



**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:	32 Coles Street, Jersey City, NJ
2. Zip Code:	07302
3. Block(s):	11113
4. Lot(s):	2
5. Ward:	E

**2.  
APPROVALS  
BEING SOUGHT**

<b>6. BOARD DESIGNATION</b>			
x	Planning Board		Zoning Board of Adjustment

<b>7. APPROVALS BEING SOUGHT (mark all that apply)</b>			
	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	x	Extension
	Preliminary Major Subdivision		Other (fill in below):
	Final Major Subdivision		

**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>	Proposed expansion of an existing three (3) story mixed-use building to a four (4) story building.
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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>	Rear yard-deviation
10. Number of 'c' Variance(s):	One (1)
11. Number of 'd' Variance(s):	NA

**5.**  
**APPLICANT**

12.	Applicant Name:	John & Rose Dao (Husband & Wife)
13.	Street Address:	32 Coles Street
14.	City:	Jersey City
15.	State:	NJ
16.	Zip Code:	07302
17.	Phone:	(201)238-3335 Mobile
18.	Email:	buyandsavingscorp@gmail.com

**6.**  
**OWNER**

19.	Owner Name:	John & Rose Dao (Husband & Wife)
20.	Street Address:	32 Coles Street
21.	City:	Jersey City
22.	State:	NJ
23.	Zip Code:	07302
24.	Phone:	(201)238-3335 Mobile
25.	Email:	buyandsavingscorp@gmail.com

**7.**  
**ATTORNEY**

26.	Attorney's Name:	Thomas Leane, Esq.
27.	Firm's Name:	Connell Foley LLP
28.	Phone:	(201)631-7820 Direct (201)521-1000 Phone
29.	Email:	tleane@connellfoley.com

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

ENGINEER		
30.	Engineer's Name:	Jose Mantrana, PE
31.	NJ License Number:	04162
32.	Firm's Name:	ARCO Engineering, PC
33.	Email:	jjm@arcoengpc.com
ARCHITECT		
34.	Architect's Name:	Darian Jon Fernando, AIA
35.	NJ License Number:	20286
36.	Firm's Name:	Darian Jon Fernando, RA
37.	Email:	darian.fernando@yahoo.com
PLANNER		
38.	Planner's Name:	Charles Heydt, PP, AICP, LEED AP ND
39.	NJ License Number:	
40.	Firm's Name:	Dresdner Robin
41.	Email:	Cheydt@dresdnerrobin.com
SURVEYOR		
42.	Surveyor's Name:	
43.	NJ License Number:	
44.	Firm's Name:	
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):	1,106
51.	Lot Width (feet):	22.35
52.	Lot Depth (feet):	46.62
53.	Zone District(s):	NC (Neighborhood Commercial)
54.	Redevelopment Area:	
55.	Present Use:	Mixed-Use (1FL,Mercantile & 2-3 Flr-One Family Dwelling)
56.	Amount of impervious surface added, replaced, or disturbed (square feet): <i>(if greater or equal to 1,000 square feet provide stormwater report)</i>	None (existing)
<b>ANSWER THE FOLLOWING YES –OR– NO</b>		
57.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	No
58.	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>	No
59.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	Partial
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? <i>(if yes, attach 1 copy)</i>	
63.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	No
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
<i>* Flood plain boundaries and base flood elevation can be found by visiting:</i> <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>		

## 10. HEIGHTS

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

67.	Base Flood Elevation (feet):	9		
68.	Elevation of Grade (feet):	10.81		
69.	Number of New Buildings:	NA		
70.	Number of Development Phases:			
HEIGHTS	EXISTING		PROPOSED*	
	Stories	Feet	Stories	Feet
71. Building	3	31'-7.5"	4	42'-5.25"
72. Addition or Extension				
73. Rooftop Appurtenance	NA			
74. Accessory Structures	NA		NA	

### 11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	2,847		
75. Retail sf:	1105		
76. Office sf:	NA		
77. Industrial sf:	NA		
78. Parking Garage sf:	NA		
79. Other sf:	(757) Cellar		
80. GROSS FLOOR AREA (sf):	3,952		
81. Floor Area Ratio (FAR):	3.57		
82. Building Coverage (%):	100		
83. Lot Coverage (%):	100		

### 12. RESIDENTIAL DWELLING UNITS

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

### 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
<b>Affordability Level:</b>	
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):	
<b>Population Served:</b>	
95. Age Restricted:	
96. Special Needs:	
97. Other:	

#### 14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	None
99.	Dimensions of Parking Spaces:	NA
100.	Number of Bike Parking Spaces:	NA
101.	Location of Bike Parking:	NA
102.	Number of Loading Spaces:	NA
103.	Number of Signs:	NA (Signage not part of application)
104.	Type of Signs:	NA

#### 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:	NA		
106. Site Plan:	P19-043	Y	
107. Variance(s) App:	Rear Deviation	Y	
108. Appeal:	NA		
109. Building Permits:			

#### 16. SUBMISSION CHECKLIST

<input type="checkbox"/>	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>
<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. <a href="#">Make an Online Payment by click here</a>
<input 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 type="checkbox"/>	Initials of the Applicant/Preparer: <u>JD &amp; RD</u> (Must match Affidavit of Submission)
<input type="checkbox"/>	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> -and- <a href="mailto:tmiller@jcnj.org">tmiller@jcnj.org</a> .  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, 2<sup>nd</sup> Floor

Jersey City NJ 07305

201-547-5010

[CityPlanning@jcnj.org](mailto:CityPlanning@jcnj.org)