

DONALD M. PEPE | Partner

dpepe@sh-law.com

Direct Phone: 732-568-8370 | Fax: 201-896-8660

February 25, 2021

VIA FEDERAL EXPRESS AND ELECTRONIC MAIL TO ebaptiste@jcnj.org

Attention: Erica Baptiste

Jersey City Planning Division

Division of City Planning

City Hall Annex

1 Jackson Square a/k/a 360 MLK Drive

Jersey City, NJ 07305

**Re: Delancey Development, LLC
417-427 Hoboken Avenue
Block 8101, Lots 9-11
Jersey City, NJ
Application for Preliminary and Final Major Site Plan Approval - Agent
Review**

Dear Ms. Baptiste:

As you are aware, this firm represents Delancey Development, LLC (the “Applicant”) in connection with an application for Preliminary and Final Major Site Plan Approval from the City of Jersey City Planning Board with respect to the above-referenced property.

Please accept this correspondence as confirmation that revised plan sets responsive to your review comments have been forwarded electronically to your attention under separate cover, as well as via electronic and hard copy to the review agents as requested, including with each submission the following materials:

1. Completed and executed General Development Application, inclusive of Affidavit of Ownership, Affidavit of Performance, 10% Disclosure Affidavit, certified 200’ List; and Tax Clearance Certificate;
2. Completed checklist;
3. Revised site plan packages with accompanying plans and reports.

Thank you in advance for your time and attention to this matter. If you have any questions, comments or need any additional information, please feel free to contact me.

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Thank you in advance for your time and attention to this matter. If you have any questions, comments or need any additional information, please feel free to contact me.

Sincerely,

/s/ Donald Pepe
Donald M. Pepe, Esq.
FOR THE FIRM

DMP/ab
w/encl.

cc: Joey-Ann Morales, Department of Housing, Economic Development & Commerce (via email only)

SCARINCI HOLLENBECK



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



1 Jackson Square, 2nd 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: 417-427 Hoboken Avenue Block & Lots: 8101, 9-11
 Ward: B

**2.
BOARD
DESIGNATION**

Planning Board Zoning Board of Adjustment

**3.
APPROVALS
BEING SOUGHT**

<input type="checkbox"/> Conceptual Plan/Informal Review	<input 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)
Proposed 27 Story Mixed Use Building

**5.
VARIANCE/
DEVIATION
NOTES**

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

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

**6.
APPLICANT**

Delancey Development, LLC

Applicant's Name
(917) 450-0374
 Phone Fax

1500 Chestnut Street, Suite 3B
 Street Address

Philadelphia PA 19102
 City State Zip

mehul.g.patel@gmail.com
 e-Mail address

417 - 419 Hoboken Avenue - Owned by Swaminarayan World Organization, Inc.
421-423 Hoboken Avenue - Owned by Swaminarayan World Organization, Inc.
425-427 - Owned by Shriji Sankalp LLC

7.
OWNER

Owner's Name
(917) 450-0374
Phone Fax

417-427 Hoboken Avenue
Street Address
Jersey City NJ 07306
City State Zip
mehul.g.patel@gmail.com
e-mail address

8.
APPLICANT'S
ATTORNEY

Donald M. Pepe, Esq.
Attorney's Name
Scarinci Hollenbeck
Firm's Name
(732) 695-8108 (732) 695-8108
Phone Fax

331 NEWMAN SPRINGS RD, BLDG 3, STE 310
Street Address
Red Bank NJ 07701
City State Zip
dpepe@sh-law.com
e-mail address

9.
PLAN
PREPARERS

Joseph C. Sparone, PE, PP
Engineer's Name & License Number
Dynamic Engineering Consultants, PC
Firm's Name
(908) 879-9229 (908) 879-0222
Phone Fax

245 Main Street, Suite 110
Street Address
Chester New Jersey 07930
City State Zip
jsparone@dynamicec.com
e-mail address

Craig Black
Surveyor's Name & License Number
Dynamic Survey, LLC
Firm's Name
(732) 749-8780 (732) 974-3521
Phone Fax

1904 Main Street
Street Address
Lake Como NJ 07719
City State Zip
cblack@dynamic-surveyservices.com
e-mail address

Planner's Name & License Number
Firm's Name
Phone Fax

Street Address
City State Zip
e-mail address

David Minno
Architect's Name & License Number
Minno Wasko Architects and Planners
Firm's Name
(609) 397-9009 ext. 150
Phone Fax

2 Gateway Center - Suite 1700
Street Address
Newark NJ 07102
City State Zip
dminno@minnowasko.com
e-mail address

10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):
22,054 sf x (dimensions)

Zone District(s): Zone 4 - Neighborhood Mixed Use

Present use: Religious

Redevelopment Area:
 Historic District: Journal Square 2060 Redevelopment Plan

- 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)?:

Check all that Apply:

- Application for a new building on developed 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: _____ no

Number of New Buildings: 1

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	1 ; 2	16'; 30'	27	293'
Addition/Extension				
Rooftop Appurtenances				30'
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	434,085	sf
Retail	1,925	sf
Office	44,975	sf
Industrial	0	sf
Parking Garage	9,005	sf
Other	16,520	sf
TOTAL:	506,510	sf

Number of dwelling units (if applicable):		
Studio	324	units
1 bedroom	204	units
2 bedroom	44	units
3 bedroom	12	units
4+ bedroom	0	units
TOTAL:	584	units

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

% of lot to be covered by buildings:	100	%
% of lot to be covered by buildings & pavement:	100	%
Gross floor area (GFA):	506,510	sf
Floor Area Ratio (FAR):	23.01	

**11.
PARKING &
SIGNAGE**

Number of parking spaces & dimensions: number: 45 / Dimensions: Mechanical Stackers
 Number of loading spaces & dimensions: number: 0 / Dimensions:

Number of Signs: 7
 Height of monument and/or pylon signs:

**12.
INFRA-
STRUCTURE**

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	8"	
Material	DIP	
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input 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 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 checked="" type="checkbox"/> Yes	<input 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 type="checkbox"/> Yes	<input checked="" 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 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	584 units		
Conversion from a non-residential structure to a structure containing residential units			
Conversion from market rate housing units to NJ COAH defined affordable housing units			

*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*					

*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.	44,975	
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	1,925	
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	N/A	N/A
S: Storage uses. Includes warehouses, parking garages, and lumberyards. S group includes S1 and S2.	9,005	N/A
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	N/A	N/A
A1: Assembly uses including concert halls and TV studios.	N/A	N/A
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	N/A	N/A
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	N/A	N/A
A4: Assembly uses including arenas, skating rinks and pools.	N/A	N/A
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	N/A	N/A
E: Schools K – 12	N/A	N/A
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	N/A	N/AN/A
R1: Hotels, motels and dormitories	N/A	N/A
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	N/A	N/A

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

12 / 16 / 2020



Signature of Applicant



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