



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:

1-1-20

Application No.

p2-089

Date Validated as an Application for Development:

Date Deemed Complete:

1. SUBJECT PROPERTY

Address: 810 Pavonia AvenueBlock & Lots: Block 9404, Lot 33

Ward: _____

2. BOARD DESIGNATION

☒ Planning Board☐ Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input checked="" 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 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)

The Applicant is proposing to construct a four- (4) story multifamily residential building consisting of 12 dwelling units along with associated amenity space, tenant storage and bicycle parking.

5. VARIANCE/ DEVIATION NOTES

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

See attached Statement of Principal Points.

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

See attached Statement of Principal Points.

6. APPLICANT

Black Iron Journal Square LLC

Applicant's Name

(201) 883-1010 (856) 273-8383

Phone

Fax

34 Leroy Street

Street Address

Tenafly NJ 07670

City

State

Zip

jason@primelaw.com

e-Mail address

**7.
OWNER**

Black Iron Journal Square LLC

Owner's Name

(201) 883-1010 (856) 273-8383

Phone

Fax

34 Leroy Street

Street Address

Tenaflly NJ 07670

City

State

Zip

jason@primelaw.com

e-mail address

**8.
APPLICANT'S
ATTORNEY**

Jason R. Tuvel, Esq.

Attorney's Name

Prime & Tuvel

Firm's Name

(201) 883-1010 (856) 273-8383

Phone

Fax

2 University Plaza Dr., Suite 109

Street Address

Hackensack NJ 07601

City

State

Zip

jason@primelaw.com

e-mail address

**9.
PLAN
PREPARERS**

Michael E. Dipple 24GE04081200

Engineer's Name & License Number

L2A Land Design LLC

Firm's Name

(201) 227-0300 (201) 227-0001

Phone

Fax

60 Grand Avenue

Street Address

Englewood NJ 07631

City

State

Zip

mdipple@l2alanddesign.com

e-mail address

Rodolfo Pierri 24GS03860600

Surveyor's Name & License Number

Shark River Land Surveying LLC

Firm's Name

(732) 807-3606

Phone

Fax

Street Address

Neptune City NJ 07753

City

State

Zip

e-mail address

Charles Heydt 33LI00621100

Planner's Name & License Number

Dresdner Robin

Firm's Name

(973) 384-1071

Phone

Fax

1 Evertrust Plaza, Suite 901

Street Address

Jersey City NJ 07302

City

State

Zip

cheydt@dresdnerrobin.com

e-mail address

John Nastasi A111550

Architect's Name & License Number

Nastasi Architects

Firm's Name

(201) 653-2577 (201) 653-2642

Phone

Fax

321 Newark Street

Street Address

Hoboken NJ 07030

City

State

Zip

john@nastasiarchitects.com

e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):

2,500 sf 25 x 100 (dimensions)

Zone District(s): Zone 4

Present use: Single-family residence

Redevelopment Area:
Historic District: Journal Square 2060 Redevelopment Area

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)?: Zone X - N/A

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: 1

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	2	N/A	4	44
Addition/Extension			N/A	N/A
Rooftop Appurtenances		N/A		8
Accessory Structures	N/A	N/A	N/A	N/A

Square Footage of applicable building(s) for this project by use:		
Residential	5,454	sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other	360 (indoor amenity space)	sf
TOTAL:	5,814	sf

Number of dwelling units (if applicable):		
Studio	12	units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:	12	units

Number of lots before subdivision:	1
Number of lots after subdivision:	1

% of lot to be covered by buildings:	83	%
% of lot to be covered by buildings & pavement:	83	%
Gross floor area (GFA):	10,374	sf
Floor Area Ratio (FAR):	4.15	

**11.
PARKING &
SIGNAGE**

Number of parking spaces & dimensions: number: 0 / Dimensions: N/A
 Number of loading spaces & dimensions: number: 0 / Dimensions: N/A
 Number of Signs: 0
 Height of monument and/or pylon signs: N/A

**12.
INFRA-
STRUCTURE**

<u>WATER</u>		
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<u>SEWER</u>		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed (new) 8" combined storm/sanitary lateral to connect to existing 12" clay sewer main within Pavonia Avenue	Size	
	Material	
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed? (roof drain leaders)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<u>MISC</u>		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input checked="" 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>+/-333 CY</u>
Are any structures being removed?	<input checked="" type="checkbox"/> Yes	<input 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	12	N/A	1
Conversion from a non-residential structure to a structure containing residential units	N/A	N/A	N/A
Conversion from market rate housing units to NJ COAH defined affordable housing units	N/A	N/A	N/A

*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*					

*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.		
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.		
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.		
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.		
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.		
A1: Assembly uses including concert halls and TV studios.		
A2: Assembly uses including casinos, night clubs, restaurants and taverns.		
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship		
A4: Assembly uses including arenas, skating rinks and pools.		
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums		
E: Schools K – 12		
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.		
R1: Hotels, motels and dormitories		
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.		

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		<input type="checkbox"/>	<input type="checkbox"/>	
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	\$ <u>15000</u>
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 05/27/2020


Signature of Applicant
SARO CUTRI


Notary Public

Property Owner Authorizing Application if other than Applicant

18. CONTACT

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

Peter C. Dupin
ID # 50067518
Notary Public of New Jersey
Commission Expires on 9/6/2022