



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: 341 Johnston AvenueBlock & Lots: Block 19001; Lots 3 4 & 5Ward: 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 & Nature of Use (describe project)

Applicant proposes a six (6) story multi-family building consisting of thirty-five (35) units (six (6) of which are affordable units), ten (10) off-street parking spaces, approximately 853 sq. ft. of retail space, and associated site improvements including lighting and green roof improvements.

5. VARIANCE/ DEVIATION NOTES

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

Applicant seeks deviations from the Redevelopment Plan for minimum off-street parking and for maximum building coverage.

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

Please refer to Statement of Principal Points.

6. APPLICANT

Whiton Property LLC

Applicant's Name

(201) 968-0001 (201) 968-0010

Phone

Fax

One University Plaza, Suite 312

Street Address

Hackensack NJ 07601

City

State

Zip

hdeyoung@liquiditysolutions.com

e-Mail address

**7.
OWNER**

Whiton Property LLC

Owner's Name

(201) 968-0001 (201) 968-0010

Phone

Fax

One University Plaza, Suite 312

Street Address

Hackensack NJ 07601

City

State

Zip

hdeyoung@liquiditysolutions.com

e-mail address

**8.
APPLICANT'S
ATTORNEY**

Benjamin A. Nadell, Esq.

Attorney's Name

Connell Foley LLP

Firm's Name

(201) 521-1000 (201) 521-0100

Phone

Fax

185 Hudson Street, Suite 2510

Street Address

Jersey City NJ 07311

City

State

Zip

BNadell@connellfoley.com

e-mail address

**9.
PLAN
PREPARERS**

Mark Chisvette #28164

Engineer's Name & License Number

Chisvette Engineering

Firm's Name

(973) 897-7968 (973) 970-2010

Phone

Fax

320 Lenox Avenue

Street Address

Pompton Lakes NJ 07442

City

State

Zip

Mark@chisvette.com

e-mail address

Surveyor's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Charles Heydt

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

Richard Garber 21A101785200

Architect's Name & License Number

GRO Architects PLLC

Firm's Name

(212) 346-0705 (646) 357-9730

Phone

Fax

264 Water Street, Suite 1M

Street Address

New York NY 10038

City

State

Zip

Richard@groarc.com

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions): *Irregular
7,250 sf 50 x 120 (dimensions)

Zone District(s):

Lafayette Park RDP

Present use: Vacant

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)?:

Zone X / BFE 12.0

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: One (1)

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	0	0	6	60 ft.
Addition/Extension			0	0
Rooftop Appurtenances		0		9 ft.
Accessory Structures	0	0	0	0

Square Footage of applicable building(s) for this project by use:		
Residential	27,394	sf
Retail	853	sf
Office	0	sf
Industrial	0	sf
Parking Garage	3,097	sf
Other	7,946	sf
TOTAL:	39,290	sf

Number of dwelling units (if applicable):		
Studio	0	units
1 bedroom	0	units
2 bedroom	35	units
3 bedroom	0	units
4+ bedroom	0	units
TOTAL:	35	units

Number of lots before subdivision:	0
Number of lots after subdivision:	0

% of lot to be covered by buildings:	85.7	%
% of lot to be covered by buildings & pavement:	85.7	%
Gross floor area (GFA):	39,290	sf
Floor Area Ratio (FAR):	5.42:1	

**11.
PARKING &
SIGNAGE**

Number of parking spaces & dimensions: number: 10 / Dimensions: 6 Standard/ 3 Compact
 Number of loading spaces & dimensions: number: 0 / Dimensions: 0 1 ADA Van Space

Number of Signs: 1
 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	6"	
Material	D.I.P.	
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
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
<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 checked="" type="checkbox"/> Yes	<input 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>80 CY CUT</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 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**

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	35	6	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	6

*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.	853	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	3,097	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 March 2, 2021


Signature of Applicant
Benjamin A. Nadell, Esq.
Attorney for Applicant

Property Owner Authorizing Application if other than Applicant


Notary Public Att. at law

18.
CONTACT

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