



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

CITY
JERSEY
PLANNING

1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#) (the "Portal"). To submit you will need a username and to then select the correct application type and board. Fill in the fields below and upload your completed GDA as well as applicable supporting documents listed – see [Section 15 on last page](#).

**1.
SUBJECT
PROPERTY**

1. Street Address:	44 Park Lane North
2. Zip Code:	07310
3. Block(s):	7302
4. Lot(s):	3.15

**2.
APPROVALS
BEING SOUGHT**

5. BOARD DESIGNATION	
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Zoning Board of Adjustment

6. APPROVALS BEING SOUGHT (mark all that apply)	
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Site Plan Waiver
<input checked="" type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Administrative Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Interim Use
<input type="checkbox"/> 'c' Variance(s)	<input type="checkbox"/> Extension
<input type="checkbox"/> 'd' Variance(s) - use, density, etc.	<input type="checkbox"/> Other (fill in below):
<input type="checkbox"/> Minor Subdivision	
<input type="checkbox"/> Preliminary Major Subdivision	
<input type="checkbox"/> Final Major Subdivision	

**3.
PROPOSED
DEVELOPMENT**

7. Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Applicant seeks a preliminary major site plan approval to permit the construction of a new 41 story tower with 355 residential market rate apartments and a 5 story podium containing 336 parking spaces including EV and EVMR spaces,*
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**4.
VARIANCES
BEING SOUGHT**

8. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	Section 345-69(B)(6) of the Jersey City Land Development Ordinances minimum of one foot candle length for sidewalks required where 0.7 ft. provided on Washington Street only; and,**
9. Number of 'c' Variance(s):	1 & design waivers also requested
10. Number of 'd' Variance(s):	0

*approximately 5,716 sq. ft. of indoor amenity space, outdoor recreation space on the roof of the podium on the 41st floor of the tower, and approximately 8,600 sq. ft. of green roof along Washington Blvd. in the Newport Redevelopment Plan.

** Design waivers from the 2018 Forestry Standards for trunk to trunk distance and trunk to utility pole or streetlight pole requirements.

5.
APPLICANT

11.	Applicant Name:	Newport Associates Development Company
12.	Street Address:	111 Town Square Place
13.	City:	Jersey City
14.	State:	New Jersey
15.	Zip Code:	07310
16.	Phone:	201-626-2015
17.	Email:	ALehman@lefrak.com

6.
OWNER

18.	Owner Name:	Same as Applicant
19.	Street Address:	
20.	City:	
21.	State:	
22.	Zip Code:	
23.	Phone:	
24.	Email:	

7.
ATTORNEY

25.	Attorney's Name:	James C. McCann, Esq.
26.	Firm's Name:	Connell Foley LLP
27.	Phone:	201-521-1000
28.	Email:	jmcann@connellfoley.com

8.
PLAN
PREPARERS

ENGINEER		
29.	Engineer's Name:	Matthew J. Neuls, P.E., C.M.E.
30.	NJ License Number:	24GE0433300
31.	Firm's Name:	Dresdner Robin
32.	Email:	mneuls@dresdnerrobin.com
ARCHITECT		
33.	Architect's Name:	Dearn Marchetto, FAIA, PP
34.	NJ License Number:	NJ C07945
35.	Firm's Name:	MHS Architecture
36.	Email:	
PLANNER		
37.	Planner's Name:	Charles Heydt
38.	NJ License Number:	
39.	Firm's Name:	Dresdner Robin
40.	Email:	cheydt@dresdnerrobin.com
SURVEYOR		
41.	Surveyor's Name:	
42.	NJ License Number:	
43.	Firm's Name:	
44.	Email:	
OTHER PROFESSIONAL		
45.	Name, Profession:	
46.	NJ License Number:	
47.	Firm's Name:	
48.	Email:	

9. HEIGHTS

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

49.	Elevation of Grade (feet):	13.1 Ft. NGVD29/ 12.0 Ft. NAVD88			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
50.	Building	0	0	41	421.25
51.	Addition or Extension			0	0
52.	Rooftop Appurtenance	0	0		0
53.	Accessory Structures	0	0	0	0

10. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (If applicable)	PHASE 3 & UP (If applicable)
54. Residential sf:	323928		
55. Retail sf:	0		
56. Office sf:	0		
57. Industrial sf:	0		
58. Parking Garage sf:	116211**		
59. Other sf:	0		
60. GROSS FLOOR AREA (sf):	670261		
61. Floor Area Ratio (FAR):	7.3		
62. Lot area (square feet):	63058*		
63. Building Coverage (%):	42.5		
64. Lot Coverage (%):	77.3		

11. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65. Studio Units:	4	0
66. 1 Bedroom Units:	178	0
67. 2 Bedroom Units:	149	0
68. 3 Bedroom Units:	24	0
69. 4 bedroom or More Units:	0	0
70. TOTAL UNIT COUNT:	355	0
71. Percent Affordable:	0	
72. Percent Workforce:	0	

12. 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:	
73. Very Low Income (<30% AMI):	0
74. Low Income (30% to 50% AMI):	0
75. Moderate Income (50% to 80% AMI):	0
76. Workforce Income (80% - 120% AMI):	0
Population Served:	
77. Age Restricted:	0
78. Special Needs:	0
79. Other:	0

*Zoning area which includes 50% of North Blvd., Park Lane North, 16th Street and 18th Street = 92,425 sq. ft.

**includes ground floor bike room and loading area

**13.
PARKING AND
SIGNAGE**

80.	Number of Parking Spaces:	336
81.	Dimensions of Parking Spaces:	9 x 18
82.	Number of Bike Parking Spaces:	182
83.	Location of Bike Parking:	ground floor
84.	Number of Loading Spaces:	0
85.	Number of Signs:	0
86.	Type of Signs:	0

**14.
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)
87. Subdivision:	P20-003	Y	7/7/20
88. Site Plan:	P10-070; P10-070.1	Y	11/30/10; 6/13/17
89. Variance(s) App:			
90. Appeal:			
91. Building Permits:			

**15.
SUBMISSION
INFORMATION**

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#). To submit you will need to first register a username.

[To review available City Planning applications available of the Portal click here.](#)

Please upload all required affidavits and supplemental forms, plans, reports, and other documents needed to process your application.

FORMS, SUPPORT DOCUMENTS, AND RESOURCES	
<ul style="list-style-type: none"> • Application Checklist • 10% Disclosure Form • Affidavit of ownership • Affidavit of performance • NJDCA Certification for ePlans • Request for Certified 200' List • Sample Notice Form Planning Board • Sample Notice Form Zoning Board • Proof of Service 	<ul style="list-style-type: none"> • Payment of Property Taxes Form • Payment of Water Bill Instructions • GAR Calculation Worksheet • Appeal Application • Land Development Ordinance • Redevelopment Plans • Interactive Zoning Map

CONTACT:

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