



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: 456-480 Duncan Avenue Block & Lots: 11706, Lots 11,12,13

Ward: C

**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 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)
Improvement of an existing structure by constructing an enclosure for existing loading doors on the site.

**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:

**6.
APPLICANT**

480 Duncan Ave. Corp.
Applicant's Name
201-954-0989
Phone Fax

480 Duncan Avenue
Street Address
Jersey City NJ 07306
City State Zip

f.desantis@malldelivery.com
e-Mail address

**7.
OWNER**

480 Duncan Ave. Corp.

Owner's Name
201-954-0989
Phone Fax

480 Duncan Avenue

Street Address
Jersey City NJ 07306
City State Zip
f.desantis@malldelivery.com
e-mail address

**8.
APPLICANT'S
ATTORNEY**

Eugene P. O'Connell

Attorney's Name
Eugene P. O'Connell, Esq.
Firm's Name
201-963-3668 201-963-2005
Phone Fax

853 Summit Avenue

Street Address
Jersey City NJ 07307
City State Zip
gene@eugeneoconnell.com
e-mail address

**9.
PLAN
PREPARERS**

Carol A. Hoernlein, P.E. Lic. 24GEO4318900

Engineer's Name & License Number
Carol A. Hoernlein
Firm's Name
201-227-1468
Phone Fax

216 Ackerman Avenue

Street Address
Emerson NJ 07630
City State Zip
carol@siteandstorm.com
e-mail address

Surveyor's Name & License Number

Firm's Name

Phone Fax

Street Address

City State Zip

e-mail address

Planner's Name & License Number

Firm's Name

Phone Fax

Street Address

City State Zip

e-mail address

Anthony Garrett, Lic.NJ AI 14398, NY 22174

Architect's Name & License Number

Bilow Garret Group Architects and Planners, P.C.

Firm's Name
201-807-0407 201-807-0513
Phone Fax

161 Main Street

Street Address
Ridgefield Park NJ 07660
City State Zip
agarrett@bilowgarrett.com
e-mail address

10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):

197,227 sf 503.87x375 (dimensions)

Zone District(s): PQ

Present use: TRUCKING TERMINAL

Redevelopment Area:
Historic District: HACKENSACK RIVEREDGE 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)?:

ZONEX, BFE: 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: 0

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	<u>1</u>	<u>19'-0"</u>	<u>-</u>	<u>-</u>
Addition/Extension	<u>-</u>	<u>-</u>	<u>1</u>	<u>23'-0"</u>
Rooftop Appurtenances	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Accessory Structures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Square Footage of applicable building(s) for this project by use:

Residential		sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other: <u>TRUCK TERMINAL</u>	<u>21,766</u>	sf
TOTAL:	<u>21,766</u>	sf

Number of dwelling units (if applicable):

Studio	<u>-</u>	units
1 bedroom	<u>-</u>	units
2 bedroom	<u>-</u>	units
3 bedroom	<u>-</u>	units
4+ bedroom	<u>-</u>	units
TOTAL:	<u>-</u>	units

Number of lots before subdivision:	<u>-</u>
Number of lots after subdivision:	<u>-</u>

% of lot to be covered by buildings:	<u>12.1 %</u>
% of lot to be covered by buildings & pavement:	<u>12.3 %</u>
Gross floor area (GFA):	<u>21,766sf</u>
Floor Area Ratio (FAR):	<u>0.12 (12%)</u>

**11.
PARKING &
SIGNAGE**

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

Number of Signs: _____
 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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Size	
	Material	
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input checked="" 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 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 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	—	—	—
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*	—	—	—	—	—

*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.	7,608 SF	—
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.	—	—

Preliminary and Final Major Site Plan Checklist

CASE #: P20-1516
 DATE: 12.28.2020
 PROPERTY ADDRESS: 480 DUNCAN
 APPLICANT: 480 DUNCAN AVE. CORP
 OWNER: 480 DUNCAN AVE. CORP

Planning Completeness	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).	X				
2. Affidavit of Ownership	X				
3. Affidavit of Performance	X				
4. 10% disclosure, if applicable	X				
5. Letter of Rejection from Zoning Officer, if available	X				
6. Current color site photo and photo including adjacent properties, where applicable.	X				
7. Application Fee	X				
8. Certificate of tax and water bills paid	X				
9. The following number of plans shall be submitted:					
A) One when initial application is filed.	X				
B) Review agent sets (when instructed by Staff)		X			
C) Fourteen for planning Board (when complete)		X			
D) Eleven for Zoning Board (when complete)			X		
10. All plans shall include:					
A) A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application. To be located on the first numbered drawing sheet.	X				
B) Signature and seal of map preparer; Licensed Engineer, Architect or Land Surveyor in New Jersey on all pages.	X				
C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variance or design standard waiver request, if any, clearly noted). One table per plan set, to be located on the first numbered drawing sheet.	X				
(1) Density			X		
(2) Height	X				
(3) Floor Area Ratio			X		
(4) Setbacks	X				
(5) Vehicle parking (# of spaces, dimensions)					
(6) Bike parking (# of spaces)	X				
(7) Loading (# of berths, dimensions)	X				
(8) Access (circulation, driveway width, curbscut dimensions)			X		
(9) Signage				X	
(10) Landscaping	X				
(11) Bonus provisions			X		
(12) Building coverage for each structure, if more than one is part of the development parcel.	X				
(13) Lot Dimensions	X				
(14) Lot size in square feet	X				
(15) Buffer areas		X			
(16) Gross floor area	X				
(17) lot coverage	X				
(18) Design standards (list all for which a waiver is requested)	X				
11. The scale shall be a minimum of 1"=20' for tracts up to 40 acres or 1"=50' for tracts over 40 acres. (No 15' scale)	X				

	Submitted		N/A	Waiver requested *	Remarks (for staff only)
	Yes	No			
12. Map size: 8.5x13"; 15x21"; 24x36"; or 30x42".	X				
13. The following details shall be on all site plans:					
A) Tax block, lot numbers and street address of site	X				
B) Dates of drawings and revisions, if any	X				
C) Graphic Scale	X				
D) Project title	X				
E) North arrow	X				
F) Landscaping				X	
(1) Type				X	
(2) Caliper				X	
(3) Square Footage				X	
(4) Height				X	
(5) Planting Schedule				X	
(6) Maintenance procedures and guarantees				X	
G) GAR details needed to calculate ratio, if applicable	X				
H) Survey showing block and lot numbers with metes and bounds description; existing and proposed easements, and size and location of any existing or proposed structures with setbacks dimensions.	X				
I) Demolition Plan, if applicable			X		
J) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.	X				
K) Floor plans with all room dimensions including basement plan and roof plan.	X				
L) Locations of all mechanical and other equipment	X				
M) Materials used in paved areas and walks and all other surface treatments.	X				
N) Lighting; wattage, location, height, attachment details, areas of diffusion					
O) Fences/walls: height, materials, width of internal details (e.g.: pickets), spacing of internal details.		X			
P) Refuse: location of dumpster, etc., screening height, materials, details of removal path.		X			
Q) Signage: Lettering, dimensions, location, materials equipment, and lighting.		X			
R) Recreation areas: location, square footage, materials, equipment and lighting				X	
S) Elevations of all façades indicating colors and materials and window dimensions	X				
T) Enlarged elevations of the first two floors, including details of windows, doors, signs, lighting, façade materials, etc. at 1/4" scale where appropriate	X				
U) Enlarged details of typical upper story windows, including dimensions, glazing details, sills and headers, projections, etc. at 1/4" scale where appropriate	X				
V) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.	X				
W) Elevation of roof indicating heating, ventilation and air-conditioning equipment, communication equipment, and antennae specifying screening height, colors and materials.		X			
X) Utility connection points into proposed structures (eg: façade conduits, transformers) to be detailed on site plans and façade elevations.	X				
Y) One illustrative site plan depicting details using the following color scheme: (1) Asphalt paved areas: gray concrete (2) Paved areas: beige (3) Buildings: dark brown (4) Landscaped areas: light green (5) Trees and shrubs: dark green (6) Water: light blue (7) Signs: red (8) Lighting fixtures: black					
Z) Circulation: parking spaces, dimensions, aisle widths, location of accessible bike racks/storage, car sharing, sidewalk details, etc.		X			
AA) Shadow study, if applicable			X		
BB) Visual assessment, if required			X		

GAR Calculations Worksheet

GAR Elements	Multiplier	Square footage proposed	# proposed	native species bonus	food cultivation bonus	irrigation bonus*
Landscaped areas with a soil depth of less than 24" (b, c)	0.3	0			<input type="checkbox"/>	<input type="checkbox"/>
Landscaped areas with a soil depth of 24" or more (b, c)	0.6	0			<input type="checkbox"/>	<input type="checkbox"/>
Ground covers, or other plants less than 2' tall at maturity (a, b, c)	0.2	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plants, not including grasses, at least 2' tall at maturity (a, b, c)	0.3		0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tree canopy for all trees, 2.5" to 6" in diameter (a, c)	0.5		0	<input type="checkbox"/>		<input type="checkbox"/>
Tree canopy for new trees 6.1" to 12" in diameter (a, c)	0.6		0	<input type="checkbox"/>		<input type="checkbox"/>
Tree canopy for new trees 12.1" in diameter and above (a, c)	0.7		0			<input type="checkbox"/>
Tree canopy for preservation of existing trees 18" to 24" in diameter (c)	0.7		0			<input type="checkbox"/>
Tree canopy for preservation of existing trees 24" diameter or larger (c)	0.8		0			<input type="checkbox"/>
Vegetated walls, plantings on a vertical element (b, c)	0.6	0			<input type="checkbox"/>	<input type="checkbox"/>
Extensive green roof over at least 2" but less than 8" of growth medium (b, c)	0.7	0			<input type="checkbox"/>	<input type="checkbox"/>
Intensive green roof over at least 8" of growth medium (b, c)	0.8	0			<input type="checkbox"/>	<input type="checkbox"/>
Permeable/Porous/PerVIOUS paving or a deck atop at least 6" and less than 2' of soil or gravel	0.4	0				
Permeable/Porous/PerVIOUS paving or a deck atop at least 2' of soil or gravel	0.5	0				
Enhanced tree growth systems (see definitions)	0.4	0				
Bioretention facilities (see definitions)	0.4	0				
Retention or Detention tanks (in cubic feet)	0.3	0				
WaterSense certified fixtures (check if all fixtures in kitchen and bath comply)	0.3	<input checked="" type="checkbox"/>				
Water features (fountains, pools, etc.) using at least 50% recycled water, harvested water, and/or gray water *	0.2	0				

Lot area

TOTAL GAR PROPOSED

0.00

Note: Permeable/Porous/PerVIOUS paving credits may not exceed 1/3 of the total GAR proposed.
 * Irrigation bonus for harvested (see definitions) or graywater irrigation system requires using at least 50% recycled water, harvested water, and/or graywater *

AFFIDAVIT OF PERFORMANCE

I, ANTHONY GARRETT
(Property Owner/Architect/Engineer)

hereby certify that the Site Plan submitted to the Planning Board/Zoning Board of

Adjustment [cross out inapplicable Board] for property at

480 DUNCAN AVE CON;

Block(s) 1106, Lot(s) 11, 12 #13

_____ is a full and complete representation of the Site Plan and that it shall be completed as submitted.

Anthony Garrett
(Property Owner/Architect/Engineer)

Sworn before me this

11th day of November, 2020

Notary Public Nerissa L. Goetz

NERISSA L GOETZ
NOTARY PUBLIC
State of New Jersey
ID #2371745
My Commission Expires 04/01/2023

10% OWNERSHIP DISCLOSURE STATEMENT FORM

A corporation or partnership submitting a development application to the Jersey City Planning Board or Board of Adjustment must list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership.

Subject Property Address: 480 DUNCAN AVE Block(s): 11706
 Address: _____ Lot(s): 11, 12 + 13

Applicant: 480 DUNCAN AVE Corp Owner 480 Duncan Ave Corp
 Applicant's Address: 480 Duncan Ave Owner's Address: _____
J. C. N. J. 07306 _____

Entity/Individual	Address	Ownership Interest (%)
Josine Yang	210 Westhills Ave Jersey City, NJ 07306	25%
James DeSantis	193 Indian Trail Mountainside NJ 07092	25%
Gabriella Brown	4 Kennedy Blvd Denville, NJ 07834	25%
Nicole Sinnott	1413 Whippenwill Mountainside, NJ 07092	25%

Please attach additional sheet(s) if necessary.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, Justine Yang of full age, being duly sworn
(print owner's name)

according to law on his/her oath deposes and says, that he/she resides or works at

480 DUNCAN AVU
(owner's address)

in the Town/City of Jersey City in the County
of Hudson and State of NJ is the owner
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City
aforesaid, and known and designated as:

480 DUNCAN AVU
(property address)

Block: 11706 Lot(s): 11, 12, 13
Block: Lot(s):
Block: Lot(s):
Block: Lots(s):

and that he/she authorizes 480 DUNCAN AVU CORP to
(name of applicant)

make the annexed application in his/her behalf, and that the statements of fact contained in said
application are true.

By: [Signature]
(signature of owner)

Sworn to before me this

10th day of Nov 2020

Notary Public

JAMES DE SANTIS
Commission # 2346709
Notary Public, State of New Jersey
My Commission Expires
August 12, 2021