



**CITY OF JERSEY CITY
GENERAL DEVELOPMENT
APPLICATION (“GDA”)**



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:	197 Palisade Avenue
2.	Zip Code:	07306
3.	Block(s):	5902
4.	Lot(s):	20

**2.
APPROVALS
BEING SOUGHT**

5. BOARD DESIGNATION		
<input checked="" type="checkbox"/>	Planning Board	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 checked="" 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>	The Applicant proposes to construct a new five- (5) story mixed-use building consisting of 16 residential dwelling units and approximately 760 sq.ft. of commercial space.
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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>	N/A
9.	Number of ‘c’ Variance(s):	0
10.	Number of ‘d’ Variance(s):	0

**5.
APPLICANT**

11.	Applicant Name:	197 Palisade Avenue LLC
12.	Street Address:	18 Phillip Drive
13.	City:	Parsippany
14.	State:	New Jersey
15.	Zip Code:	07054
16.	Phone:	(201) 883-1010
17.	Email:	ben@primelaw.com

**6.
OWNER**

18.	Owner Name:	197 Palisade Avenue LLC
19.	Street Address:	18 Phillip Drive
20.	City:	Parsippany
21.	State:	New Jersey
22.	Zip Code:	07054
23.	Phone:	(201) 883-1010
24.	Email:	ben@primelaw.com

**7.
ATTORNEY**

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

**8.
PLAN
PREPARERS**

ENGINEER		
29.	Engineer's Name:	J. Michael Petry
30.	NJ License Number:	36662
31.	Firm's Name:	Petry Engineering, LLC
32.	Email:	mikepetry@petryengineering.com
ARCHITECT		
33.	Architect's Name:	Russell L. Bodnar
34.	NJ License Number:	AI13380
35.	Firm's Name:	Bodnar Architectural Studio
36.	Email:	rlbodnar1234@gmail.com
PLANNER		
37.	Planner's Name:	TBD, if necessary
38.	NJ License Number:	
39.	Firm's Name:	
40.	Email:	
SURVEYOR		
41.	Surveyor's Name:	Narindra D. Mohan, PLS
42.	NJ License Number:	037606
43.	Firm's Name:	Allstate Mapping & Layout
44.	Email:	surveys@allstatemapping.com
OTHER PROFESSIONAL		
45.	Name, Profession:	Lee D. Klein, PE, PTOE - Traffic Engineer
46.	NJ License Number:	PTOE 1627
47.	Firm's Name:	Klein Traffic Consulting, LLC
48.	Email:	leekleintraffic@gmail.com

9. HEIGHTS

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

49.	Elevation of Grade (feet):	15 ft.			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
50.	Building	N/A	N/A	5	55 ft.
51.	Addition or Extension			N/A	N/A
52.	Rooftop Appurtenance	N/A	N/A		15.5 ft.
53.	Accessory Structures	N/A	N/A	N/A	N/A

10. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
54.	Residential sf:	22,281 sq.ft.	
55.	Retail sf:	760 sq.ft.	
56.	Office sf:		
57.	Industrial sf:		
58.	Parking Garage sf:		
59.	Other sf:		
60.	GROSS FLOOR AREA (sf):	23,041 sq.ft.	
61.	Floor Area Ratio (FAR):	3.62	
62.	Lot area (square feet):	6,373 sq.ft.	
63.	Building Coverage (%):	77.7%	
64.	Lot Coverage (%):	81.5%	

11. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65.	Studio Units:	
66.	1 Bedroom Units:	1
67.	2 Bedroom Units:	
68.	3 Bedroom Units:	1
69.	4 bedroom or More Units:	
70.	TOTAL UNIT COUNT:	2
71.	Percent Affordable:	12.5%
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* HOUSING UNITS CREATED	
Affordability Level:		
73.	Very Low Income (<30% AMI):	
74.	Low Income (30% to 50% AMI):	1
75.	Moderate Income (50% to 80% AMI):	1
76.	Workforce Income (80% - 120% AMI):	
Population Served:		
77.	Age Restricted:	
78.	Special Needs:	
79.	Other:	

13. PARKING AND SIGNAGE

80.	Number of Parking Spaces:	0
81.	Dimensions of Parking Spaces:	N/A
82.	Number of Bike Parking Spaces:	9
83.	Location of Bike Parking:	Lobby
84.	Number of Loading Spaces:	0
85.	Number of Signs:	0
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>			
OPRA filed - no records	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
87. Subdivision:			
88. Site Plan:			
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

- [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](#)
- [Payment of Property Taxes Form](#)
- [Payment of Water Bill Instructions](#)
- [GAR Calculation Worksheet](#)
- [Appeal Application](#)
- [Land Development Ordinance](#)
- [Redevelopment Plans](#)
- [Interactive Zoning Map](#)

CONTACT:

[Jersey City Division of City Planning](#)

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