



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: 88 Regent Street, Jersey CityBlock & Lots: Block 14002, Lots 1.06 & 1.02Ward: 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 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 checked="" type="checkbox"/> Site Plan Amendment
<input checked="" 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 seeks a number of minor changes to the approved site plan; these arose as a result of construction in the field. These changes conform with the Redevelopment Plan and include: minor interior wall and door adjustments, reduction of unit count, increased parking spaces, increased cupola level and revision to room layouts, addition of private roof terrace at cupola roof, projection of entrance vestibules at Retail and Residential Lobby and addition of garage entrance canopies. Elevator bulkhead height increased 18.5".

5. VARIANCE/ DEVIATION NOTES

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

Conditional use to permit a primary (grammar) school on the second floor as an alternative use with the office designation as part of the Civic Use Group

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

N/A

6. APPLICANT

88 Regent Street, LLC

Applicant's Name

201-516-8552

201-653-7230

Phone

Fax

345 Tenth Street

Street Address

Jersey City

NJ

07302

City

State

Zip

donna.mcdougall@libertyharbor.com

e-Mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):

41,249 sf **174 irr x 152 irr** (dimensions)

Zone District(s): _____

Present use: **Block under Construction**

Redevelopment Area:

Historic District:

Liberty Harbor NorthCheck 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 AE BFE E1+12

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: _____ ☒ noNumber of New Buildings: **1**

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building			32++cup	384.33
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	375,587	sf
Retail	14,635	sf
Office	5,776	sf
Industrial		sf
Parking Garage	129,843*	sf
Other		sf
TOTAL:	395,998	sf

Number of dwelling units (if applicable):		
Studio	67	units
1 bedroom	215	units
2 bedroom	78	units
1 Bedroom +Den	29	units
4+ bedroom		units
TOTAL:	389	units

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

% of lot to be covered by buildings:	99	%
% of lot to be covered by buildings & pavement:	100	%
Gross floor area (GFA):	395,998	sf
Floor Area Ratio (FAR):	9.59.1*	

*Per the Redevelopment Plan garages do not count for Gross Floor Area calculation when contained within the building. Please see Note 6 of the Capacity Summary.

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 306 / Dimensions: 8.5x18
 Number of loading spaces & dimensions: number: 1 / Dimensions: 22x40

Number of Signs: 6
 Height of monument and/or pylon signs:

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 checked="" 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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
MISC		
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 <u> </u>
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	389	0	0
Conversion from a non-residential structure to a structure containing residential units	----	----	----
Conversion from market rate housing units to NJ COAH defined affordable housing units	----	----	----

*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.		
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.		