



**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:	119 Storms Avenue
2. Zip Code:	07306
3. Block(s):	15003
4. Lot(s):	9
5. Ward:	B

**2.
APPROVALS
BEING SOUGHT**

6. BOARD DESIGNATION			
<input checked="" type="checkbox"/>	Planning Board	<input type="checkbox"/>	Zoning Board of Adjustment

7. APPROVALS BEING SOUGHT (mark all that apply)			
<input type="checkbox"/>	Minor Site Plan	<input type="checkbox"/>	"A" Appeal
<input type="checkbox"/>	Preliminary Major Site Plan	<input type="checkbox"/>	"B" Appeal - Interpretation
<input type="checkbox"/>	Final Major Site Plan	<input type="checkbox"/>	Site Plan Waiver
<input checked="" type="checkbox"/>	Conditional Use	<input type="checkbox"/>	Site Plan Amendment
<input type="checkbox"/>	'c' Variance(s)	<input type="checkbox"/>	Administrative Amendment
<input type="checkbox"/>	'd' Variance(s) - use, density, etc.	<input type="checkbox"/>	Interim Use
<input type="checkbox"/>	Minor Subdivision	<input type="checkbox"/>	Extension
<input type="checkbox"/>	Preliminary Major Subdivision	<input type="checkbox"/>	Other (fill in below):
<input type="checkbox"/>	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>	119 Storms Avenue is a 3-story, 2,485 square foot vintage row house zoned NC. This interior-block property is situated between two similar row houses, both of which have street-level residential uses. 119 Storms Avenue is currently a legal 2-family residential property.
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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>	I am seeking approval to convert 119 Storms Avenue from a 2-Family property to a 3-Family property, which satisfies the conditional use criteria stated in the Jersey City Land Development Ordinance, Chapter 345, Article V, Zoning (Section 345-46).	
10. Number of 'c' Variance(s):	0	
11. Number of 'd' Variance(s):	0	

5.
APPLICANT

12.	Applicant Name:	Graham Lehman
13.	Street Address:	354 Grove Street. Unit 4A
14.	City:	Jersey City
15.	State:	New Jersey
16.	Zip Code:	07302
17.	Phone:	708-261-9132
18.	Email:	glehm217@gmail.com

6.
OWNER

19.	Owner Name:	Graham Lehman
20.	Street Address:	354 Grove Street. Unit 4A
21.	City:	Jersey City
22.	State:	New Jersey
23.	Zip Code:	07302
24.	Phone:	708-261-9132
25.	Email:	glehm217@gmail.com

7.
ATTORNEY

26.	Attorney's Name:	Nancy Scanlon
27.	Firm's Name:	Scanlon & Scanlon P.C.
28.	Phone:	201-610-1101
29.	Email:	nancy@scanlonlegal.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	Graham Lehman
31.	NJ License Number:	24GE05864800
32.	Firm's Name:	
33.	Email:	glehm217@gmail.com
ARCHITECT		
34.	Architect's Name:	Paul Vega
35.	NJ License Number:	NJ 21AI01091500
36.	Firm's Name:	VLDG
37.	Email:	p@vldg.com
PLANNER		
38.	Planner's Name:	
39.	NJ License Number:	
40.	Firm's Name:	
41.	Email:	
SURVEYOR		
42.	Surveyor's Name:	James Pica
43.	NJ License Number:	24GS03795400
44.	Firm's Name:	P2 Land Surveying Inc.
45.	Email:	psquaredls@aol.com
OTHER PROFESSIONAL		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	2165.05
51.	Lot Width (feet):	20.14
52.	Lot Depth (feet):	107.50
53.	Zone District(s):	NC - Neighborhood Commercial
54.	Redevelopment Area:	N/A
55.	Present Use:	2-Family Residential Building - Currently Vacant
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>	0 sf
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>	No
59.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	No
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>	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?*	No
* 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):	N/A			
68.	Elevation of Grade (feet):	72 Feet (NAVD88)			
69.	Number of New Buildings:	0			
70.	Number of Development Phases:	1			
HEIGHTS	EXISTING		PROPOSED*		
	Stories	Feet	Stories	Feet	
71.	Building	3	38	3	38
72.	Addition or Extension			1	0
73.	Rooftop Appurtenance	0	0		0
74.	Accessory Structures	0	0	0	0

11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	2,485	2,753	
75. Retail sf:	0	0	
76. Office sf:	0	0	
77. Industrial sf:	0	0	
78. Parking Garage sf:	0	0	
79. Other sf:	0	0	
80. GROSS FLOOR AREA (sf):	2,485	2,753	
81. Floor Area Ratio (FAR):	1.15	1.27	
82. Building Coverage (%):	43%	43%	
83. Lot Coverage (%):	57%	57%	

12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	0	
84. 1 Bedroom Units:	0	
85. 2 Bedroom Units:	3	
86. 3 Bedroom Units:	0	
87. 4 bedroom or More Units:	0	
88. TOTAL UNIT COUNT:	3	
89. Percent Affordable:	0%	
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):	0
92. Low Income (30% to 50% AMI):	0
93. Moderate Income (50% to 80% AMI):	0
94. Workforce Income (80% - 120% AMI):	0
Population Served:	
95. Age Restricted:	0
96. Special Needs:	0
97. Other:	0

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	0
99.	Dimensions of Parking Spaces:	N/A
100.	Number of Bike Parking Spaces:	0
101.	Location of Bike Parking:	N/A
102.	Number of Loading Spaces:	0
103.	Number of Signs:	0
104.	Type of Signs:	N/A

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:	5302545	Y	11/01/2022
108. Appeal:			
109. Building Permits:	20223980	Y	12/16/2022

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: <u>GL</u> (Must match Affidavit of Submission)
<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](#)

1 Jackson Square, 2nd Floor

Jersey City NJ 07305

201-547-5010

CityPlanning@icnj.org