



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: 319 FIFTH STREET Block & Lots: 11208 - 13
 Ward: E

**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 checked="" type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input 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)

ALTERATION OF, AND ADDITION TO EXISTING TWO FLOOR PLUS BASEMENT, TWO FAMILY RESIDENCE. THE NEW BUILDING WILL BE THREE STORY TWO FAMILY WITH HISTORIC FRONT FACADE REMAINING. NO CHANGE IN USE

**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:

as-of-right site plan approval

**6.
APPLICANT**

319 5TH ST LLC
 Applicant's Name

 Phone _____ Fax _____

626 WASHINGTON STREET
 Street Address
JERSEY CITY NJ 07030
 City State Zip

 e-Mail address

7.
OWNER

SAME

Owner's Name

Street Address

Phone Fax

City State Zip

e-mail address

8.
APPLICANT'S
ATTORNEY

STEPHEN JOSEPH, ESQ

Attorney's Name

236A NEWARK AVENUE

Street Address

THE CHERAMI LAW FIRM

Firm's Name

JERSEY CITY NJ 07302

City State Zip

201.413.9000

Phone Fax

SJOSEPH@CHERAMILAW.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

JEFF JORDAN

Architect's Name & License Number

72 PARK AVENUE FL 3

Street Address

JEFF JORDAN ARCHITECTS LLC

Firm's Name

RUTHERFORD NJ 07070

City State Zip

646.753.0000

Phone Fax

INFO@JJARCHS.COM

e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):
2375 sf **25** x **95** (dimensions)

Zone District(s): **R-1**

Present use: **residential**

Redevelopment Area:
 Historic District: **none**

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)?: **AE 9 FEET**

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	2		3	
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	5650	sf
Retail	0	sf
Office	0	sf
Industrial	0	sf
Parking Garage	0	sf
Other	0	sf
TOTAL:	5650	sf

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

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

% of lot to be covered by buildings:	59	%
% of lot to be covered by buildings & pavement:	71	%
Gross floor area (GFA):	5650	sf
Floor Area Ratio (FAR):	2.37	

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0 / Dimensions: _____
 Number of loading spaces & dimensions: number: 0 / Dimensions: _____

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 type="checkbox"/> No
Size		
Material		
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input 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 type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Size		
Material		
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input 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 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 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 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

AE 9'

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	0	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		<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	\$
Amount Paid	\$
BALANCE DUE	\$

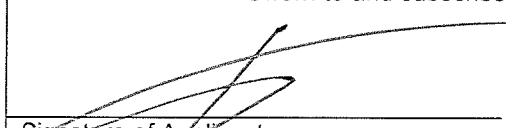
16. ATTACHMENTS

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.

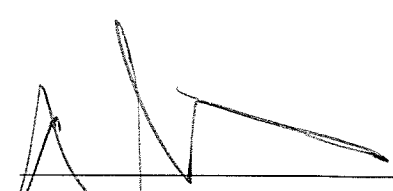
Sworn to and subscribed before me this date Sept. 1, 2020



 Signature of Applicant

Stephen Joseph
 An Attorney at Law of
 The State of New Jersey

Property Owner Authorizing Application if other than Applicant



 Notary Public
Nicholas J. Cherami, Esq.
 Attorney-at-Law
 State of New Jersey

18. CONTACT

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