



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION ("GDA")



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@jcnj.org

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

1. SUBJECT PROPERTY

Address: 50 Dey StreetBlock & Lots: Block 7701, Lot 5, CO627-666Ward: C

2. BOARD DESIGNATION

☒ Planning Board☐ Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input checked="" type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input checked="" type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input checked="" type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in)

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

Canco Lofts. Applicant seeks amended site plan approval for the interior fit out of Tower 1 of the Canco Lofts to include fifty-six (56) dwelling units and a the inclusion of a permitted penthouse story. The previous approval for Tower 1 under Case No. P05-154.1 permitted a total of one-hundred and twenty-three (123) dwelling units).

5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

None

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

N/A

6. APPLICANT

Mana Contemporary Tribeca West Urban Renewal LLC

Applicant's Name

Street Address

Phone

Fax

City

State

Zip

e-Mail address

7.
OWNER

Mana Contemporary Tribeca West Urban Renewal LLC

Owner's Name

Street Address

Phone

Fax

City

State

Zip

e-mail address

8.
APPLICANT'S
ATTORNEY

James C. McCann, Esq.

Attorney's Name

Connell Foley LLP

Firm's Name

201-521-1000

201-521-0100

Phone

Fax

185 Hudson Street, Harborside 5 Suite 2501

Street Address

Jersey City

New Jersey

07311

City

State

Zip

jmccann@connellfoley.com

e-mail address

9.
PLAN
PREPARERS

Engineer's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Surveyor's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Planner's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Eli Martin A109166

Architect's Name & License Number

140 Bay Street

Street Address

LWDMR Architects

Firm's Name

Jersey City New Jersey 07302

City

State

Zip

201-333-5017

201-333-5309

Phone

Fax

emartin@lwdmr.com

e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Marion Works Office Residential -
Subdistrict B Overlay/

Site Acreage (square footage and dimensions):

186,872.4 sf Irreg x Irreg (dimensions)

Zone District(s): I-Industrial

Present use: Vacant Warehouse part of Condominium Building

Redevelopment Area:

Historic District: N/A

Check all that
apply for present
conditions:

☒ Conforming Use
☒ Conforming Structure
☐ Vacant Lot

☐ Non-Conforming Use
☐ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Area of Minimal Flood Hazard

Check all that Apply:

☐ Application for a new building on
undeveloped tract

☒ Application for new use of
existing building

☒ Application for use of a
portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no

Is demolition proposed? ☐ yes ☒ no If yes, is building 150+ years old? ☐ yes age: _____ ☒ no

Number of New Buildings: 0

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	7	100' +/-	8	125'
Addition/Extension				
Rooftop Appurtenances	Vary			+8'
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	143,374	sf
Retail	0	sf
Office	0	sf
Industrial	0	sf
Parking Garage	0*	sf
Other	0*	sf
TOTAL:	143,374**	sf

*21,661 sq. ft. of lobby and parking space constructed pursuant to previous approval
**New gross floor area

Number of dwelling units (if applicable):		
Studio	51	units
1 bedroom	0	units
2 bedroom	3	units
3 bedroom	2	units
4+ bedroom	0	units
TOTAL:	56	units

Number of lots before subdivision:	1
Number of lots after subdivision:	N/A

% of lot to be covered by buildings:	90	%
% of lot to be covered by buildings & pavement:	96	%
Gross floor area (GFA):	143,374**	sf
Floor Area Ratio (FAR):	Existing	

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0* / Dimensions: N/A
 Number of loading spaces & dimensions: number: / Dimensions:

*building contains 480 parking spaces pursuant to previous approvals for Towers 2 and 3.

Number of Signs: 0
 Height of monument and/or pylon signs: 0

12. INFRA- STRUCTURE

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	8"	
Material	Cast Iron	
Will there be sewer curb cleanout?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
MISC		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are any structures being removed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**13.
TYPE OF
DEVELOPMENT**

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units	56	0	0
Conversion from a non-residential structure to a structure containing residential units	0	0	0
Conversion from market rate housing units to NJ COAH defined affordable housing units	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*	0	0	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

Use Group Description (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	0	0
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	0	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, parking garages, and lumberyards. S group includes S1 and S2.	0	0
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
A1: Assembly uses including concert halls and TV studios.	0	0
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
A4: Assembly uses including arenas, skating rinks and pools.	0	0
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums.	0	0
E: Schools K – 12	0	0
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
R1: Hotels, motels and dormitories	0	0
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

14. - APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. ☒ Check here if none.
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision	P05-154.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	July 25, 2006
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

15. FEES (see attached fee schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

16. ATTACHMENTS

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

17. CERTIFICATION

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

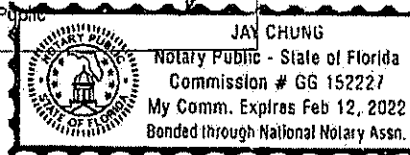
Sworn to and subscribed before me this date

December 2, 2019

Signature of Applicant

Property Owner Authorizing Application if
other than Applicant

Notary Public



18. CONTACT

Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
P:201-547-5010
cityplanning@cnj.org

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA

)ss.

COUNTY OF MIAMI-DADE

I, Moishe Mana, President of Tribeca West Holdings, Corp., itself the Managing Member of Mana Contemporary Tribeca West Urban Renewal, LLC, being of full age, being duly sworn according to the law on his oath deposes and says, that I have the authority to act on behalf of Mana Contemporary Tribeca West Urban Renewal, LLC and that Mana Contemporary Tribeca West Urban Renewal, LLC maintains an office located at c/o M Management, Inc., 215 Coles Street, City of Jersey City, County of Hudson and State of New Jersey and that Mana Contemporary Tribeca West Urban Renewal, LLC is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City aforesaid, and known and designated as:

50 Dey Street
Block 7701, Lot 5, Qualifier: C0001
Jersey City, New Jersey

and on behalf of the owner, authorizes:

Mana Contemporary Tribeca West Urban Renewal, LLC

to make the annexed application on its behalf and that the statements of fact contained in said application are true to the best of its knowledge and belief.

MANA CONTEMPORARY TRIBECA WEST URBAN
RENEWAL LLC

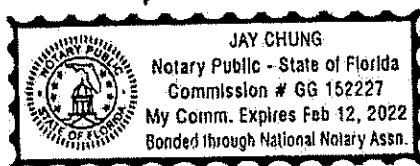
By: Tribeca West Holdings, Corp.
Managing Member

Moishe Mana, President

Sworn to before me this 2nd
day of December, 2019

J. Chung (JAY chung)

10150/111545
5163665-1



AFFIDAVIT OF PERFORMANCE

STATE OF FLORIDA

), ss.

COUNTY OF MIAMI-DADE

I, Moishe Mana, President of Tribeca West Holdings, Corp., itself the Managing Member of Mana Contemporary Tribeca West Urban Renewal, LLC, hereby certifies that the Plans submitted to the Jersey City Planning Board for the property located 50 Dey Street, Jersey City, New Jersey, and known as Block 7701, Lot 5, Qualifier: C0001 on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed as submitted.

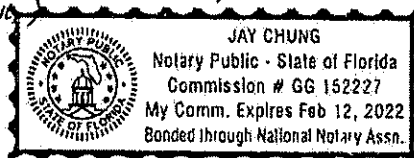
MANA CONTEMPORARY TRIBECA WEST URBAN
RENEWAL LLC

By: Tribeca West Holdings, Corp.
Managing Member

Moishe Mana, President

Sworn to before me this 2nd
day of December, 2019

J. Chung
Notary Public



**DISCLOSURE STATEMENT PURSUANT TO N.J.S.A. 40:55D-48.1
CALI HARBORSIDE (FEE) ASSOCIATES LP**

APPLICANT/OWNER:

Mana
Contemporary Tribeca West Urban Renewal
LLC
c/o M Management Inc.
215 Coles Street
Jersey City, NJ 07310

SUBJECT PROPERTY:

50 Dey Street

Block 7701, Lot 5, Qualifier: C0001

Jersey City, NJ 07306

Mana Contemporary Tribeca West Urban Renewal LLC		
NAME	ADDRESS	PERCENTAGE OWNED
Moishe Mana	c/o M Management Inc. 215 Coles Street Jersey City, NJ 07310	99%
No other owners of 10%		



Receipt of Documents

This will serve to confirm that on December 11, 2019, the Division of City Planning was in receipt of documents filed by Thomas P. Leane, Esq., for:

**CANCO / Mana Contemporary Tribeca West Urban Renewal LLC
50 Dey Street
Jersey City, New Jersey
Block 7701, Lot 5, CO0001**

The land use review staff of the Division will review this submission for compliance with the City's requirements under the Zoning Ordinance and other applicable ordinances.

You will be notified within 45 days of the date listed above if the documents provided constitute a valid application. You will also be notified within this time period of the planning and zoning issues staff believes are relevant to the proposed Project, as well as our proposed recommendations to the Planning Board or Zoning Board of Adjustment.

We endeavor to reduce the statutorily allowed 45 day review period to the absolute minimum we need to certify the validity of your submittal. Please be informed that pursuant to NJSA 40:55D-10.3., and Chapter 345-22 through 345-25 of the Jersey City Code; your case cannot and will not be scheduled for a hearing date until the documents are determined to be a valid application and it is deemed complete by the Director of the Division of City Planning. **Please do not advertise or mail notice for a public hearing on this case until you are given a calendar date for the hearing by this office.** Mailing such notice without a scheduled date only serves to confuse and sometimes anger the members of the public who receive such notices.

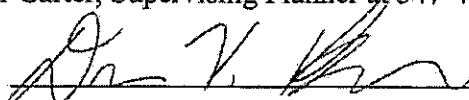
If there are any questions in this regard, please direct them to the following personnel:

Planning Board: Matt Ward, 201-547- 5010

Zoning Board of Adjustment, Tanya Marione, 201-547-5488

If there are any problems or complaints about the manner in which your application is being processed, please direct your call to Maryann Bucci-Carter, Supervising Planner at 547-4499.

Signature of Staff Member Receiving Documents:



Signature of Person Filing Documents: Thomas P. Leane/cr

Thomas P. Leane, Esq.