



**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:	145 Gangemi Drive, 396 Marin Blvd. (n/k/a 36 Second Street), 125 Provost Street
2. Zip Code:	07302
3. Block(s):	11603
4. Lot(s):	2 (145 Gangemi Dr.), 47.02 (396 Marin Blvd. (n/k/a 36 Second Street)), 51.02 (125 Provost Street)
5. Ward:	E

**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
	Preliminary Major Site Plan		"B" Appeal - Interpretation
	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
X	Preliminary Major Subdivision		Other (fill in below):
X	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>	Subdivision of Block 11603 Lot 2, and subdivision of Block 11603 Lot 47.02. Application includes the proposed consolidation of eastern portion of Lot 2 with Lot 51.02
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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>	N/A	
10. Number of 'c' Variance(s):	0	
11. Number of 'd' Variance(s):	0	

5.
APPLICANT

12.	Applicant Name:	Hudson Exchange Embankment Plaza LLC
13.	Street Address:	211 East 43rd Street, 25th Floor
14.	City:	New York
15.	State:	NY
16.	Zip Code:	10017
17.	Phone:	212-286-3300
18.	Email:	

6.
OWNER

19.	Owner Name:	Newport Sixth Street, LLC (Lot 2) Hudson Exchange Embankment Plaza LLC (Lot 47.02 & 51.02)
20.	Street Address:	111 Town Square Place, Suite 300 (Lot 2) 211 East 43rd Street (Lot 47.02 & 51.02)
21.	City:	Jersey City (Lot 2) / New York (Lot 47.02 & 51.02)
22.	State:	NJ (Lot 2) / NY (Lot 47.02 & 51.02)
23.	Zip Code:	07310 (Lot 2) / 10017 (Lot 47.02 & 51.02)
24.	Phone:	
25.	Email:	

7.
ATTORNEY

26.	Attorney's Name:	W.Nevins McCann & Robert A. Verdibello
27.	Firm's Name:	Connell Foley LLP
28.	Phone:	201-521-1000
29.	Email:	rverdibello@connellfoley.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	Matthew Neuls
31.	NJ License Number:	24GE04313300
32.	Firm's Name:	Dresdner Robin
33.	Email:	mneuls@dresdnerrobin.com
ARCHITECT		
34.	Architect's Name:	N/A
35.	NJ License Number:	N/A
36.	Firm's Name:	N/A
37.	Email:	N/A
PLANNER		
38.	Planner's Name:	Charles Heydt
39.	NJ License Number:	33LI00621100
40.	Firm's Name:	Dresdner Robin
41.	Email:	cheydy@dresdnerrobin.com
SURVEYOR		
42.	Surveyor's Name:	Greg Gloor
43.	NJ License Number:	24GS03718900
44.	Firm's Name:	Dresdner Robin
45.	Email:	ggloor@dresdnerrobin.com
OTHER PROFESSIONAL		
46.	Name, Profession:	James D. Burnett
47.	NJ License Number:	21AS00125900
48.	Firm's Name:	OJB Landscape Architecture
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	
51.	Lot Width (feet):	
52.	Lot Depth (feet):	
53.	Zone District(s):	West - Neighborhood
54.	Redevelopment Area:	Harsimus Cove Station
55.	Present Use:	1 Story Bank with Surface Parking (Lot 2); Surface Parking Lot (Lot 51.01 and 47.02)
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>	
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?	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?*	Yes
<i>* Flood plain boundaries and base flood elevation can be found by visiting:</i> 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):	N/A			
69.	Number of New Buildings:	N/A			
70.	Number of Development Phases:	N/A			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building	N/A	N/A	N/A	N/A
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance				N/A
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:	N/A		
75. Retail sf:	N/A		
76. Office sf:	N/A		
77. Industrial sf:	N/A		
78. Parking Garage sf:	N/A		
79. Other sf:	N/A		
80. GROSS FLOOR AREA (sf):	N/A		
81. Floor Area Ratio (FAR):	N/A		
82. Building Coverage (%):	N/A		
83. Lot Coverage (%):	N/A		

12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	N/A	
84. 1 Bedroom Units:	N/A	
85. 2 Bedroom Units:	N/A	
86. 3 Bedroom Units:	N/A	
87. 4 bedroom or More Units:	N/A	
88. TOTAL UNIT COUNT:	N/A	
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:	N/A
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:	N/A
99.	Dimensions of Parking Spaces:	N/A
100.	Number of Bike Parking Spaces:	N/A
101.	Location of Bike Parking:	N/A
102.	Number of Loading Spaces:	N/A
103.	Number of Signs:	N/A
104.	Type of Signs:	N/A

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:	P14-015 & P22-097	Y	5/16/14 & 10/25/22
106. Site Plan:	P03-117 & P22-097	Y	2/24/04 & 10/25/22
107. Variance(s) App:	P03-117 & P22-097	Y	2/24/04 & 10/25/22
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 <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>RAV</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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