



**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:	258-282 Sixteenth Street and 311 and 312 Seventeenth Street and 305 Coles Street
2. Zip Code:	07310
3. Block(s):	6004 and 6005
4. Lot(s):	1.01-1.03; and 13.01, 13.02, 13.03, 13.04
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	X	Site Plan Amendment
X	'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**

8. Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Mixed-use residential and commercial/retain development. Please see attached Planning and Variance Memo dated October 22, 2021 prepared by CPL Partnership.
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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>	Please see attached Planning and Variance Memo dated October 22, 2021 prepared by CPL Partnership.	
10. Number of 'c' Variance(s):		7
11. Number of 'd' Variance(s):		N/A

**5.  
APPLICANT**

12.	Applicant Name:	Coles Jersey Development Co., LLC
13.	Street Address:	305 Coles Steet
14.	City:	Jersey City
15.	State:	NJ
16.	Zip Code:	07310
17.	Phone:	201.792.3814
18.	Email:	dgans@hbrownstone.com

**6.  
OWNER**

19.	Owner Name:	Coles Jersey Development Co., LLC and Coles Jersey Development Co. II, LLC
20.	Street Address:	305 Coles Street
21.	City:	Jersey City
22.	State:	NJ
23.	Zip Code:	07310
24.	Phone:	201.792.3814
25.	Email:	

**7.  
ATTORNEY**

26.	Attorney's Name:	Donald M. Pepe
27.	Firm's Name:	Scarinci Hollenbeck
28.	Phone:	732.568.8379
29.	Email:	dpepe@sh-law.com

**8.  
PLAN  
PREPARERS**

<b>ENGINEER</b>		
30.	Engineer's Name:	Michael Pucci, PE and Matthew Neuls
31.	NJ License Number:	33045 and 24GE0431300
32.	Firm's Name:	Chester, Ploussas, Lisowsky Parntership LLC
33.	Email:	mp@cplpartnership.com and mneuls@cplparntership.com
<b>ARCHITECT</b>		
34.	Architect's Name:	David J. Minno
35.	NJ License Number:	21A1010176000
36.	Firm's Name:	Minno & Wasko Architects
37.	Email:	dminno@minnowasko.com
<b>PLANNER</b>		
38.	Planner's Name:	Robert Larsen
39.	NJ License Number:	33LI00614400
40.	Firm's Name:	Chester, Ploussas, Lisowsky Parntership LLC
41.	Email:	rsl@cplpartnership.com
<b>SURVEYOR</b>		
42.	Surveyor's Name:	Greg S. Gloor, PLS
43.	NJ License Number:	37189
44.	Firm's Name:	Dresdner, Robin, Hanson Eng. Div.
45.	Email:	ggloor@dresdnerrobin.com
<b>OTHER PROFESSIONAL</b>		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

**9. SUBJECT PROPERTY**

50.	Lot Area (square feet):	See site plan cover sheet and/or zoning chart	
51.	Lot Width (feet):	See site plan cover sheet and/or zoning chart	
52.	Lot Depth (feet):		
53.	Zone District(s):	Jesey Avenue Park Recreation Plan-Mixed Use District	
54.	Redevelopment Area:	Jersey Avenue Park	
55.	Present Use:		
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>	Existing 4.60 Proposed 3.91 (back lots)	
<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>	N/A	
59.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	NO	
60.	Is a bonus provision being utilized?		
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>	YES	
63.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	YES	
64.	Are new streets and/or utility extensions proposed?	YES	
65.	Are existing streets being widened?	NO	
66.	Is the subject property in a flood plain?*	YES	
<p><i>(if yes, see GAR details and form):</i></p> <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**

67.	Base Flood Elevation (feet):	El. 11			
68.	Elevation of Grade (feet):	Varies (8.5-12)			
69.	Number of New Buildings:	2			
70.	Number of Development Phases:	1			
	<b>HEIGHTS</b>	<b>EXISTING</b>		<b>PROPOSED*</b>	
		Stories	Feet	Stories	Feet
71.	Building	See site plan	cover sheet	and/or zoning	chart
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance	See site plan cover sheet	and/or zoning chart		
74.	Accessory Structures	N/A	N/A	N/A	N/A

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

**11.  
GROSS FLOOR  
AREA AND  
COVERAGE**

	<b>PHASE 1</b>	<b>PHASE 2 (if applicable)</b>	<b>PHASE 3 &amp; UP (if applicable)</b>
74. Residential sf:	See site plan cover	sheet and/or zoning	chart
75. Retail sf:	See site plan cover	sheet and/or zoning	chart
76. Office sf:	See site plan cover	sheet and/or zoning	chart
77. Industrial sf:	See site plan cover	sheet and/or zoning	chart
78. Parking Garage sf:	See site plan cover	sheet and/or zoning	chart
79. Other sf:	See site plan cover	sheet and/or zoning	chart
80. GROSS FLOOR AREA (sf):	See site plan cover	sheet and/or zoning	chart
81. Floor Area Ratio (FAR):	See site plan cover	sheet and/or zoning	chart
82. Building Coverage (%):	See site plan cover	sheet and/or zoning	chart
83. Lot Coverage (%):	See site plan cover	sheet and/or zoning	chart

**12.  
RESIDENTIAL  
DWELLING UNITS**

	<b>TOTAL UNIT MIX</b>	<b>INCOME RESTRICTED UNIT MIX</b>
84. Studio Units:	See site plan cover	sheet and/or zoning chart
84. 1 Bedroom Units:	See site plan cover	sheet and/or zoning chart
85. 2 Bedroom Units:	See site plan cover	sheet and/or zoning chart
86. 3 Bedroom Units:	See site plan cover	sheet and/or zoning chart
87. 4 bedroom or More Units:	See site plan cover	sheet and/or zoning chart
88. TOTAL UNIT COUNT:	See site plan cover	sheet and/or zoning chart
89. Percent Affordable:	N/A	
90. Percent Workforce:	N/A	

**13.  
INCOME  
RESTRICTED\*  
HOUSING**

	<b>INCOME RESTRICTED* HOUSING UNITS CREATED</b>
<b>Affordability Level:</b>	
91. Very Low Income (<30% AMI):	N/A
92. Low Income (30% to 50% AMI):	N/A
93. Moderate Income (50% to 80% AMI):	N/A
94. Workforce Income (80% - 120% AMI):	N/A
<b>Population Served:</b>	
95. Age Restricted:	N/A
96. Special Needs:	N/A
97. Other:	N/A

*\*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*

**14. PARKING AND SIGNAGE**

98.	Number of Parking Spaces:	See site plan cover sheet and/or zoning chart
99.	Dimensions of Parking Spaces:	See site plan cover sheet and/or zoning chart
100.	Number of Bike Parking Spaces:	See site plan cover sheet and/or zoning chart
101.	Location of Bike Parking:	See site plan cover sheet and/or zoning chart
102.	Number of Loading Spaces:	See site plan cover sheet and/or zoning chart
103.	Number of Signs:	See site plan cover sheet and/or zoning chart
104.	Type of Signs:	See site plan cover sheet and/or zoning chart

**15. APPROVAL HISTORY**

*List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.*

	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
105. Subdivision:	P20-031; P14-040	Y	6/9/20
106. Site Plan:	P18-030; P19-183	Y	6/19/18; 6/9/20
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. <a href="#">Download Application Forms and Support Documents here</a>
<input checked="" type="checkbox"/>	Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will <b>NOT</b> be accepted. <a href="#">Make an Online Payment by click here</a>
<input checked="" type="checkbox"/>	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if one is <b>NOT</b> submitted.
<input checked="" type="checkbox"/>	Initials of the Applicant/Preparer: (Must match Affidavit of Submission) <u>                    DJG                    </u>
<input checked="" 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 <b>NOT</b> been scanned.

**CONTACT:**  
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 Jersey City NJ 07305  
 201-547-5010  
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