



**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:	982 Summit Avenue
2.	Zip Code:	07307
3.	Block(s):	2802
4.	Lot(s):	2

**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 checked="" type="checkbox"/>	Minor Site Plan	<input type="checkbox"/>	Site Plan Waiver
<input 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>	The Applicant proposes to construct a new three-(3) story multifamily residential building consisting of six (6) dwelling units and ground-floor active storefront use (building lobby and recreation room).
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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:	982 Summit, LLC
12.	Street Address:	982 Summit Avenue
13.	City:	Jersey City
14.	State:	New Jersey
15.	Zip Code:	07307
16.	Phone:	(201) 883-1010
17.	Email:	ben@primelaw.com

6.
OWNER

18.	Owner Name:	982 Summit, LLC
19.	Street Address:	982 Summit Avenue
20.	City:	Jersey City
21.	State:	New Jersey
22.	Zip Code:	07307
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:	Karter S. Israni, PE
30.	NJ License Number:	29322
31.	Firm's Name:	Robert Engineering
32.	Email:	karterisrani@hotmail.com
ARCHITECT		
33.	Architect's Name:	Thomas LaPorta
34.	NJ License Number:	19886
35.	Firm's Name:	T. LaPorta Architect, PC
36.	Email:	mm@tl-arc.com
PLANNER		
37.	Planner's Name:	
38.	NJ License Number:	
39.	Firm's Name:	
40.	Email:	
SURVEYOR		
41.	Surveyor's Name:	George R. Pronesti
42.	NJ License Number:	16202
43.	Firm's Name:	Pronesti Surveying, Inc.
44.	Email:	george@pronesti.com
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):	~150 ft.			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
50.	Building	N/A	N/A	3	35 ft.
51.	Addition or Extension			N/A	N/A
52.	Rooftop Appurtenance	N/A	N/A		10 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:	9,758.2 sq.ft.		
55. Retail sf:			
56. Office sf:			
57. Industrial sf:			
58. Parking Garage sf:			
59. Other sf:			
60. GROSS FLOOR AREA (sf):	9,758.2 sq.ft.		
61. Floor Area Ratio (FAR):	1.84		
62. Lot area (square feet):	5,300 sq.ft.		
63. Building Coverage (%):	66%		
64. Lot Coverage (%):	87%		

11. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65. Studio Units:		
66. 1 Bedroom Units:		
67. 2 Bedroom Units:	2	
68. 3 Bedroom Units:	4	
69. 4 bedroom or More Units:		
70. TOTAL UNIT COUNT:	6	
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*

N/A	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:	0
81.	Dimensions of Parking Spaces:	N/A
82.	Number of Bike Parking Spaces:	3
83.	Location of Bike Parking:	Ground floor
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	
<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:

[Jersey City Division of City Planning](#)

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