



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



**1 Jackson Square, 2<sup>nd</sup> 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: | 180 Tenth Street; 543.5 & 545 Manila Avenue |
| 2. | Zip Code:       | 07302                                       |
| 3. | Block(s):       | 8802 & 8801                                 |
| 4. | Lot(s):         | 6; 3 & 4 (as to Block 8801)                 |

**2.  
APPROVALS  
BEING SOUGHT**

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

|                          |   |                                     |                          |
|--------------------------|---|-------------------------------------|--------------------------|
| 6.                       | <b>APPROVALS BEING SOUGHT (mark all that apply)</b> |                                     |                          |
| <input type="checkbox"/> | Minor Site Plan                                     | <input type="checkbox"/>            | Site Plan Waiver         |
| <input type="checkbox"/> | Preliminary Major Site Plan                         | <input checked="" 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:<br><i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i> | Applicant seeks to amend an amended preliminary and final site plan approval to confirm a previous approval (Case P20-040) to relocate 60 parking spaces from the Newport Mall West parking garage to Block 8801, Lots 3 & 4 due to errors* |
|----|--|---|

**4.  
VARIANCES  
BEING SOUGHT**

|     |   |      |
|-----|---|------|
| 8.  | List Variances:<br><i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i> | None |
| 9.  | Number of 'c' Variance(s):  | 0    |
| 10. | Number of 'd' Variance(s):  | 0    |

\*and inconsistencies in the previously filed paperwork and proceedings. See Addendum to GDA for detail.

**5.**  
**APPLICANT**

|     |                 |   |
|-----|-----------------|---|
| 11. | Applicant Name: | H.P. Roosevelt Urban Renewal Company LL |
| 12. | Street Address: | 111 Townsquare Place, Suite 300         |
| 13. | City:           | Jersey City                             |
| 14. | State:          | NJ                                      |
| 15. | Zip Code:       | 07310                                   |
| 16. | Phone:          |   |
| 17. | Email:          |   |

**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         |
| 26. | Firm's Name:     | Connell Foley LLP       |
| 27. | Phone:           | 201-521-1000            |
| 28. | Email:           | jmcann@connellfoley.com |

**8.**  
**PLAN**  
**PREPARERS**

|                           |                    |                                 |
|---------------------------|--------------------|---------------------------------|
| <b>ENGINEER</b>           |                    |                                 |
| 29.                       | Engineer's Name:   | Adolf Montana, PE               |
| 30.                       | NJ License Number: | 46978                           |
| 31.                       | Firm's Name:       | Paulus, Sokolowski & Sartor LLC |
| 32.                       | Email:             |                                 |
| <b>ARCHITECT</b>          |                    |                                 |
| 33.                       | Architect's Name:  | William Kavanaugh               |
| 34.                       | NJ License Number: |                                 |
| 35.                       | Firm's Name:       | The Harman Group Inc.           |
| 36.                       | Email:             |                                 |
| <b>PLANNER</b>            |                    |                                 |
| 37.                       | Planner's Name:    |                                 |
| 38.                       | NJ License Number: |                                 |
| 39.                       | Firm's Name:       |                                 |
| 40.                       | Email:             |                                 |
| <b>SURVEYOR</b>           |                    |                                 |
| 41.                       | Surveyor's Name:   |                                 |
| 42.                       | NJ License Number: |                                 |
| 43.                       | Firm's Name:       |                                 |
| 44.                       | Email:             |                                 |
| <b>OTHER PROFESSIONAL</b> |                    |                                 |
| 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): | N/A      |      |           |      |
|---------|----------------------------|----------|------|-----------|------|
| HEIGHTS |                            | EXISTING |      | PROPOSED* |      |
|         |                            | Stories  | Feet | Stories   | Feet |
| 50.     | Building                   | N/A      | N/A  | N/A       | N/A  |
| 51.     | Addition or Extension      |          |      | N/A       | N/A  |
| 52.     | Rooftop Appurtenance       | N/A      | N/A  |           | N/A  |
| 53.     | Accessory Structures       | N/A      | N/A  | N/A       | N/A  |

## 10. GROSS FLOOR AREA AND COVERAGE

|                             | PHASE 1 | PHASE 2<br>(if applicable) | PHASE 3 & UP<br>(if applicable) |
|-----------------------------|---------|----------------------------|---------------------------------|
| 54. Residential sf:         | N/A     |                            |                                 |
| 55. Retail sf:              | 4507    |                            |                                 |
| 56. Office sf:              | N/A     |                            |                                 |
| 57. Industrial sf:          | N/A     |                            |                                 |
| 58. Parking Garage sf:      | N/A     |                            |                                 |
| 59. Other sf:               | N/A     |                            |                                 |
| 60. GROSS FLOOR AREA (sf):  | N/A     |                            |                                 |
| 61. Floor Area Ratio (FAR): | N/A     |                            |                                 |
| 62. Lot area (square feet): | N/A     |                            |                                 |
| 63. Building Coverage (%):  | N/A     |                            |                                 |
| 64. Lot Coverage (%):       | N/A     |                            |                                 |

## 11. RESIDENTIAL DWELLING UNITS

|                              | TOTAL<br>UNIT MIX | INCOME RESTRICTED<br>UNIT MIX |
|------------------------------|-------------------|-------------------------------|
| 65. Studio Units:            | N/A               |                               |
| 66. 1 Bedroom Units:         | N/A               |                               |
| 67. 2 Bedroom Units:         | N/A               |                               |
| 68. 3 Bedroom Units:         | N/A               |                               |
| 69. 4 bedroom or More Units: | N/A               |                               |
| 70. TOTAL UNIT COUNT:        | 128               |                               |
| 71. Percent Affordable:      | N/A               |                               |
| 72. Percent Workforce:       | N/A               |                               |

## 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*<br>HOUSING UNITS CREATED |
|--|---|
| <b>Affordability Level:</b>            |   |
| 73. Very Low Income (<30% AMI):        | N/A   |
| 74. Low Income (30% to 50% AMI):       | N/A   |
| 75. Moderate Income (50% to 80% AMI):  | N/A   |
| 76. Workforce Income (80% - 120% AMI): | N/A   |
| <b>Population Served:</b>              |   |
| 77. Age Restricted:                    | N/A   |
| 78. Special Needs:                     | N/A   |
| 79. Other:                             | N/A   |

### 13. PARKING AND SIGNAGE

|     |                                |  |
|-----|--------------------------------|--|
| 80. | Number of Parking Spaces:      | Existing 69; Proposed 69. See Addendum |
| 81. | Dimensions of Parking Spaces:  | 8.5 x 18.7                             |
| 82. | Number of Bike Parking Spaces: | N/A                                    |
| 83. | Location of Bike Parking:      | N/A                                    |
| 84. | Number of Loading Spaces:      | N/A                                    |
| 85. | Number of Signs:               | N/A                                    |
| 86. | Type of Signs:                 | N/A                                    |

### 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<br>(Y/N) | DATE(S) |
| 87.   | Subdivision:      |                   |         |
| 88.   | Site Plan:        | SP-02-072**       | Y       |
| 89.   | Variance(s) App:  |                   | 10/8/02 |
| 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"> <li>• <a href="#">Application Checklist</a></li> <li>• <a href="#">10% Disclosure Form</a></li> <li>• <a href="#">Affidavit of ownership</a></li> <li>• <a href="#">Affidavit of performance</a></li> <li>• <a href="#">NJDCA Certification for ePlans</a></li> <li>• <a href="#">Request for Certified 200' List</a></li> <li>• <a href="#">Sample Notice Form Planning Board</a></li> <li>• <a href="#">Sample Notice Form Zoning Board</a></li> <li>• <a href="#">Proof of Service</a></li> </ul> | <ul style="list-style-type: none"> <li>• <a href="#">Payment of Property Taxes Form</a></li> <li>• <a href="#">Payment of Water Bill Instructions</a></li> <li>• <a href="#">GAR Calculation Worksheet</a></li> <li>• <a href="#">Appeal Application</a></li> <li>• <a href="#">Land Development Ordinance</a></li> <li>• <a href="#">Redevelopment Plans</a></li> <li>• <a href="#">Interactive Zoning Map</a></li> </ul> |

### CONTACT:

[Jersey City Division of City Planning](#)

1 Jackson Square, 2<sup>nd</sup> Floor

Jersey City NJ 07305

201-547-5010

[CityPlanning@jcnj.org](mailto:CityPlanning@jcnj.org)

\*\*SP-02-072.1 - 4/26/05; SP-02-072.F - 9/27/05; P20-040 - 9/8/20.