



**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: | Harborside Plaza 4 - 20 Columbus Drive |
| 2. Zip Code: | 07311 |
| 3. Block(s): | 11603 |
| 4. Lot(s): | 29 |
| 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 | | |
| X | Preliminary Major Site Plan | | |
| X | Final Major Site Plan | | Site Plan Waiver |
| | Conditional Use | | 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> | Development of new 50 story mixed-use high rise |
|---|---|

**4.
VARIANCES
BEING SOUGHT**

| | | |
|--|--|--|
| 9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i> | Street Trees - JC Forestry Standards Tree Spacing - JC Forestry Standards Lighting (fc) - JCLDO 345-70 | |
| 10. Number of 'c' Variance(s): | 3 | |
| 11. Number of 'd' Variance(s): | 0 | |

5.
APPLICANT

| | | |
|-----|-----------------|-----------------------------------|
| 12. | Applicant Name: | Harborside Plaza 4 Associates LLC |
| 13. | Street Address: | 30 Hudson Yards, 72nd Floor |
| 14. | City: | New York |
| 15. | State: | NY |
| 16. | Zip Code: | 10001 |
| 17. | Phone: | (212) 295-9097 |
| 18. | Email: | wbrzostovski@related.com |

6.
OWNER

| | | |
|-----|-----------------|-----------------------------------|
| 19. | Owner Name: | Harborside Plaza 4 Associates LLC |
| 20. | Street Address: | 30 Hudson Yards, 72nd Floor |
| 21. | City: | New York |
| 22. | State: | NY |
| 23. | Zip Code: | 10001 |
| 24. | Phone: | (212) 295-9097 |
| 25. | Email: | wbrzostovski@related.com |

7.
ATTORNEY

| | | |
|-----|------------------|------------------------------|
| 26. | Attorney's Name: | Robert A. Verdibello |
| 27. | Firm's Name: | Connell Foley LLP |
| 28. | Phone: | 201.631.7812 |
| 29. | Email: | rverdibello@connellfoley.com |

8.
PLAN
PREPARERS

| | | |
|---------------------------|--------------------|---|
| ENGINEER | | |
| 30. | Engineer's Name: | Chris Collins |
| 31. | NJ License Number: | |
| 32. | Firm's Name: | Dresdner Robin |
| 33. | Email: | CCollins@DresdnerRobin.com |
| ARCHITECT | | |
| 34. | Architect's Name: | Frank Alfred Fusaro |
| 35. | NJ License Number: | 17438 |
| 36. | Firm's Name: | Handel Architects |
| 37. | Email: | ffusaro@handelarchitects.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: | Greg S. Gloor |
| 43. | NJ License Number: | 24GS03718900 |
| 44. | Firm's Name: | Dresdner Robin Environmental Management, Inc. |
| 45. | Email: | ggloor@dresdnerrobin.com |
| OTHER PROFESSIONAL | | |
| 46. | Name, Profession: | Matthew J. Nuels, Environmental |
| 47. | NJ License Number: | 24GE04313300 |
| 48. | Firm's Name: | Dresdner Robin Environmental Management, Inc. |
| 49. | Email: | mneuls@dresdnerrobin.com |

9. SUBJECT PROPERTY

| | | | |
|--|---|----------------------|--|
| 50. | Lot Area (square feet): | 58305 | |
| 51. | Lot Width (feet): | 242 | |
| 52. | Lot Depth (feet): | 232 | |
| 53. | Zone District(s): | Harborside West | |
| 54. | Redevelopment Area: | Exchange Place North | |
| 55. | Present Use: | Surface Parking Lot | |
| 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> | 69098 | |
| 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> | No | |
| 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?* | Yes | |
| <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): | Elev. 12' NAVD88 | | | |
|---------|-------------------------------|--------------------|------|-----------|--------|
| 68. | Elevation of Grade (feet): | Elev. 8.75' NAVD88 | | | |
| 69. | Number of New Buildings: | 1 | | | |
| 70. | Number of Development Phases: | 1 | | | |
| HEIGHTS | | EXISTING | | PROPOSED* | |
| | | Stories | Feet | Stories | Feet |
| 71. | Building | 0 | 0 | 50 | 684.25 |
| 72. | Addition or Extension | | | N/A | N/A |
| 73. | Rooftop Appurtenance | N/A | N/A | | |
| 74. | Accessory Structures | N/A | N/A | N/A | N/A |

11. GROSS FLOOR AREA AND COVERAGE

| | PHASE 1 | PHASE 2 (if applicable) | PHASE 3 & UP (if applicable) |
|-----------------------------|-----------|----------------------------|---------------------------------|
| 74. Residential sf: | 839,991 | | |
| 75. Retail sf: | 12,374 | | |
| 76. Office sf: | 0 | | |
| 77. Industrial sf: | 0 | | |
| 78. Parking Garage sf: | 228,516 | | |
| 79. Other sf: | 27,000 | | |
| 80. GROSS FLOOR AREA (sf): | 1,172,419 | | |
| 81. Floor Area Ratio (FAR): | 14.8% | | |
| 82. Building Coverage (%): | 71% | | |
| 83. Lot Coverage (%): | 98% | | |

12. RESIDENTIAL DWELLING UNITS

| | TOTAL UNIT MIX | INCOME RESTRICTED UNIT MIX |
|------------------------------|-------------------|-------------------------------|
| 84. Studio Units: | 161 | 0 |
| 84. 1 Bedroom Units: | 432 | 0 |
| 85. 2 Bedroom Units: | 207 | 0 |
| 86. 3 Bedroom Units: | 0 | 0 |
| 87. 4 bedroom or More Units: | 0 | 0 |
| 88. TOTAL UNIT COUNT: | 800 | 0 |
| 89. Percent Affordable: | 0 | |
| 90. Percent Workforce: | 0 | |

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*

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

14. PARKING AND SIGNAGE

| | | |
|------|--------------------------------|----------------------------|
| 98. | Number of Parking Spaces: | 399 |
| 99. | Dimensions of Parking Spaces: | 9' X 18' |
| 100. | Number of Bike Parking Spaces: | 411 |
| 101. | Location of Bike Parking: | Ground, 4th and 5th Floors |
| 102. | Number of Loading Spaces: | 2 |
| 103. | Number of Signs: | TBD |
| 104. | Type of Signs: | TBD |

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> | | | |
|---|----------------|-------------------|---------|
| | 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: <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](#)

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