



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



1 Jackson Square, 2<sup>nd</sup> floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@jcnj.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: 155 Bay Street Block & Lots: 11506, Lot 2.01 f/k/a Block 171,  
 Ward: E part of Lots Y1 and Plot A

**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 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 checked="" 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)  
 See attached Addendum.

**5.  
VARIANCE/  
DEVIATION  
NOTES**

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

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:  
 See attached Statement of Principal Points.

**6.  
APPLICANT**

134 Bay Street, LLC  
 Applicant's Name  
201-217-6626  
 Phone Fax

c/o Toll Bros., 95 Christopher Columbus Drive, Floor 12A  
 Street Address  
Jersey City, NJ 07302  
 City State Zip

hwaller@tollbrothersinc.com  
 e-Mail address

7.  
OWNER

Same as Applicant

Owner's Name

Street Address

Phone Fax

City State Zip

e-mail address

8.  
APPLICANT'S  
ATTORNEY

James C. McCann

Attorney's Name

Harborside 5, 185 Hudson Street, Suite 250

Street Address

Connell Foley LLP

Jersey City, NJ 07002

Firm's Name

City State Zip

201-521-1000 201-521-0100

jmccann@connellfoley.com

Phone Fax

e-mail address

9.  
PLAN  
PREPARERS

Andrew J. Grover, P.E, GE047123

Engineer's Name & License Number

100 Willow Brook Road, Suite 200

Street Address

ESE Consultants, Inc.

Freehold, NJ 07728

Firm's Name

City State Zip

732-272-0531

agrover@eseeng.com

Phone Fax

e-mail address

Paul Higgins, PLS

Surveyor's Name & License Number

100 Willow Brook Road, Suite 200

Street Address

ESE Consultants, Inc.

Freehold, NJ 07728

Firm's Name

City State Zip

732-272-0531

phiggins@eseeng.com

Phone Fax

e-mail address

Edward V. Kolling, PP, AICP, CIA, 33LI00306800

Planner's Name & License Number

1 Evertrust Plaza, #901

Street Address

Dresdner Robin

Jersey City, NJ 07302

Firm's Name

City State Zip

201-217-9200 201-217-9607

ekolling@dresdnerrobin.com

Phone Fax

e-mail address

Paul Albano, AIA, 21AI01811100

Architect's Name & License Number

1359 Broadway

Street Address

SLCE Architects, LLP

New York, NY 10018

Firm's Name

City State Zip

212-979-8400 212-979-8387

palbano@slcearch.com

Phone Fax

e-mail address

**10. SUBJECT PROPERTY DESCRIPTION**

Site Acreage (square footage and dimensions):

79,999<sup>1</sup> sf \_\_\_\_\_ x \_\_\_\_\_ (dimensions)

Zone District(s): Arts Theater Residence Overlay Zone

Present use: vacant industrial

Redevelopment Area: \_\_\_\_\_  
Historic District: Powerhouse Arts District

Check all that apply for present conditions:

<input type="checkbox"/> Conforming Use	<input type="checkbox"/> Non-Conforming Use
<input checked="" type="checkbox"/> Conforming Structure	<input type="checkbox"/> Non-Conforming Structure
<input checked="" type="checkbox"/> Vacant Lot	

What is your FEMA flood zone and base flood elevation (BFE)?: Flood Zone AE; BFE is 11.0 NAVD 88.

Check all that Apply:

<input checked="" type="checkbox"/> Application for a new building on undeveloped tract	<input checked="" type="checkbox"/> Application for new use of existing building	<input type="checkbox"/> Application for use of a portion of a building
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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: \_\_\_\_\_  no

Number of New Buildings: 1

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	6	85.67' (from EL.6'-4")	34 <sup>^</sup>	355'-6" (from EL.6'-4")
Addition/Extension			N/A	N/A
Rooftop Appurtenances		N/A		20'-9 1/2"
Accessory Structures	N/A	N/A	N/A	N/A

<sup>^</sup> including rooftop amenity space

Square Footage of applicable building(s) for this project by use: <u>2</u>		
Residential	815,448	sf
Retail	22,970	sf
Office	0	sf
Industrial	0	sf
Parking Garage	214,465	sf
Other	64,802	sf
<b>TOTAL:</b>	<b>1,117,685</b>	<b>sf</b>

Number of dwelling units (if applicable): <u>3</u>		
Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
<b>TOTAL:</b>	<b>676</b>	<b>units</b>

Number of lots before subdivision:	N/A
Number of lots after subdivision:	N/A

% of lot to be covered by buildings:	93.75 *	%	* Phase 1 and Phase 3; Phase 3 only is 95 %
% of lot to be covered by buildings & pavement:	100	%	** Phase 1 and Phase 3; Phase 3 only is 463,877 s.f.
Gross floor area (GFA):	1,117,685 **	sf	
Floor Area Ratio (FAR):	13.97 ***		*** Phase 1 and Phase 3; Phase 3 only is 13.27.

1. Total Lot area for Phase 1 + Phase 3. Phase 3 Lot area is 34,960 s.f.; 2. Total Square Footages for Phase 1 + Phase 3. Phase 3 alone includes 346,226 s.f. residential, 6,458 s.f. commercial, 60,000 s.f. parking, 24,051 s.f. performing arts center, 17,673 s.f. arts related space and 9,469 s.f. mechanical space. 3. Total units for Phase 1 and Phase 3. Phase 3 only contains 56 studios, 84 one bedroom units, 88 two bedroom units, and 30 three bedroom units (269 total units).

8'-6" x 18'-0"; 8'-6" x 17'-8"  
 8'-6" x 17'-3"; 8'-6" x 17'-0"  
 8'-0" x 17'-8"

**11. PARKING & SIGNAGE**

Number of parking spaces & dimensions: number: 585 \* / Dimensions: existing  
 Number of loading spaces & dimensions: number: 0 / Dimensions: existing loading berth in Phase 1 to be used

Number of Signs: 9  
 Height of monument and/or pylon signs: N/A

**12. INFRA-STRUCTURE**

<b>WATER</b>		
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 type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new domestic service only?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
(Fire Service through Phase 1)		
<b>SEWER</b>		
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>MISC</b>		
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>TBD</u>
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 type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> No

\* Total parking for Phase 1 and Phase 3, including 26 compact spaces; Parking for Phase 3 only is 218 spaces, including 18 compact spaces.

**13.  
TYPE OF  
DEVELOPMENT**

<b>REQUIRED FOR ALL DEVELOPMENT APPLICATIONS</b>	<b>Total number of new residential units created</b>	<b>Total number of affordable housing units* created</b>	<b>Total number of residential units demolished</b>
New structure containing residential units	259 *	0	0
Conversion from a non-residential structure to a structure containing residential units	N/A	N/A	N/A
Conversion from market rate housing units to NJ COAH defined affordable housing units	N/A	N/A	N/A

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

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

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

<b>Use Group Description</b> (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.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<b>B:</b> Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.		
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	6,458 s.f. *	(commercial)
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.		
<b>S:</b> Storage uses. Includes warehouses, parking garages, and lumberyards. S group includes S1 and S2.	60,000 s.f. *	(parking)
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.		
<b>A1:</b> Assembly uses including concert halls and TV studios.	24,051 s.f. *	(theater)
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.		
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	17,673 s.f. *	(arts-related)
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.		
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums		
<b>E:</b> Schools K – 12		
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.		
<b>R1:</b> Hotels, motels and dormitories		
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.		

\* Phase 3 only

**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"/>	4/7/2009; 11/29/2011; 9/15/2015; **
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)	\$
<b>TOTAL DUE</b>	<b>\$</b>
Amount Paid	\$
<b>BALANCE DUE</b>	<b>\$</b>

\* P08-114; P08-114.1; P08-114.1; P08-114; P08-114.1.001; P18-100 (See Resolutions previously submitted)

\*\* 5/24/2016; 11/14/2017; 1/8/2019

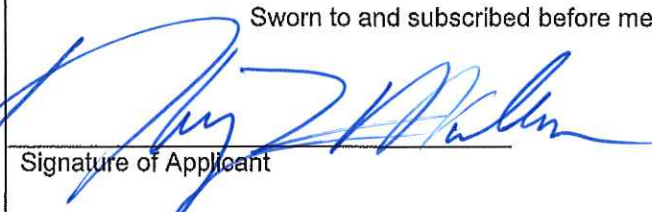
**16. ATTACHMENTS**

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

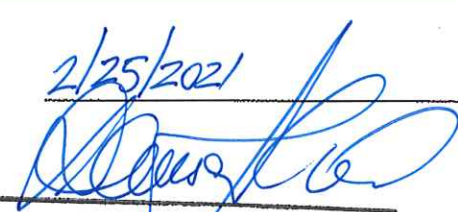
**17. CERTIFICATION**

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 2/25/2021

Signature of Applicant 

Property Owner Authorizing Application if other than Applicant \_\_\_\_\_

Notary Public 

DENISA HORVATHOVA  
 NOTARY PUBLIC  
 STATE OF NEW JERSEY  
 MY COMMISSION EXPIRES NOV. 18, 2018

NOTARY PUBLIC  
 DENISA HORVATHOVA  
 STATE OF NEW JERSEY

**18. CONTACT**

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