



**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:	72 Tonnele Avenue
2. Zip Code:	07306
3. Block(s):	10601
4. Lot(s):	20
5. Ward:	C

**2.
APPROVALS
BEING SOUGHT**

6. BOARD DESIGNATION			
X	Planning Board		Zoning Board of Adjustment

7. APPROVALS BEING SOUGHT (mark all that apply)			
X	Minor Site Plan		"A" Appeal
	Preliminary Major Site Plan		"B" Appeal - Interpretation
	Final Major Site Plan		Site Plan Waiver
	Conditional Use		Site Plan Amendment
X	'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>	The Applicant proposes to demolish the existing building and construct a new four- (4) story, seven- (7) unit residential building.
---	---

**4.
VARIANCES
BEING SOUGHT**

9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	See attached Statement of Principal Points.	
10. Number of 'c' Variance(s):	1	
11. Number of 'd' Variance(s):	0	

5.
APPLICANT

12.	Applicant Name:	72 Tonnele Ave JC, LLC
13.	Street Address:	72 Tonnele Avenue
14.	City:	Jersey City
15.	State:	New Jersey
16.	Zip Code:	07306
17.	Phone:	(201) 883-1010
18.	Email:	ben@primelaw.com

6.
OWNER

19.	Owner Name:	72 Tonnele Ave JC, LLC
20.	Street Address:	72 Tonnele Avenue
21.	City:	Jersey City
22.	State:	New Jersey
23.	Zip Code:	07306
24.	Phone:	(201) 883-1010
25.	Email:	ben@primelaw.com

7.
ATTORNEY

26.	Attorney's Name:	Benjamin T.F. Wine, Esq.
27.	Firm's Name:	Prime & Tuvel
28.	Phone:	(201) 883-1010
29.	Email:	ben@primelaw.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	Guy Lagomarsino
31.	NJ License Number:	24GE040534
32.	Firm's Name:	Optimized Engineering Associates
33.	Email:	guy@oea-corp.com
ARCHITECT		
34.	Architect's Name:	Rami A. Bitar
35.	NJ License Number:	032213
36.	Firm's Name:	RAB Architects
37.	Email:	r.bitar@rabarchitects.com
PLANNER		
38.	Planner's Name:	Charles Heydt
39.	NJ License Number:	33LI00621100
40.	Firm's Name:	Dresdner Robin
41.	Email:	cheydt@dresdnerrobin.com
SURVEYOR		
42.	Surveyor's Name:	Jeffrey S. Grunn
43.	NJ License Number:	24GS04339900
44.	Firm's Name:	Lakeland Surveying
45.	Email:	Ana@lakelandsurveying.com
OTHER PROFESSIONAL		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	2,664.31 sq.ft.	
51.	Lot Width (feet):	25 ft.	
52.	Lot Depth (feet):	104.48 ft.	
53.	Zone District(s):	Zone 4	
54.	Redevelopment Area:	Journal Square 2060 Redevelopment Plan	
55.	Present Use:	Single-family residence	
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>	2,664.31 sq.ft.	
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>	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?	No	
65.	Are existing streets being widened?	No	
66.	Is the subject property in a flood plain?*	No	
<i>(if yes, see GAR details and form):</i> * 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/			

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):	97-98 ft.			
69.	Number of New Buildings:	1			
70.	Number of Development Phases:	1			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building	2.5	28 ft.	4	40.83 ft.
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance	N/A	N/A		10 ft.
74.	Accessory Structures	N/A	N/A	N/A	N/A

11. GROSS FLOOR AREA AND COVERAGE

		N/A	N/A
		PHASE 1	PHASE 2 (if applicable)
		PHASE 3 & UP (if applicable)	
74.	Residential sf:	6,564.91 sq.ft.	
75.	Retail sf:		
76.	Office sf:		
77.	Industrial sf:		
78.	Parking Garage sf:		
79.	Other sf:		
80.	GROSS FLOOR AREA (sf):	6,564.91 sq.ft.	
81.	Floor Area Ratio (FAR):	2.46	
82.	Building Coverage (%):	71.5%	
83.	Lot Coverage (%):	94.03%	

12. RESIDENTIAL DWELLING UNITS

		TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84.	Studio Units:		
84.	1 Bedroom Units:		
85.	2 Bedroom Units:	7	
86.	3 Bedroom Units:		
87.	4 bedroom or More Units:		
88.	TOTAL UNIT COUNT:	7	
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*

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

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	0
99.	Dimensions of Parking Spaces:	N/A
100.	Number of Bike Parking Spaces:	4
101.	Location of Bike Parking:	Ground floor
102.	Number of Loading Spaces:	0
103.	Number of Signs:	0
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>			
OPRA filed - No records	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
105. Subdivision:			
106. Site Plan:			
107. Variance(s) App:			
108. Appeal:			
109. Building Permits:			

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: BP (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