



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



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:	
2. Zip Code:	
3. Block(s):	
4. Lot(s):	
5. Ward:	

**2.
APPROVALS
BEING SOUGHT**

6.	APPROVALS BEING SOUGHT (mark all that apply)		
	Minor Site Plan		"A" Appeal
	Preliminary Major Site Plan		"B" Appeal - Interpretation
	Final Major Site Plan		Site Plan Waiver
	Conditional Use		Site Plan Amendment
	'c' Variance(s)		Administrative Amendment
	'd' Variance(s) - use, density, etc.		Interim Use
	Minor Subdivision		Extension
	Preliminary Major Subdivision		Other (fill in below):
	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>	
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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>	
9.	Number of 'c' Variance(s):	
10.	Number of 'd' Variance(s):	

5.
APPLICANT

11.	Applicant Name:	
12.	Street Address:	
13.	City:	
14.	State:	
15.	Zip Code:	
16.	Phone:	
17.	Email:	

6.
OWNER

18.	Owner Name:	
19.	Street Address:	
20.	City:	
21.	State:	
22.	Zip Code:	
23.	Phone:	
24.	Email:	

7.
ATTORNEY

25.	Attorney's Name:	
26.	Firm's Name:	
27.	Phone:	
28.	Email:	

8.
PLAN
PREPARERS

ENGINEER		
29.	Engineer's Name:	
30.	NJ License Number:	
31.	Firm's Name:	
32.	Email:	
ARCHITECT		
33.	Architect's Name:	
34.	NJ License Number:	
35.	Firm's Name:	
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. SUBJECT PROPERTY

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

10. HEIGHTS

65.	Base Flood Elevation (feet):			
66.	Elevation of Grade (feet):			
67.	Number of New Buildings:			
68.	Number of Development Phases:			
HEIGHTS	EXISTING		PROPOSED*	
	Stories	Feet	Stories	Feet
69.	Building			
70.	Addition or Extension			
71.	Rooftop Appurtenance			
72.	Accessory Structures			

** if proposed height is 40 feet or greater provide shadow study and visual assessment report*

11. GROSS FLOOR AREA AND COVERAGE

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

12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
83. 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:	
92. Low Income:	
93. Moderate Income:	
94. Workforce Income:	
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

	Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application. Download Application Forms and Support Documents here
	Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will <u>NOT</u> be accepted. Make an Online Payment by click here
	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if an Affidavit is <u>NOT</u> submitted.
	Initials of the Applicant/Preparer: (Must match Affidavit of Submission) _____
	Once you have completed all of the Submission Checklist items above, you can email you application to jmorales@jcnj.org . 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](#)

1 Jackson Square, 2nd Floor

Jersey City NJ 07305

201-547-5010

CityPlanning@jcnj.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) : 342 Communipaw Avenue

Block(s)/Lot(s): Block 20005, Lot 12

TPL

Initials of Applicant (must match GDA)



Applicant Signature

Thomas P. Leary, Attorney for the Applicant

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

Sworn to and subscribed before me this date August 19, 2021

Notary Public

AFFIDAVIT OF OWNERSHIP

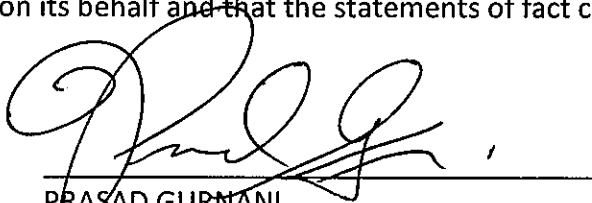
STATE OF NEW JERSEY)
)ss.
COUNTY OF HUDSON)

I, PRASAD GURNANI, being of full age, o/b/o of 342 Communipaw JC LLC, being duly sworn according to the law on his oath deposes and says, I am the Managing Member/Authorized Signatory of 342 Communipaw JC LLC, and as the duly Managing Member/Authorized Signatory of 342 Communipaw JC LLC, has the authority to act on behalf of 342 Communipaw JC LLC, and the principal place of business of 342 Communipaw JC LLC, is located at 555 Secaucus Road, Town of Secaucus, County of Hudson, and State of New Jersey, and that 342 Communipaw JC LLC, is the owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the City of Jersey City, aforesaid, known and designated:

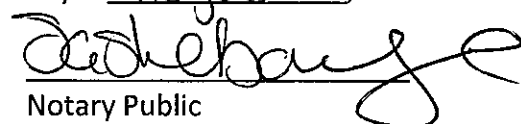
**342 Communipaw Avenue
Block 20005, Lot 12
Jersey City, New Jersey**

and that, on behalf of the owner, authorize(s):

342 Communipaw JC LLC
to make the annexed application on its behalf and that the statements of fact contained in said application are true.


PRASAD GURNANI
o/b/o 342 Communipaw JC LLC

Sworn to before me this 19
day of August, 2021


Notary Public

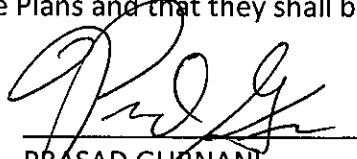
16519/130975
6067034-1

SASHA S. GONZALEZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 13, 2022

AFFIDAVIT OF PERFORMANCE


STATE OF NEW JERSEY)
)ss.
COUNTY OF HUDSON)

I, PRASAD GURNANI, hereby certify that the Plans submitted to the Jersey City Planning/Zoning Board of Adjustment for the property located at 342 Communipaw Avenue, Jersey City, New Jersey, and also known as Block 20005, Lot 12, on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed as submitted.



PRASAD GURNANI
o/b/o 342 Communipaw JC LLC

Sworn to before me this 19
day of August, 2021



Notary Public

SASHA S. GONZALEZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 13, 2022

DISCLOSURE STATEMENT PURSUANT TO N.J.S.A. 40:55D-48.1
342 Communipaw JC LLC

APPLICANT/OWNER:

342

Communipaw JC LLC
555 Secaucus Road
Secaucus, NJ 07094

SUBJECT PROPERTY:

342

Communipaw Avenue

Block 20005, Lot 12

Jersey City, NJ 07304

342 Communipaw JC LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
Prasad Gurnani	555 Secaucus Road Secaucus, NJ 07094	100%



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF TAX COLLECTIONS

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5124 / 5125



JOANNE SISK CTC
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 8-23-21

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 20005, Lot # 12, Qual # _____

Property Location: 342 Communipaw Ave SENT

In the City of Jersey City are as follows:

X Paid thru 2nd quarter 20 21

_____ Delinquent for _____ quarter 20 _____

_____ Tax Exempt

MS In Lien Status Certificate # _____

_____ Payroll Tax _____ quarter filed 20 _____

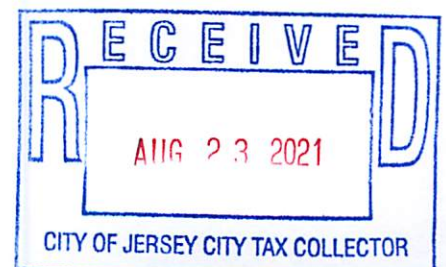
I verify that this information accurately reflects the municipal tax record

Tax Collector _____

Municipality: Jersey

County: Hudson

1



Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

Thomas P. Leane
Of Counsel

August 19, 2021

VIA EMAIL AND FEDEX

Attn: Cameron Black, Planning Board Secretary
Jersey City Division of Planning
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: Minor Site Plan
342 Communipaw JC LLC
342 Communipaw Avenue
Block 20005, Lot 12**

Dear Mr. Black:

Please be advised that this firm represents 342 Communipaw LLC (the "Applicant") in regard to an application to the Jersey City Planning Board (the "Board"). Applicant is currently the owner of 342 Communipaw Avenue, also designated as Block 20005, Lot 12 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Mixed-Use A district of the Morris Canal Redevelopment Plan Area and is subject to the requirements of the Morris Canal Redevelopment Plan (the "Redevelopment Plan").

The Property is an approximately 1,875 sq. ft. (25' x 75') vacant lot. Applicant has submitted a General Development to the Jersey City Planning Board requesting Minor Site Plan approval to develop a four (4) story mixed-use building containing 3 dwelling units and a ground floor retail space (the "Project"). A development was previously approved for the Property under Planning Board Case No. P20-108 for a four (4) story mixed use building with 7 units. I attach herewith a set of architectural plans prepared by Hampton Hill Architecture (Min Kil, RA) dated August 6, 2021 and 16 pages for your review. Please allow this letter to serve as a formal submission of a new application for the development of the Property.

Upon our review of the site plans, the redevelopment Plan and the Jersey City Land Development Ordinance ("JC LDO"), it is this office's belief that the Project will not require any deviations, variances, waivers or exemptions other than those determined to be necessary by City Planning Staff during your review.

As supplement to our previous submission, we submit the following:

1. One (1) completed and executed General Development Application for your files;
2. One (1) set of Site Plans;
3. One (1) executed Affidavit of Ownership;
4. One (1) executed Affidavit of Performance;
5. One (1) executed 10% Disclosure;
6. One (1) draft notice; and
7. One (1) check in the amount of one hundred and fifty dollars (\$150.00) made payable to the City of Jersey City.

Please note that the following will be submitted under separate cover: a Zoning Letter of Rejection; an affidavit evidencing legal notice; additional Site Plans to comply with the requirements of the General Development Application Checklist, color site photos; certified 200' list of property owners; Certificate of Taxes Paid; and the remaining application balance.

Applicant humbly requests waivers from the following: Certificates of Water Bills Paid.

If you have any questions regarding this application, please do not hesitate to contact the undersigned.

Very truly yours,

Thomas P. Leane/cr

Thomas P. Leane, Esq.

TPL/cr
Enclosures