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August 2, 2021

VIA E-MAIL ONLY

Tanya Marione, Director
Division of City Planning
City of Jersey City
City Hall Annex
1 Jackson Square aka 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: Planning Board Section 31 Review for the Loews Theater
54 Journal Square - Block 10601, Lot 41 (the "Property")**

Dear Tanya:

This firm represents DAE Development 1 Entity, LLC (the "Redeveloper"), the Jersey City Redevelopment Agency ("JCRA") designated redeveloper for the Loews Theater redevelopment project (the "Project"). The City of Jersey City is the Property owner and applicant (the "City").

On behalf of the City, the Redeveloper is submitting an application to the Jersey City Planning Board (the "Planning Board") for a Section 31 capital project review also known as a courtesy review pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-31) for the Project.

As you are aware, the Redeveloper appeared before the City Historic Preservation Commission on July 19, 2021 to present the Project and the Commission recommended the Project to the Planning Board.

Enclosed please find one original/copy of each of the following:

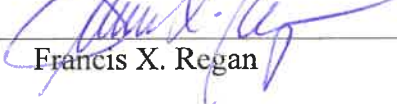
- General Development Application;
- Project Description;
- Architectural Plans prepared by OTJ Architects
- Civil Site Plans prepared by Kimley-Horn and Associates, Inc.;
- Property survey prepared by Gallas Surveying Group;
- Pedestrian easement; and

- JCRA resolution designating redeveloper for Property.

We look forward to presenting this exciting project to the Planning Board so please advise when it will be scheduled.

Please feel free to contact me if you have any questions or require additional information regarding this matter.

Very truly yours,
DeCotiis, FitzPatrick, Cole & Giblin, LLP

By: 
Francis X. Regan

Enclosures

Cc: Diana Jeffrey, Esq, Executive Director, JCRA
Joseph Baumann, Jr., Esq. for JCRA
Jonathan Fascitelli, Redeveloper
Asheel Kakkad, Redeveloper
Christine Steinberg, Esq, Redeveloper
Michael DeCotiis, Esq. for Redeveloper
Gary Martinez, AIA, OTJ Architects
Matthew Shinton, PE, Kimley-Horn and Associates, Inc.
Matt Ward, Supervising Planner, City Planning
Joey-Ann Morales, City Planning
Tasha Miller, City Planning



**CITY OF JERSEY CITY
GENERAL DEVELOPMENT
APPLICATION ("GDA")**

**CITY
JERSEY
PLANNING**

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:	54 Journal Square
2. Zip Code:	07305
3. Block(s):	10601
4. Lot(s):	41
5. Ward:	C

**2.
APPROVALS
BEING SOUGHT**

6. BOARD DESIGNATION	
X	Planning Board
	Zoning Board of Adjustment

7. APPROVALS BEING SOUGHT (mark all that apply)			
<input type="checkbox"/>	Minor Site Plan	<input type="checkbox"/>	"A" Appeal
<input type="checkbox"/>	Preliminary Major Site Plan	<input type="checkbox"/>	"B" Appeal - Interpretation
<input type="checkbox"/>	Final Major Site Plan	<input type="checkbox"/>	Site Plan Waiver
<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	Site Plan Amendment
<input type="checkbox"/>	'c' Variance(s)	<input type="checkbox"/>	Administrative Amendment
<input type="checkbox"/>	'd' Variance(s) - use, density, etc.	<input type="checkbox"/>	Interim Use
<input type="checkbox"/>	Minor Subdivision	<input type="checkbox"/>	Extension
<input type="checkbox"/>	Preliminary Major Subdivision	X	Other (fill in below):
<input type="checkbox"/>	Final Major Subdivision		Section 31 Review

**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>	See attachment
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**4.
VARIANCES
BEING SOUGHT**

9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	N/A
10. Number of 'c' Variance(s):	
11. Number of 'd' Variance(s):	

5.
APPLICANT

12.	Applicant Name:	City of Jersey City
13.	Street Address:	280 Grove Street
14.	City:	Jersey City
15.	State:	New Jersey
16.	Zip Code:	07302
17.	Phone:	201-547-5000
18.	Email:	jmetro@jcnj.org

6.
OWNER

19.	Owner Name:	Same as applicant
20.	Street Address:	
21.	City:	
22.	State:	
23.	Zip Code:	
24.	Phone:	
25.	Email:	

7.
ATTORNEY

26.	Attorney's Name:	Francis Regan
27.	Firm's Name:	DeCotlis, Fitzpatrick, Cole & Giblin, LLP
28.	Phone:	201-907-5280
29.	Email:	fregan@decotiislaw.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	Matthew Shinton
31.	NJ License Number:	
32.	Firm's Name:	Kimley-Horn and Associates, Inc.
33.	Email:	matt.shinton@kimley-horn.com
ARCHITECT		
34.	Architect's Name:	Gary Martinez
35.	NJ License Number:	
36.	Firm's Name:	OTJ Architects
37.	Email:	martinez@otj.com
PLANNER		
38.	Planner's Name:	
39.	NJ License Number:	
40.	Firm's Name:	
41.	Email:	
SURVEYOR		
42.	Surveyor's Name:	Gregory Gallas
43.	NJ License Number:	
44.	Firm's Name:	Gallas Surveying Group
45.	Email:	
OTHER PROFESSIONAL		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	34,520	
51.	Lot Width (feet):	78.6	
52.	Lot Depth (feet):		
53.	Zone District(s):	Redevelopment	
54.	Redevelopment Area:	Journal Square 2060 - Zone 6 Preservation	
55.	Present Use:	Theater	
56.	Amount of impervious surface added, replaced, or disturbed (square feet): (if greater or equal to 1,000 square feet provide stormwater report)		
ANSWER THE FOLLOWING YES –OR– NO			
57.	Is the subject property in a Historic District? (if yes, apply to Historic Preservation Commission)	No	
58.	Is the subject building or property <u>IS</u> on the list of properties eligible for the Historic Register? (if yes, apply to Historic Preservation Commission)	Yes	
59.	Is demolition proposed? (if yes, provide determination of significance or demolition permit)	Yes (minimal)	
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? (if yes, attach 1 copy)	No	
63.	Does the property have existing deed restrictions, covenants and/or easements? (if yes, attach 1 copy)	Yes	
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?*	No	
* 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):				
68.	Elevation of Grade (feet):				
69.	Number of New Buildings:				
70.	Number of Development Phases:				
	HEIGHTS	EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building				
72.	Addition or Extension				
73.	Rooftop Appurtenance				TBD
74.	Accessory Structures				

**11.
GROSS FLOOR
AREA AND
COVERAGE**

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:			
75. Retail sf:			
76. Office sf:			
77. Industrial sf:			
78. Parking Garage sf:			
79. Other sf:	79,660		
80. GROSS FLOOR AREA (sf):	79,660		
81. Floor Area Ratio (FAR):	2.89		
82. Building Coverage (%):	79.8		
83. Lot Coverage (%):	100		

**12.
RESIDENTIAL
DWELLING UNITS**

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

**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:	
91. Very Low Income (<30% AMI):	
92. Low Income (30% to 50% AMI):	
93. Moderate Income (50% to 80% AMI):	
94. Workforce Income (80% - 120% AMI):	
Population Served:	
95. Age Restricted:	
96. Special Needs:	
97. Other:	

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	
99.	Dimensions of Parking Spaces:	
100.	Number of Bike Parking Spaces:	
101.	Location of Bike Parking:	
102.	Number of Loading Spaces:	
103.	Number of Signs:	
104.	Type of Signs:	

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. <u>Download Application Forms and Support Documents here</u>
<input 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. <u>Make an Online Payment by click here</u>
<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>JMM</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
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
201-547-5010
CityPlanning@icnj.org

AFFIDAVIT OF SUBMISSION

I, the Applicant, certify that the statements and information on the submitted General Development Application (GDA) 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 Affidavit of Submission for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect the subject property in conjunction with this application.

Address (Subject Property) : 54 Journal Square

Block(s)/Lot(s): 10601 / 41

JMM

Initials of Applicant (must match GDA)



Applicant Signature



Property Owner Signature Authorizing Submission of the GDA if other than Applicant

Sworn to and subscribed before me this date _____

Notary Public