



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



1 Jackson Square, 2<sup>nd</sup> 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: 12-24 Brook Street and 34-40 Center StreetBlock & Lots: Block 13803, Lots 1-4 & 14-19Ward: F

### 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 &amp; Nature of Use (describe project)

Six (6) story mixed use development containing eighty (80) residential units, ground floor commercial and eighty (80) parking spaces. Applicant will utilize the "A" height bonus within the Redevelopment Plan.

### 5. VARIANCE/ DEVIATION NOTES

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

Applicant requests deviations for minimum required front yard setback and maximum permitted building coverage above the garage.

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

A Statement of Principal Points will follow under separate cover.

### 6. APPLICANT

Bates Redevelopment, LLC

Applicant's Name

201-675-0866

Phone

Fax

38 Center Street

Street Address

Jersey City NJ 07302

City

State

Zip

Jpalumbo@manhattanbuildingcompany.com

e-Mail address

**7. Please see attached addendum**

**OWNER**

<hr/> Owner's Name		<hr/> Street Address		
<hr/> Phone	<hr/> Fax	<hr/> City	<hr/> State	<hr/> Zip
<hr/> e-mail address				

**8. APPLICANT'S ATTORNEY**

<hr/> Thomas P. Leane		<hr/> Harborside 5, 185 Hudson Street, Suite 2501		
<hr/> Attorney's Name		<hr/> Street Address		
<hr/> Connell Foley LLP		<hr/> Jersey City NJ 07311		
<hr/> Firm's Name		<hr/> City	<hr/> State	<hr/> Zip
<hr/> 201-521-1000 201-521-0100		<hr/> tleane@connellfoley.com		
<hr/> Phone Fax		<hr/> e-mail address		

**9. PLAN PREPARERS**

<hr/> Jeffrey D. Reeves GE04036700		<hr/> 300 Coles Street, Suite 2		
<hr/> Engineer's Name & License Number		<hr/> Street Address		
<hr/> Urban Architecture LLC		<hr/> Jersey City NJ 07310		
<hr/> Firm's Name		<hr/> City	<hr/> State	<hr/> Zip
<hr/> 201-656-0314		<hr/> Jreeves@urbanarch.design		
<hr/> Phone Fax		<hr/> e-mail address		

<hr/> Greg Gloor GS03718900		<hr/> One Evertrust Plaza, Suite 901		
<hr/> Surveyor's Name & License Number		<hr/> Street Address		
<hr/> Dresdner Robin		<hr/> Jersey City NJ 07302		
<hr/> Firm's Name		<hr/> City	<hr/> State	<hr/> Zip
<hr/> 201-217-9200		<hr/> ggloor@dresdnerrobin.com		
<hr/> Phone Fax		<hr/> e-mail address		

<hr/> Planner's Name & License Number		<hr/> Street Address		
<hr/> Firm's Name		<hr/> City	<hr/> State	<hr/> Zip
<hr/> Phone Fax		<hr/> e-mail address		

<hr/> Ron Russell AI11408		<hr/> 300 Coles Street, Suite 2		
<hr/> Architect's Name & License Number		<hr/> Street Address		
<hr/> Urban Architecture LLC		<hr/> Jersey City NJ 07310		
<hr/> Firm's Name		<hr/> City	<hr/> State	<hr/> Zip
<hr/> 201-656-0314		<hr/> Rrussell@urbanarch.design		
<hr/> Phone Fax		<hr/> e-mail address		

**10.  
SUBJECT  
PROPERTY  
DESCRIPTION**

Site Acreage (square footage and dimensions):

27,500 sf 100 x 275 (dimensions)

Zone District(s):

Mixed Use District

Present use: vacant/garages/residential

Redevelopment Area:

Historic District:

Bates Street 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)?:

**Fema = 12', Base = 13'**

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	varies	varies	6	70'
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	98,408	sf
Retail	3,453	sf
Office	0	sf
Industrial	0	sf
Parking Garage	34,288	sf
Other	12,440	sf
TOTAL:	148,859	sf

Number of dwelling units (if applicable):		
Studio	8	units
1 bedroom	37	units
2 bedroom	24	units
3 bedroom	11	units
4+ bedroom	0	units
TOTAL:	80	units

Number of lots before subdivision:	11
Number of lots after subdivision:	1

% of lot to be covered by buildings:	92	%
% of lot to be covered by buildings & pavement:	100	%
Gross floor area (GFA):	148,859	sf
Floor Area Ratio (FAR):	5.4:1	

**11.  
PARKING &  
SIGNAGE**

Number of parking spaces & dimensions: number: 80 / Dimensions: \*  
 Number of loading spaces & dimensions: number: 1 / Dimensions: \*

\*39 at 8.5' x 18'  
 39 at 8' x 16'  
 2 at 8' x 18' (HC)

Number of Signs: 4  
 Height of monument and/or pylon signs: 0

**12.  
INFRA-  
STRUCTURE**

<b>WATER</b>		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	8"	
Material	DIP	
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
<b>SEWER</b>		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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?	<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
<b>MISC</b>		
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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 type="checkbox"/> Yes	<input checked="" 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**

<b>REQUIRED FOR ALL DEVELOPMENT APPLICATIONS</b>	<b>Total number of new residential units created</b>	<b>Total number of affordable housing units* created</b>	<b>Total number of residential units demolished</b>
<b>New structure containing residential units</b>	80	0	0
<b>Conversion from a non-residential structure to a structure containing residential units</b>	0	0	0
<b>Conversion from market rate housing units to NJ COAH defined affordable housing units</b>	0	0	0

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

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

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

<b>Use Group Description</b> (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.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<b>B:</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
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	3,453	0
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	34,288	0
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
<b>A1:</b> Assembly uses including concert halls and TV studios.	0	0
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.	0	0
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
<b>E:</b> Schools K – 12	0	0
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
<b>R1:</b> Hotels, motels and dormitories	0	0
<b>U:</b> 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		<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)	\$
<b>TOTAL DUE</b>	<b>\$</b>
Amount Paid	\$
<b>BALANCE DUE</b>	<b>\$</b>

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


4/15/21



Signature of Applicant

Thomas Leane

Attorney for Applicant



Notary Public

Benjamin A. Nsdell

Attorney at Law

State of New Jersey

Property Owner Authorizing Application if other than Applicant

18.  
CONTACT

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