	WARREN
22.	State:	NJ
23.	Zip Code:	07059
24.	Phone:	732-230-7571
25.	Email:	niravmehta@yumandchill.com

7.
ATTORNEY

26.	Attorney's Name:	Donald M. Pepe, Esq.
27.	Firm's Name:	Scarinci Hollenbeck
28.	Phone:	732.568.8370
29.	Email:	dpepe@sh-law.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	Marc S. Leber, P.E., P.P., C.M.E.
31.	NJ License Number:	
32.	Firm's Name:	EAST POINT ENGINEERING, LLC
33.	Email:	mleber@eastpointeng.com
ARCHITECT		
34.	Architect's Name:	AHMED A. EMARA
35.	NJ License Number:	NJ LICENSE NO. 21AI02061100
36.	Firm's Name:	MASTROPIETRO & EMARA
37.	Email:	ahmed@jmapc.com
PLANNER		
38.	Planner's Name:	To be provided.
39.	NJ License Number:	
40.	Firm's Name:	
41.	Email:	
SURVEYOR		
42.	Surveyor's Name:	GARY V. MARMO
43.	NJ License Number:	37599
44.	Firm's Name:	DAVID A. STIRES ASSOCIATES, LLC
45.	Email:	
OTHER PROFESSIONAL		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	2,375 SF	
51.	Lot Width (feet):	25'-0"	
52.	Lot Depth (feet):	95'-0"	
53.	Zone District(s):	NEIGHBORHOOD COMMERCIAL	
54.	Redevelopment Area:	N/A	
55.	Present Use:	RETAIL, RESIDENTIAL	
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>	0 SF	
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>	YES	
60.	Is a bonus provision being utilized?	NO	
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?	YES	
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):	151			
69.	Number of New Buildings:	1			
70.	Number of Development Phases:	1			
	HEIGHTS	EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building	3	30'	5	52'
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance				14'
74.	Accessory Structures	N/A	N/A	N/A	N/A

11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	6,100 SF		
75. Retail sf:	2,755 SF		
76. Office sf:	N/A		
77. Industrial sf:	N/A		
78. Parking Garage sf:	N/A		
79. Other sf:	3,442 SF		
80. GROSS FLOOR AREA (sf):	13,551 SF		
81. Floor Area Ratio (FAR):	5.7		
82. Building Coverage (%):	92%		
83. Lot Coverage (%):	100%		

12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	2	
84. 1 Bedroom Units:	6	
85. 2 Bedroom Units:	2	
86. 3 Bedroom Units:	N/A	
87. 4 bedroom or More Units:	N/A	
88. TOTAL UNIT COUNT:	10	
89. Percent Affordable:	N/A	
90. Percent Workforce:	N/A	

13. INCOME RESTRICTED* HOUSING

**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*

	INCOME RESTRICTED* HOUSING UNITS CREATED
Affordability Level:	
91. Very Low Income (<30% AMI):	N/A
92. Low Income (30% to 50% AMI):	N/A
93. Moderate Income (50% to 80% AMI):	N/A
94. Workforce Income (80% - 120% AMI):	N/A
Population Served:	N/A
95. Age Restricted:	N/A
96. Special Needs:	N/A
97. Other:	N/A

14. PARKING AND SIGNAGE


98.	Number of Parking Spaces:	0
99.	Dimensions of Parking Spaces:	N/A
100.	Number of Bike Parking Spaces:	5 Spaces
101.	Location of Bike Parking:	INTERIOR
102.	Number of Loading Spaces:	N/A
103.	Number of Signs:	5
104.	Type of Signs:	Illuminated signs (for residential and commercial)

15. APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.

	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
105. Subdivision:	N/A		
106. Site Plan:	N/A		
107. Variance(s) App:	N/A		
108. Appeal:	N/A		
109. Building Permits:	N/A		

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 NOT 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 NOT submitted.
<input checked="" type="checkbox"/>	Initials of the Applicant/Preparer: (Must match Affidavit of Submission) <u></u>
<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 NOT been scanned.

CONTACT:

Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
201-547-5010
CityPlanning@jcnj.org