



**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:	

<b>1. SUBJECT PROPERTY</b>	1. Street Address:	119 Storms Avenue
	2. Zip Code:	07306
	3. Block(s):	15003
	4. Lot(s):	9
	5. Ward:	B

<b>2. APPROVALS BEING SOUGHT</b>	6. <b>BOARD DESIGNATION</b>		
	<input checked="" type="checkbox"/>	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
	<input checked="" type="checkbox"/> 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	

<b>3. PROPOSED DEVELOPMENT</b>	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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<b>4. VARIANCES BEING SOUGHT</b>	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:	alehm217@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:	alehm217@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:	nancv@scanlonlegal.com

**8.  
PLAN  
PREPARERS**

<b>ENGINEER</b>	
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):	<b>20.14</b>		
52. Lot Depth (feet):	<b>107.50</b>		
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		
<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>	<b>No</b>		
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>	<b>No</b>		
60. Is a bonus provision being utilized?	No		
61. Is the subject property within 200 feet of another municipality?	<b>No</b>		
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?* <i>(if yes, see GAR details and form):</i>	<b>No</b>		
<i>* 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></i>			

**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			
<b>HEIGHTS</b>	<b>EXISTING</b>		<b>PROPOSED*</b>	
	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**

	<b>PHASE 1</b>	<b>PHASE 2 (if applicable)</b>	<b>PHASE 3 &amp; UP (if applicable)</b>
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**

	<b>TOTAL UNIT MIX</b>	<b>INCOME RESTRICTED UNIT MIX</b>
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*

	<b>INCOME RESTRICTED* HOUSING UNITS CREATED</b>
<b>Affordability Level:</b>	
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
<b>Population Served:</b>	
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. <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 <u>NOT</u> 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 <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 your 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](#)

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Jersey City NJ 07305

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