



**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. BOARD DESIGNATION | |
| 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 | 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> | |
|---|--|

**4.
VARIANCES
BEING SOUGHT**

| | |
|--|--|
| 9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i> | |
| 10. Number of 'c' Variance(s): | |
| 11. Number of 'd' Variance(s): | |

5.
APPLICANT

| | | |
|-----|-----------------|--|
| 12. | Applicant Name: | |
| 13. | Street Address: | |
| 14. | City: | |
| 15. | State: | |
| 16. | Zip Code: | |
| 17. | Phone: | |
| 18. | Email: | |

6.
OWNER

| | | |
|-----|-----------------|--|
| 19. | Owner Name: | |
| 20. | Street Address: | |
| 21. | City: | |
| 22. | State: | |
| 23. | Zip Code: | |
| 24. | Phone: | |
| 25. | Email: | |

7.
ATTORNEY

| | | |
|-----|------------------|--|
| 26. | Attorney's Name: | |
| 27. | Firm's Name: | |
| 28. | Phone: | |
| 29. | Email: | |

8.
PLAN
PREPARERS

| | | |
|---------------------------|--------------------|--|
| ENGINEER | | |
| 30. | Engineer's Name: | |
| 31. | NJ License Number: | |
| 32. | Firm's Name: | |
| 33. | Email: | |
| ARCHITECT | | |
| 34. | Architect's Name: | |
| 35. | NJ License Number: | |
| 36. | Firm's Name: | |
| 37. | Email: | |
| 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): | |
| 51. | Lot Width (feet): | |
| 52. | Lot Depth (feet): | |
| 53. | Zone District(s): | |
| 54. | Redevelopment Area: | |
| 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> | |
| ANSWER THE FOLLOWING YES –OR– NO | | |
| 57. | Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i> | |
| 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> | |
| 59. | Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i> | |
| 60. | Is a bonus provision being utilized? | |
| 61. | Is the subject property within 200 feet of another municipality? | |
| 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> | |
| 64. | Are new streets and/or utility extensions proposed? | |
| 65. | Are existing streets being widened? | |
| 66. | Is the subject property in a flood plain?* | |
| <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): | | | |
|---------|-------------------------------|------|-----------|------|
| 68. | Elevation of Grade (feet): | | | |
| 69. | Number of New Buildings: | | | |
| 70. | Number of Development Phases: | | | |
| HEIGHTS | EXISTING | | PROPOSED* | |
| | Stories | Feet | Stories | Feet |
| 71. | Building | | | |
| 72. | Addition or Extension | | | |
| 73. | Rooftop Appurtenance | | | |
| 74. | Accessory Structures | | | |

* Previously approved Phase 1 Lot (Block 10601, Lot 34.02) is the subject of an application for Preliminary and Final Major Subdivision with Variances & Deviation simultaneously filed with the Planning Board reflecting the Proposed Phase 1 Lot (Block 10601, Lot 34.03) and the Proposed Loading Dock Lot (Block 10601, Lot 34.04).

11. GROSS FLOOR AREA AND COVERAGE

| | PHASE 1 | PHASE 2 (if applicable) | PHASE 3 & UP (if applicable) |
|-----------------------------|---------|----------------------------|---------------------------------|
| 74. Residential sf: | | | |
| 75. Retail sf: | | | |
| 76. Office sf: | | | |
| 77. Industrial sf: | | | |
| 78. Parking Garage sf: | | | |
| 79. Other sf: | | | |
| 80. GROSS FLOOR AREA (sf): | | | |
| 81. Floor Area Ratio (FAR): | | | |
| 82. Building Coverage (%): | | | |
| 83. Lot Coverage (%): | | | |

12. RESIDENTIAL DWELLING UNITS

| | TOTAL UNIT MIX | INCOME RESTRICTED UNIT MIX |
|------------------------------|-------------------|-------------------------------|
| 84. 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 (<30% AMI): | |
| 92. Low Income (30% to 50% AMI): | |
| 93. Moderate Income (50% to 80% AMI): | |
| 94. Workforce Income (80% - 120% AMI): | |
| 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 one 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 -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](#)

1 Jackson Square, 2nd Floor

Jersey City NJ 07305

201-547-5010

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