



**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	
Preliminary Major Site Plan	
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>	
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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>	
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

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				

** 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:			
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**

	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:	

**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:	
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**

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:		
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](#)

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