



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



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

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

1. SUBJECT PROPERTY

Address: 665-669 Grand StreetBlock & Lots: 17301 - 4&5Ward: F

2. BOARD DESIGNATION

☒ Planning Board☐ Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input checked="" type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input checked="" type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input checked="" type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in) _____

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

New 4-story, mixed use building with 23 dwelling units and no parking

5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

minimum lot area; minimum required parking

Minimum Drive Aisle Width, Minimum Driveway Width, Maximum curb cut width, curb cut on Grand Street, surface parking in rear yard

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

curb cuts are not permitted on Grand Street - no ability to acquire more site area

6. APPLICANT

MECCA REALTY PROPERTIES INC580 MARIN BLVD

Applicant's Name

Street Address

Phone

Fax

JERSEY CITY NJ07310

City

State

Zip

e-Mail address

**7.
OWNER**

MECCA REALTY PROPERTIES II, INC

Owner's Name

Phone

Fax

580 LUIS MARIN BLVD

Street Address

JERSEY CITY, NJ 07302

City

State

Zip

e-mail address

**8.
APPLICANT'S
ATTORNEY**

STEPHEN JOSEPH, ESQ

Attorney's Name

THE CHERAMI LAW FIRM

Firm's Name

201-413-9000

201-603-6489

Phone

Fax

236A NEWARK AVE

Street Address

JERSEY CITY, NJ 07302

City

State

Zip

SJOSEPH@CHERAMILAW.COM

e-mail address

**9.
PLAN
PREPARERS**

CALISTO BERTIN #28845

Engineer's Name & License Number

BERTIN ENGINEERING

Firm's Name

201-670-6688

201-670-9788

Phone

Fax

66 GLEN AVE

Street Address

GLENROCK, NJ 07452

City

State

Zip

e-mail address

MILOSLAV REHAK #43244

Surveyor's Name & License Number

BERTIN ENGINEERING

Firm's Name

201-670-6688

201-670-9788

Phone

Fax

66 GLEN AVE

Street Address

GLENROCK, NJ 07452

City

State

Zip

e-mail address

Planner's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

CONRAD RONCATI, JR. 12279

Architect's Name & License Number

ARCHITECTURA

Firm's Name

201-346-1400

201-346-1418

Phone

Fax

ONE EXECUTIVE DRIVE SUITE LL100

Street Address

FORT LEE, NJ 07024

City

State

Zip

FRONTDESK@ARCHITECTURA.COM

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

12342 sf ^{144.66 IRR} ^{122.49 IRR} _x (dimensions)

Zone District(s):

MU-E

Present use: **Vacant Land & Garage**

Redevelopment Area:
Historic District:

Morris Canal

Check all that
apply for present
conditions:

☐ Conforming Use
☐ Conforming Structure
☒ Vacant Lot

☒ Non-Conforming Use
☒ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

AE 11'

Check all that Apply:

☒ Application for a new building on
undeveloped tract

☐ Application for new use of
existing building

☐ Application for use of a
portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no

Is demolition proposed? ☒ yes ☐ no If yes, is building 150+ years old? ☐ yes age: **n/a** ☐ no

Number of New Buildings: **1**

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	1		4	55
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	20467	sf
Retail	5769	sf
Office	0	sf
Industrial	0	sf
Parking Garage	0	sf
Other	0	sf
TOTAL:	32518	sf

Number of dwelling units (if applicable):		
Studio	0	units
1 bedroom	18	units
2 bedroom	5	units
3 bedroom	0	units
4+ bedroom	0	units
TOTAL:	23	units

Number of lots before subdivision:	n/a
Number of lots after subdivision:	n/a

% of lot to be covered by buildings:	62.24	%
% of lot to be covered by buildings & pavement:	73.55	%
Gross floor area (GFA):	32518	sf
Floor Area Ratio (FAR):	2.63	

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: NA / Dimensions: _____
 Number of loading spaces & dimensions: number: NA / Dimensions: _____

Number of Signs: 2
 Height of monument and/or pylon signs: NA

12. INFRA- STRUCTURE

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Will there be sewer curb cleanout?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
MISC		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____
Are any structures being removed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

13.
TYPE OF
DEVELOPMENT

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units	23	0	0
Conversion from a non-residential structure to a structure containing residential units	0	0	0
Conversion from market rate housing units to NJ COAH defined affordable housing units	0	0	0

*According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*	0	0	0	0	0

*According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

Use Group Description (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	0	0
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	0	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	0	0
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
A1: Assembly uses including concert halls and TV studios.	0	0
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
A4: Assembly uses including arenas, skating rinks and pools.	0	0
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
E: Schools K – 12	0	0
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
R1: Hotels, motels and dormitories	0	0
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

**14.
APPROVAL
HISTORY**

List all past approvals, denials, appeals, or other activity for the subject property. ☒ Check here if none
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

**15.
FEES**
(see attached fee
schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

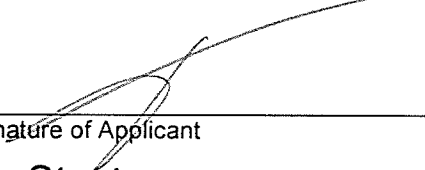
**16.
ATTACHMENTS**

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

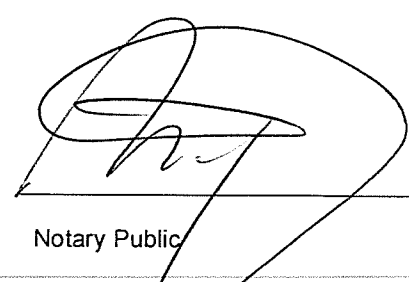
**17.
CERTIFICATION**

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date August 5 2020

Signature of Applicant

Stephen Joseph
 An Attorney at Law of
 The State of New Jersey

Property Owner Authorizing Application if other than Applicant

Notary Public


**18.
CONTACT**

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

Matthew S. Feinbloom, Esq.
 Attorney-at-Law
 State of New Jersey

Waiver Request
665-669 GRAND STREET
JERSEY CITY, NEW JERSEY

An application has been filed for the above noted property with the Jersey City Planning Board for preliminary and final site plan approval with two C Variances/Deviations for minimum lot area and minimum parking requirement pursuant to NJSA 40:55d-70(c).

The Property is in Zone MU-E of the Morris Canal Redevelopment Plan and located on the south side of Grand Street mid-block between Westervelt Pl and State Street

The Purpose of the Application is to develop the Property with a new four-story mixed use building with commercial space on the ground floor and 23 dwelling units above the ground floor. No parking spaces are proposed.

Waiver Request:

Traffic Impact Study pursuant to 345-17

345-17 requires a traffic impact assessment for all preliminary site plan approval applications. The same section also permits the director of the Division of City Planning to waive the requirement. No parking is proposed as part of the application.

The granting of the waiver request will not result in a substantial detriment to the intent and purpose of the Morris Canal Redevelopment Plan, the Municipal Land Use Law or the Jersey City master Plan. The Application is consistent with the goals and purposes of the surrounding community and will promote the intent and purpose of the Morris Canal Redevelopment Plan, the Municipal Land Use Law and the Jersey City mater Plan rather than result in a detriment.

The Municipal Land Use Law (MLUL)

The Application advances the general welfare and public good of the State of New Jersey and the City of Jersey City in accordance with purpose A of the MLUL by advancing the redevelopment of the site into a permitted use, providing 23 dwelling units and ground floor commercial space.

The Application provides sufficient space in appropriate locations for a variety of uses in order to meet the needs of all New Jersey citizens in accordance with purpose G of the MLUL by providing 23 dwelling units and ground floor commercial space; and

The Application promotes a desirable visual environment through creative development techniques and good civic design and arrangement in accordance with purpose I of the MLUL through the new construction of a 23 dwelling unit, four-story building on a non-conforming lot; and

Morris Canal Redevelopment Plan

The Application provides opportunities for the growth of neighborhood level retail, services and community consistent with the goals of the Morris Canal Redevelopment Plan by providing more than 5700 SF of ground floor commercial space on Grand Street

Jersey City Master Plan

The Application provides a range of housing densities appropriate to the character of existing neighborhoods (e.g., promote low and medium density housing in addition to high density high rise housing) consistent with the land use objectives of the Jersey City Master Plan by proposing a new 4 story mixed use building.

The Application strengthens commercial districts consistent with the land use objectives of the Jersey City Master Plan by providing for dwelling units above commercial use in a commercial zone



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

Division of Zoning

Nick Taylor, Zoning Officer

City Hall Annex

One Jackson Square

Jersey City, New Jersey 07305

Telephone (201) 547-4832

Steven M. Fulop, Mayor
City of Jersey City

July 15, 2020

Stephen Joseph, Esq.
Cherami Law Firm LLC
236A Newark Avenue
Jersey City, N.J. 07302

Re: 667-665 Grand Street	669 Grand Street
Block # 17301 Lot # 4	Block # 17301 Lot # 4
113X122 Irr.	29.56X132 Irr.
Vacant Land	1S-B-Gar-NH
Zone: Morris Canal Redevelopment Plan	

Dear Mr. Joseph,

Your proposed new five (5) story, twenty-three (23) unit dwelling with ground floor commercial and no parking at the above address located in the Mixed Use E Section of the Morris Canal Redevelopment Plan area will require Planning Board approval with a deviation for parking and all other deviations deemed necessary by Planning staff.

Chapter 345, Article V, Section 60, Paragraph E: Zoning Standard Calculations. When a numerical calculation of zoning standards for a particular lot results in a fractional number, such numbers shall be rounded down to the next whole number for fractions less than .500 and rounded up for fractions .500 and above.

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