



**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:	619 Grove Street
2. Zip Code:	07310
3. Block(s):	7102
4. Lot(s):	7
5. Ward:	E

**2.
APPROVALS
BEING SOUGHT**

6. BOARD DESIGNATION			
X	Planning Board		Zoning Board of Adjustment

7. 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	X	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**

8. Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	On September 22, 2020, the City of Jersey City Planning Board granted the Applicant approval to construct a 23-story mixed-use development consisting of 5,600 sf of commercial space, an enclosed parking garage, and 444 residential units (including 13 affordable housing units) on the property located at 619 Grove Street and designated as Block 7102, Lot 7. A copy of the Resolution adopted by the Board is enclosed. The Applicant seeks to amend the approval to make modifications to the architectural design of the facade of the tower. No changes to the historic facades or to the approved homeless shelter are proposed.
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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>	No new variances are being requested.		
10. Number of 'c' Variance(s):	N/A		
11. Number of 'd' Variance(s):	N/A		

5.
APPLICANT

12.	Applicant Name:	15th and Grove JC LLC
13.	Street Address:	32 Mount Kemble Avenue
14.	City:	Morristown
15.	State:	New Jersey
16.	Zip Code:	07960
17.	Phone:	908-658-3900
18.	Email:	mdorne@claredev.com

6.
OWNER

19.	Owner Name:	Applicant is the owner of the subject property
20.	Street Address:	
21.	City:	
22.	State:	
23.	Zip Code:	
24.	Phone:	
25.	Email:	

7.
ATTORNEY

26.	Attorney's Name:	Jennifer M. Porter, Esq.
27.	Firm's Name:	Chiesa Shahinian & Giantomasi PC
28.	Phone:	973-530-2071
29.	Email:	jporter@csglaw.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	Gabrielle Gornelli, PE
31.	NJ License Number:	24GE05363600
32.	Firm's Name:	Dresdner Robin
33.	Email:	ggornelli@dresdnerrobin.com
ARCHITECT		
34.	Architect's Name:	Robert Blaser
35.	NJ License Number:	21AI01770000
36.	Firm's Name:	Michael Graves Architecture & Design
37.	Email:	rblaser@michaelgraves.com
PLANNER		
38.	Planner's Name:	
39.	NJ License Number:	
40.	Firm's Name:	
41.	Email:	
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):	35,000 sf	
51.	Lot Width (feet):	200 ft	
52.	Lot Depth (feet):	175 ft	
53.	Zone District(s):	St. Lucy's Charity Bonus	
54.	Redevelopment Area:	Jersey Avenue Light Rail Redevelopment Plan	
55.	Present Use:	shelter	
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>	No change to previously approved	
ANSWER THE FOLLOWING YES –OR– NO			
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>	Yes	
59.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	Yes	
60.	Is a bonus provision being utilized?	Yes	
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>	No	
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?*	Yes	
<i>(if yes, see GAR details and form):</i> * 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):	12'			
68.	Elevation of Grade (feet):	7.2'			
69.	Number of New Buildings:	1			
70.	Number of Development Phases:	1			
HEIGHTS	EXISTING		PROPOSED*		
	Stories	Feet	Stories	Feet	
71.	Building	3	61' 5"	23	245
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance		148' 10"		15'
74.	Accessory Structures	N/A	N/A	N/A	N/A

11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	343,868 sf	N/A	N/A
75. Retail sf:	0 sf	N/A	N/A
76. Office sf:	0 sf	N/A	N/A
77. Industrial sf:	0 sf	N/A	N/A
78. Parking Garage sf:	104,024 sf	N/A	N/A
79. Other sf:	79,833 sf	N/A	N/A
80. GROSS FLOOR AREA (sf):	527,725 sf	N/A	N/A
81. Floor Area Ratio (FAR):	N/A	N/A	N/A
82. Building Coverage (%):	82%	N/A	N/A
83. Lot Coverage (%):	99%	N/A	N/A

12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	190 units	3 units
84. 1 Bedroom Units:	214 units; 16 units - 1.5 bedrooms	0 units
85. 2 Bedroom Units:	21 units	7 units
86. 3 Bedroom Units:	3 units	3 units
87. 4 bedroom or More Units:	0 units	0 units
88. TOTAL UNIT COUNT:	444 units	13 units
89. Percent Affordable:	3%	
90. Percent Workforce:	0%	

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):	N/A
92. Low Income (30% to 50% AMI):	N/A
93. Moderate Income (50% to 80% AMI):	13 units
94. Workforce Income (80% - 120% AMI):	N/A
Population Served:	
95. Age Restricted:	N/A
96. Special Needs:	N/A
97. Other:	N/A

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	251 spaces
99.	Dimensions of Parking Spaces:	8' 6" x 18'
100.	Number of Bike Parking Spaces:	226 spaces
101.	Location of Bike Parking:	See prior approved plans
102.	Number of Loading Spaces:	2
103.	Number of Signs:	Will comply
104.	Type of Signs:	Will comply

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:	N/A	N/A	
106. Site Plan:	P-19-163/168	Yes	Resolution 9/22/2020
107. Variance(s) App:	N/A	N/A	
108. Appeal:	N/A	N/A	
109. Building Permits:	N/A	N/A	

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. Download Application Forms and Support Documents here
<input checked="" 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. Make an Online Payment by click here
<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: (Must match Affidavit of Submission) <u>MD</u>
<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](#)

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