



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

1. 826 Central Avenue, Jersey City, NJ 07306

Block 6702, Lots 1; Block
8101, Lots 12, 13, 14, 15, 16,**SUBJECT**

Address: _____

Block & Lots: 17, 19.01, 22, 23, 24, 25, 26,

PROPERTYWard: Cand 27; Block 8102, Lots 1, 2, 3,
4, 5, 6, 7, 8, 9.01, 13, 14, 15, 16,
17, 18, 19, 24, 25, 26, and 27

2.

**BOARD
DESIGNATION**

Planning Board



Zoning Board of Adjustment

**3.
APPROVALS
BEING SOUGHT**

| | | |
|--|---|--|
| <input type="checkbox"/> Conceptual Plan/Informal Review | <input type="checkbox"/> "c" variance(s)/Deviation | <input type="checkbox"/> "A" appeal |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> (d) variance(s): use, density, etc. | <input type="checkbox"/> Waiver of Site Plan Requirements |
| <input type="checkbox"/> Preliminary Major Site Plan | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ("B" appeal) |
| <input type="checkbox"/> Final Major Site Plan | <input checked="" type="checkbox"/> Prelim. Major Subdivision | <input type="checkbox"/> Site Plan Amendment |
| <input type="checkbox"/> Conditional Use | <input checked="" type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Other (fill in) _____ |

**4.
PROPOSED
DEVELOPMENT**

Name & Nature of Use (describe project)

The County is requesting to consolidation of several block/lots for the new Frank J Guarini Justice Complex. The dedication for the continuation of Central Avenue, the vacation of Cook Street and the partial vacation of Hoboken Avenue that are part of this plat were approved via City Ordinance (19-090).

**5.
VARIANCE/
DEVIATION
NOTES**

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

**6.
APPLICANT**

The County of Hudson (attn: David Drumeler)

Applicant's Name

(201) 795-610

Phone

Fax

ddrumeler@hcnj.us

e-Mail address

567 Pavonia Avenue, 4th Floor

Street Address

Jersey City

NJ

07306

City

State

Zip

7.
OWNER

| | | | | |
|--------------|-----|----------------|-------|-----|
| Owner's Name | | Street Address | | |
| Phone | Fax | City | State | Zip |

8.
APPLICANT'S
ATTORNEY

| | | | | |
|-----------------|-----|----------------|-------|-----|
| Attorney's Name | | Street Address | | |
| Firm's Name | | City | State | Zip |
| Phone | Fax | e-mail address | | |

9.
PLAN
PREPARERS

| | | | | |
|----------------------------------|-----|----------------|-------|-----|
| Engineer's Name & License Number | | Street Address | | |
| Firm's Name | | City | State | Zip |
| Phone | Fax | e-mail address | | |

| | | | | |
|----------------------------------|-----|----------------|-------|-----|
| Surveyor's Name & License Number | | Street Address | | |
| Firm's Name | | City | State | Zip |
| Phone | Fax | e-mail address | | |

| | | | | |
|---------------------------------|-----|----------------|-------|-----|
| Planner's Name & License Number | | Street Address | | |
| Firm's Name | | City | State | Zip |
| Phone | Fax | e-mail address | | |

| | | | | |
|-----------------------------------|-----|----------------|-------|-----|
| Architect's Name & License Number | | Street Address | | |
| Firm's Name | | City | State | Zip |
| Phone | Fax | e-mail address | | |

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

_____ sf **x** (dimensions)

Zone District(s): _____

Present use: _____

Redevelopment Area: _____
Historic District: _____

Check all that
apply for present
conditions:

- ☐ Conforming Use
☐ Conforming Structure
☐ Vacant Lot

- ☐ Non-Conforming Use
☐ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Check all that Apply:

- ☐ Application for a new building on undeveloped tract ☐ Application for new use of existing building ☐ Application for use of a portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☐ no

Is demolition proposed? ☐ yes ☐ no If yes, is building 150+ years old? ☐ yes age: _____ ☐ no

Number of New Buildings: _____

Height table:

| | Existing | | Proposed | |
|-----------------------|----------|------|----------|------|
| | Stories | Feet | Stories | Feet |
| Building | | | | |
| Addition/Extension | | | | |
| Rooftop Appurtenances | | | | |
| Accessory Structures | | | | |

| | | |
|---|--|----|
| Square Footage of applicable building(s) for this project by use: | | |
| Residential | | sf |
| Retail | | sf |
| Office | | sf |
| Industrial | | sf |
| Parking Garage | | sf |
| Other | | sf |
| TOTAL: | | sf |

| | | |
|---|--|-------|
| Number of dwelling units (if applicable): | | |
| Studio | | units |
| 1 bedroom | | units |
| 2 bedroom | | units |
| 3 bedroom | | units |
| 4+ bedroom | | units |
| TOTAL: | | units |

| | |
|------------------------------------|--|
| Number of lots before subdivision: | |
| Number of lots after subdivision: | |

| | |
|---|----|
| % of lot to be covered by buildings: | % |
| % of lot to be covered by buildings & pavement: | % |
| Gross floor area (GFA): | sf |
| Floor Area Ratio (FAR): | |

**11.
PARKING &
SIGNAGE**

Number of parking spaces & dimensions: number: _____ / Dimensions: _____
 Number of loading spaces & dimensions: number: _____ / Dimensions: _____

Number of Signs: _____
 Height of monument and/or pylon signs: _____

**12.
INFRA-
STRUCTURE**

| | | |
|---|------------------------------|-----------------------------------|
| <u>WATER</u> | | |
| Is public water being extended to the tract and/or reused? If yes, specify size and material. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Size | | |
| Material | | |
| Does the existing water service have a curb stop? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is there existing combined fire/domestic service? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is there existing domestic service only? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is new water service being proposed? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is there new combined fire/domestic service? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is there new domestic service only? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <u>SEWER</u> | | |
| Is existing sewer service proposed to be reused? If yes, specify size and material. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Size | | |
| Material | | |
| Will there be sewer curb cleanout? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Are minimum slope requirements satisfied as per National Standard Plumbing Code? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is new sewer service proposed? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Are storm drains proposed? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Are any new streets or utility extensions proposed? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <u>MISC</u> | | |
| Are existing streets being widened | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Are utilities underground | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is site in a flood plain? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is soil removal or fill proposed? If yes, specify total in cubic yards. | <input type="checkbox"/> Yes | <input type="checkbox"/> No _____ |
| Are any structures being removed? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is the property within 200 feet of an adjacent municipality? If yes, which? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Municipalities: | | |
| Is the property on a County Road? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**13.
TYPE OF
DEVELOPMENT**

| REQUIRED FOR ALL DEVELOPMENT APPLICATIONS | Total number of new residential units created | Total number of affordable housing units* created | Total number of residential units demolished |
|--|--|--|---|
| New structure containing residential units | | | |
| Conversion from a non-residential structure to a structure containing residential units | | | |
| Conversion from market rate housing units to NJ COAH defined affordable housing units | | | |

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

| | Moderate Income | Low Income | Very Low Income | Age Restricted | Rental Units |
|--|------------------------|-------------------|------------------------|-----------------------|---------------------|
| Number of affordable housing units created* | | | | | |

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

| Use Group Description (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.) | Gross Floor Area of New Construction | Gross Floor Area of Demolition |
|--|---|---------------------------------------|
| B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics. | | |
| M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations. | | |
| F: Factories where people make, process, or assemble products. F use group includes F1 and F2. | | |
| S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2. | | |
| H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5. | | |
| A1: Assembly uses including concert halls and TV studios. | | |
| A2: Assembly uses including casinos, night clubs, restaurants and taverns. | | |
| A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship | | |
| A4: Assembly uses including arenas, skating rinks and pools. | | |
| A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums | | |
| E: Schools K – 12 | | |
| I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4. | | |
| R1: Hotels, motels and dormitories | | |
| U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc. | | |

14.
APPROVAL
HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none
If there are previous approvals, attach 2 copies of the approving resolution.

| | CITY JOB/CASE NUMBER | APPROVED | DENIED | DATE |
|-----------------|----------------------|--------------------------|--------------------------|------|
| Subdivision | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Site Plan | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Variance(s) | | <input type="checkbox"/> | <input type="checkbox"/> | |
| Building Permit | | <input type="checkbox"/> | <input type="checkbox"/> | |

15.
FEES
(see attached fee
schedule)

| STAFF CALCULATIONS ONLY | |
|-------------------------|----|
| Subdivision | \$ |
| Site Plan | \$ |
| Variance(s) | \$ |
| TOTAL DUE | \$ |
| Amount Paid | \$ |
| BALANCE DUE | \$ |

16.
ATTACHMENTS

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

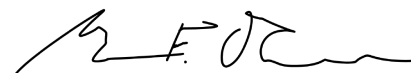
17.
CERTIFICATION

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date, the 8th day of April, 2021

David Drumeler

Signature of Applicant



Michael F. O'Connor

Property Owner Authorizing Application if
other than Applicant

Attorney-at-Law, State of New Jersey

AFFIDAVIT OF PERFORMANCE

I, David Drumeler / Jay Bargmann / Bryan Waisnor
(Property Owner/Architect/Engineer)

hereby certify that the Site Plan submitted to the Planning Board/Zoning Board of

Adjustment [cross out inapplicable Board] for property at

826 Central Avenue, Jersey City, NJ 07306;

Block(s) 6702 / 8101 / 8102, Lot(s) 1 & 2 / 12, 13, 14, 15, 16, 17, 19.01, 22, 23

24, 25, 26, & 27 / 1, 2, 3, 4, 5, 6, 7, 8, 9.01, 13, 14, 15, 16, 17, 18, 19, 24, 25, 26, & 27,

is a full and complete representation of the Site Plan and that it shall be completed as
submitted.

David Drumeler
(Property Owner/Architect/Engineer)

Sworn before me this 8th day of April, 2021,


Michael F. O'Connor, Attorney-at-Law, State of New Jersey

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, David Drumeler of full age, being duly sworn
(print owner's name)

according to law on his/her oath deposes and says, that he/she resides or works at

467 Pavonia Avenue, 4th Floor, Jersey City, NJ 07306
(owner's address)

in the Town/City of Jersey City in the County
of Hudson and State of NJ is the owner
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City
aforesaid, and known and designated as:

(property address)

Block: 6702

Lot(s): 1 & 2

Block: 8101

Lot(s): 12, 13, 14, 15, 16, 17, 19.01, 22, 23, 24, 25, 26, & 27

Block: 8102

Lot(s): 1, 2, 3, 4, 5, 6, 7, 8, 9.01, 13, 14, 15, 16, 17, 18, 19, 24, 25, 26, & 27

Block:

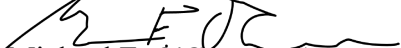
Lots(s):

and that he/she authorizes N/A to
(name of applicant)

make the annexed application in his/her behalf, and that the statements of fact contained in said
application are true.

By: *David Drumeler*
(signature of owner)

Sworn to before me this 8th day of April, 2021


Michael F. O'Connor, Attorney-At-Law, State of New Jersey