



**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:	55 Hudson Street
2.	Zip Code:	07302
3.	Block(s):	14505
4.	Lot(s):	1

**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 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 checked="" 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 Amended Final Major Site Plan Approval (obtained under Case No. P22-108) for exterior changes, material changes, and amenity deck changes (see attached narrative) and addition of deviation for reatil parking provided.
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**4.
VARIANCES
BEING SOUGHT**

8.	List Variances: <i>(reference sections of the Ordinance Jor Redevelopment Plan from which relief is requested)</i>	N.J.S.A. 40:55D-70(c) deviation for maximum permitted off-street retail parking
9.	Number of ‘c’ Variance(s):	One (1)
10.	Number of ‘d’ Variance(s):	N/A

**5.
APPLICANT**

11.	Applicant Name:	55 Hudson Street, LLC
12.	Street Address:	200 West Street
13.	City:	New York
14.	State:	NY
15.	Zip Code:	10282
16.	Phone:	Please contact attorney
17.	Email:	Please contact attorney

**6.
OWNER**

18.	Owner Name:	GSJC Land LLC
19.	Street Address:	30 Hudson Street
20.	City:	Jersey City
21.	State:	NJ
22.	Zip Code:	07302
23.	Phone:	Please contact attorney
24.	Email:	Please contact attorney

**7.
ATTORNEY**

25.	Attorney's Name:	George L. Garcia
26.	Firm's Name:	Connell Foley LLP
27.	Phone:	201-521-1000
28.	Email:	GGarcia@connellfoley.com

**8.
PLAN
PREPARERS**

ENGINEER		
29.	Engineer's Name:	Christopher Collins, P.E.
30.	NJ License Number:	24GE05570000
31.	Firm's Name:	Dresdner Robin
32.	Email:	CCollins@DresdnerRobin.com
ARCHITECT		
33.	Architect's Name:	Frank Fusaro, AIA
34.	NJ License Number:	17438
35.	Firm's Name:	Handel Architects LLP
36.	Email:	
PLANNER		
37.	Planner's Name:	
38.	NJ License Number:	
39.	Firm's Name:	
40.	Email:	
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):				
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
50.	Building			58	637'-6 1/4"
51.	Addition or Extension				
52.	Rooftop Appurtenance				
53.	Accessory Structures				

10. GROSS FLOOR AREA AND COVERAGE

		PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
54.	Residential sf:	820,058		
55.	Retail sf:	62,749		
56.	Office sf:			
57.	Industrial sf:			
58.	Parking Garage sf:	138,785		
59.	Other sf:	57,531		
60.	GROSS FLOOR AREA (sf):	940,338		
61.	Floor Area Ratio (FAR):	11.67		
62.	Lot area (square feet):	80,586		
63.	Building Coverage (%):	NO CHANGE		
64.	Lot Coverage (%):	NO CHANGE		

11. RESIDENTIAL DWELLING UNITS

		TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65.	Studio Units:		
66.	1 Bedroom Units:		
67.	2 Bedroom Units:		
68.	3 Bedroom Units:		
69.	4 bedroom or More Units:		
70.	TOTAL UNIT COUNT:	NO CHANGES	
71.	Percent Affordable:		
72.	Percent Workforce:		

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):	
75.	Moderate Income (50% to 80% AMI):	
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:	276 residential; 62 retail
81.	Dimensions of Parking Spaces:	NO CHANGE
82.	Number of Bike Parking Spaces:	NO CHANGE
83.	Location of Bike Parking:	NO CHANGE
84.	Number of Loading Spaces:	NO CHANGE
85.	Number of Signs:	NO CHANGE
86.	Type of Signs:	NO CHANGE

14. APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.

	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
87.	Subdivision:		
88.	Site Plan:	P22-108	9/20/22
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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