



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



**1 Jackson Square, 2<sup>nd</sup> 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:	747 Grand Street
2. Zip Code:	07304
3. Block(s):	18704
4. Lot(s):	16
5. Ward:	

**2.  
APPROVALS  
BEING SOUGHT**

<b>6. APPROVALS BEING SOUGHT (mark all that apply)</b>			
<input checked="" type="checkbox"/>	Minor Site Plan		"A" Appeal
<input type="checkbox"/>	Preliminary Major Site Plan		"B" Appeal - Interpretation
<input type="checkbox"/>	Final Major Site Plan		Site Plan Waiver
<input type="checkbox"/>	Conditional Use		Site Plan Amendment
<input type="checkbox"/>	'c' Variance(s)		Administrative Amendment
<input type="checkbox"/>	'd' Variance(s) - use, density, etc.		Interim Use
<input type="checkbox"/>	Minor Subdivision		Extension
<input type="checkbox"/>	Preliminary Major Subdivision		Other (fill in below):
<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>	Proposed rooftop wireless telecommunications facility on existing building. Proposed antennas will be placed in three (3) separate sectors on rooftop at top heights of 64'-10" AGL. Existing rooftop has top height of 68'-8" (existing generator on penthouse). Permitted as 2 <sup>nd</sup> principal use.
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**4.  
VARIANCES  
BEING SOUGHT**

8. List Variances: <i>(reference sections of the Land Development Ordinance [LDO] or Redevelopment Plan from which relief is requested)</i>	None
9. Number of 'c' Variance(s):	0
10. Number of 'd' Variance(s):	0

**5.**  
**APPLICANT**

11. Applicant Name:	Verizon Wireless c/o Attorney (below)
12. Street Address:	3836 Quakerbridge Road
13. City:	Hamilton
14. State:	New Jersey
15. Zip Code:	08619
16. Phone:	609-951-0600
17. Email:	kjones@zublattjones.com

**6.**  
**OWNER**

18. Owner Name:	747 Grand JV LP
19. Street Address:	33 E. Midland Road, Suite 1821
20. City:	Paramus
21. State:	NJ
22. Zip Code:	07653
23. Phone:	-
24. Email:	-

**7.**  
**ATTORNEY**

25. Attorney's Name:	Kevin R. Jones, Esquire
26. Firm's Name:	Zublatt & Jones, P.C.
27. Phone:	609-951-0600
28. Email:	kjones@zublattjones.com

**8.**  
**PLAN**  
**PREPARERS**

<b>ENGINEER</b>	
29. Engineer's Name:	Farid Ghaemi, P.E.
30. NJ License Number:	44246
31. Firm's Name:	Grant Engineering Consultants, LLC
32. Email:	www.grantengineering.org
<b>ARCHITECT</b>	
33. Architect's Name:	N/A
34. NJ License Number:	
35. Firm's Name:	
36. Email:	
<b>PLANNER</b>	
37. Planner's Name:	N/A
38. NJ License Number:	
39. Firm's Name:	
40. Email:	
<b>SURVEYOR</b>	
41. Surveyor's Name:	N/A
42. NJ License Number:	
43. Firm's Name:	
44. Email:	
<b>OTHER PROFESSIONAL</b>	
45. Name, Profession:	N/A
46. NJ License Number:	
47. Firm's Name:	
48. Email:	

**9. SUBJECT PROPERTY**

49.	Lot Area (square feet):	10,928
50.	Lot Width (feet):	39.75'
51.	Lot Depth (feet):	139.42
52.	Zone District(s):	R-1
53.	Redevelopment Area:	N/A
54.	Present Use:	Residential
55.	Amount of impervious surface added, replaced, or disturbed (square feet): <i>(if greater or equal to 1,000 square feet provide checklist item ##)</i>	0
<b>ANSWER THE FOLLOWING YES –OR– NO</b>		
56.	Is the subject property in a Historic District? <i>(if yes, provide checklist item ##):</i>	No
57.	Is the subject building or property <u>IS</u> on the list of properties eligible for the Historic Register? <i>(if yes, provide checklist item ##)</i>	No
58.	Is demolition proposed? <i>(if yes, provide checklist item ##)</i>	No
59.	Is the subject property within 200 feet of another municipality?	No
60.	Are there performance guarantees and/or maintenance agreements with City Council? <i>(if yes, attach 1 copy)</i>	No
61.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	No
62.	Are new streets and/or utility extensions proposed?	No
63.	Are existing streets being widened?	No
64.	Is the subject property in a flood plain?*	No
<p>* Flood plain boundaries and base flood elevation can be found by visiting:  <a href="http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/">http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/</a></p>		

**10. HEIGHTS**

65.	Base Flood Elevation (feet):	-			
66.	Elevation of Grade (feet):	-			
67.	Number of New Buildings:	-			
68.	Number of Development Phases:	-			
	<b>HEIGHTS</b>	<b>EXISTING</b>		<b>PROPOSED*</b>	
		Stories	Feet	Stories	Feet
69.	Building	5	+/- 65'	No change	
70.	Addition or Extension				
71.	Rooftop Appurtenance				
72.	Accessory Structures		68'-8"		64'10"

\* if proposed height is 40 feet or greater provide checklist item ##



**14. PARKING AND SIGNAGE**

98.	Number of Parking Spaces:	19
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>			
	<b>CASE NUMBER(S)</b>	<b>APPROVAL (Y/N)</b>	<b>DATE(S)</b>
105.	Subdivision:		
106.	Site Plan:		
107.	Variance(s) App:		
108.	Appeal:		
109.	Building Permits:		

**16. SUBMISSION CHECKLIST**

	Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application. <a href="#">Download Application Forms and Support Documents here</a>
	Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will <u>NOT</u> be accepted. <a href="#">Make an Online Payment by click here</a>
	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if one is <u>NOT</u> submitted.
	Initials of the Applicant/Preparer: (Must match Affidavit of Submission) <b>KJ</b>
	Once you have completed all of the Submission Checklist items above, you can email you application to <a href="mailto:jmorales@jcnj.org">jmorales@jcnj.org</a> .  Please send us a pdf version of this application which has <u>NOT</u> been scanned. Versions that are scanned or handwritten are <u>NOT</u> acceptable.

**CONTACT:**

[Jersey City Division of City Planning](#)  
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