



**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:	Van Keuren Avenue, Jersey City, NJ
2. Zip Code:	07306
3. Block(s):	3101 and 7402
4. Lot(s):	(Block 3101) Lots 21-26,36,37,42-44; and (Block 7402) Lots 21-24,33-35
5. Ward:	

**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"/>	Preliminary Major Site Plan
<input type="checkbox"/>	Final Major Site Plan
<input type="checkbox"/>	Conditional Use
<input type="checkbox"/>	'c' Variance(s)
<input type="checkbox"/>	'd' Variance(s) - use, density, etc.
<input type="checkbox"/>	Minor Subdivision
<input checked="" type="checkbox"/>	Preliminary Major Subdivision
<input checked="" type="checkbox"/>	Final Major Subdivision
<input type="checkbox"/>	Site Plan Waiver
<input type="checkbox"/>	Site Plan Amendment
<input type="checkbox"/>	Administrative Amendment
<input type="checkbox"/>	Interim Use
<input type="checkbox"/>	Extension
<input type="checkbox"/>	Other (fill in below):

**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>	This application is being submitted for the proposed consolidation of existing Block 3101, Lots 21,22,23,24,25,26,36,37,42,43 & 44, and Block 7402, Lots 21,22,23,24,33,34 &35 into proposed Block 7402.01, Lots 1,2,3,4,5,6 &7 in the City of Jersey City, New Jersey.
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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>	N/A
10. Number of 'c' Variance(s):	N/A
11. Number of 'd' Variance(s):	N/A

**5.
APPLICANT**

12.	Applicant Name:	HRP Hudson Owner, LLC
13.	Street Address:	111 S. Wacker Drive, Suite 3000
14.	City:	Chicago
15.	State:	IL
16.	Zip Code:	60606
17.	Phone:	(609) 432-4010 (Ryan Gormley)
18.	Email:	Ryan Gormley: rgormley@hilcoglobal.com; Anne Garr: agarr@hilcoglobal.com

**6.
OWNER**

19.	Owner Name:	HRP Hudson Owner, LLC
20.	Street Address:	111 S. Wacker Drive, Suite 3000
21.	City:	Chicago
22.	State:	IL
23.	Zip Code:	60606
24.	Phone:	(609) 432-4010 (Ryan Gormley)
25.	Email:	Ryan Gormley: rgormley@hilcoglobal.com; Anne Garr: agarr@hilcoglobal.com

**7.
ATTORNEY**

26.	Attorney's Name:	Thomas O'Connor
27.	Firm's Name:	Waters, McPherson, McNeill, P.C.
28.	Phone:	(201) 863-4400
29.	Email:	toconnor@lawwmm.com

**8.
PLAN
PREPARERS**

ENGINEER		
30.	Engineer's Name:	Jeffrey Haberman, PE, PP
31.	NJ License Number:	53560
32.	Firm's Name:	Dynamic Engineering Consultants, PC
33.	Email:	jhaberman@dynamiccec.com
ARCHITECT		
34.	Architect's Name:	N/A
35.	NJ License Number:	N/A
36.	Firm's Name:	N/A
37.	Email:	N/A
PLANNER		
38.	Planner's Name:	N/A
39.	NJ License Number:	N/A
40.	Firm's Name:	N/A
41.	Email:	N/A
SURVEYOR		
42.	Surveyor's Name:	Craig Black
43.	NJ License Number:	24GB04257400
44.	Firm's Name:	Dynamic Survey, LLC
45.	Email:	cblack@dynamic-survey-services.com
OTHER PROFESSIONAL		
46.	Name, Profession:	N/A
47.	NJ License Number:	N/A
48.	Firm's Name:	N/A
49.	Email:	N/A

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	3,753,739.44
51.	Lot Width (feet):	See Plans
52.	Lot Depth (feet):	See Plans
53.	Zone District(s):	NJSEA
54.	Redevelopment Area:	Van Keuren Redevelopment Plan
55.	Present Use:	N/A
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>	N/A
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>	N/A
60.	Is a bonus provision being utilized?	N/A
61.	Is the subject property within 200 feet of another municipality?	Yes
62.	Are there performance guarantees and/or maintenance agreements with City Council? <i>(if yes, attach 1 copy)</i>	N/A
63.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	YES, SEE ATTACHED
64.	Are new streets and/or utility extensions proposed?	No
65.	Are existing streets being widened?	N/A
66.	Is the subject property in a flood plain?*	N/A
<p><i>(if yes, see GAR details and form):</i></p> <p>* 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/</p>		

10. HEIGHTS

67.	Base Flood Elevation (feet):	N/A			
68.	Elevation of Grade (feet):	N/A			
69.	Number of New Buildings:	N/A			
70.	Number of Development Phases:	N/A			
	HEIGHTS	EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building	N/A	N/A	N/A	N/A
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance	N/A	N/A		N/A
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**

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

**12.
RESIDENTIAL
DWELLING UNITS**

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	N/A	N/A
84. 1 Bedroom Units:	N/A	N/A
85. 2 Bedroom Units:	N/A	N/A
86. 3 Bedroom Units:	N/A	N/A
87. 4 bedroom or More Units:	N/A	N/A
88. TOTAL UNIT COUNT:	N/A	N/A
89. Percent Affordable:	N/A	
90. Percent Workforce:	N/A	

**13.
INCOME
RESTRICTED*
HOUSING**

	INCOME RESTRICTED* HOUSING UNITS CREATED
Affordability Level:	N/A
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
Population Served:	N/A
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:	N/A
99.	Dimensions of Parking Spaces:	N/A
100.	Number of Bike Parking Spaces:	N/A
101.	Location of Bike Parking:	N/A
102.	Number of Loading Spaces:	N/A
103.	Number of Signs:	N/A
104.	Type of Signs:	N/A

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:	NJSEA application pending		9/26/22
106. Site Plan:			
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. 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>AG</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

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