



**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:	99 Provost Street (f/k/a 420 Marin Boulevard)
2. Zip Code:	07302
3. Block(s):	11603
4. Lot(s):	51.01
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	X	Site Plan Amendment
	'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>	Amendment to approved site plan of Development Block 3 within the Harsimus Cove Station Redevelopment Plan Area resulting from land swap with owner of Block 11603 Lot 2. Changes include extension of Provost Street to Gangemi Drive; Changes to parking and loading entranceway on Provost Street; Changes to interior circulation on floors 1-5; Changes to landscaping on Amenity Deck; and changes to facade materials.
---	---

**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 Phase 2 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:	Same as Applicant
20.	Street Address:	
21.	City:	
22.	State:	
23.	Zip Code:	
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:	Maxwell W. Pau
35.	NJ License Number:	19164
36.	Firm's Name:	Beyer Blinder Belle
37.	Email:	mpau@bbbarch.com
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):	148,950
51.	Lot Width (feet):	386'
52.	Lot Depth (feet):	475'
53.	Zone District(s):	West - Neighborhood
54.	Redevelopment Area:	Harsimus Cove Station
55.	Present Use:	Vacant
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>	Disturbed - 177,589 sf Replaced - 168,603 sf Removed - 8,986 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>	Yes
63.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	Yes
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
<p><i>(if yes, see GAR details and form):</i></p> <p>* 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/</p>		

10. HEIGHTS

67.	Base Flood Elevation (feet):	11'			
68.	Elevation of Grade (feet):	12'9"			
69.	Number of New Buildings:	1			
70.	Number of Development Phases:	1			
	HEIGHTS	EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building	N/A	N/A	60	633'11"
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance				41'
74.	Accessory Structures			N/A	N/A

** if proposed height is 40 feet or greater provide shadow study and visual assessment report*

**11.
GROSS FLOOR
AREA AND
COVERAGE**

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	698,891		
75. Retail sf:	118,401		
76. Office sf:	0		
77. Industrial sf:	0		
78. Parking Garage sf:	264,610		
79. Other sf:	244,077		
80. GROSS FLOOR AREA (sf):	1,325,979		
81. Floor Area Ratio (FAR):	7.39:1		
82. Building Coverage (%):	57.27% (following subdivision)		
83. Lot Coverage (%):	51.64%(following subdivision)		

**12.
RESIDENTIAL
DWELLING UNITS**

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	80	
84. 1 Bedroom Units:	399	
85. 2 Bedroom Units:	295	
86. 3 Bedroom Units:	28	
87. 4 bedroom or More Units:	0	
88. TOTAL UNIT COUNT:	802	
89. Percent Affordable:	0	
90. Percent Workforce:	0	

**13.
INCOME
RESTRICTED*
HOUSING**

	INCOME RESTRICTED* HOUSING UNITS CREATED
Affordability Level:	0
91. Very Low Income (<30% AMI):	0
92. Low Income (30% to 50% AMI):	0
93. Moderate Income (50% to 80% AMI):	0
94. Workforce Income (80% - 120% AMI):	0
Population Served:	0
95. Age Restricted:	0
96. Special Needs:	0
97. Other:	0

**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*

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	538
99.	Dimensions of Parking Spaces:	Varies between compact, standard & ADA
100.	Number of Bike Parking Spaces:	422
101.	Location of Bike Parking:	1st, 3rd, and 4th Floor Bike Rooms
102.	Number of Loading Spaces:	3 residential; 9 retail
103.	Number of Signs:	8
104.	Type of Signs:	Property Identification Signs; Parking Signs

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:	P14-015 & P22-097	Y	May 6, 2014 & October 25, 2022
106. Site Plan:	P22-097	Y	October 25, 2022
107. Variance(s) App:	P22-097	Y	October 25, 2022
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](#)

1 Jackson Square, 2nd Floor

Jersey City NJ 07305

201-547-5010

CityPlanning@jcnj.org