



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: 11, 17, 19, 21, 23, 25-29 Cottage Street Block & Lots: Block: 7903, Lots 20-25

Ward: C

**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)
See Attached Rider

**5.
VARIANCE/
DEVIATION
NOTES**

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

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:
See Statement of Principal Points supplied.

**6.
APPLICANT**

Cottage 29 Owner LLC

Applicant's Name
212-599-5599

Phone _____ Fax _____

430 Park Avenue, 17th Floor

Street Address
New York NY 10022

City _____ State _____ Zip _____

mjs@oesnyc.com
e-Mail address

7.
OWNER

Same as above

Owner's Name

Street Address

Phone

Fax

City

State

Zip

e-mail address

8.
APPLICANT'S
ATTORNEY

Eugene T. Paolino, Esq.

Attorney's Name

30 Montgomery Street, 11th Floor

Street Address

Genova Burns LLC

Firm's Name

Jersey City New Jersey 07302

City

State

Zip

(201) 469-0100 (201) 332-1303

Phone

Fax

etpaolino@genovaburns.com

e-mail address

9.
PLAN
PREPARERS

Joseph Mele 24GB04323900

Engineer's Name & License Number

1 Evertrust Plaza, Suite 901

Street Address

Dresdner Robin

Firm's Name

Jersey City NJ 07302

City

State

Zip

201-217-9200 201-217-9607

Phone

Fax

jmele@dresdnerrobin.com

e-mail address

Miloslav Rehak 432233

Surveyor's Name & License Number

10 North 5th Street

Street Address

First Sight Surveying LLC

Firm's Name

Park Ridge NJ 07656

City

State

Zip

201-505-8905

Phone

Fax

info@firstsightsurveying.com

e-mail address

Charles Heydt 33LI00621100

Planner's Name & License Number

1 Evertrust Plaza, Suite 901

Street Address

Dresdner Robin

Firm's Name

Jersey City NJ 07302

City

State

Zip

201-917-9600 201-917-9607

Phone

Fax

CHeydt@DresdnerRobin.com

e-mail address

Gary Handel 19213

Architect's Name & License Number

120 Broadway, 6th Floor

Street Address

Handel Architects LLP

Firm's Name

New York NY 10271

City

State

Zip

212-595-4112 212-595-9032

Phone

Fax

rkearns@handelarchitects.com

e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):
29,854 sf 122' x 245' (dimensions)

Zone District(s): Zone 3 (Commercial Center)

Present use: 2-fam/office bldg./vacant lot

Redevelopment Area:
 Historic District: Journal Square 2060 Redevelopment Plan

Check all that apply for present conditions:

<input checked="" type="checkbox"/> Conforming Use	<input type="checkbox"/> Non-Conforming Use
<input checked="" type="checkbox"/> Conforming Structure	<input type="checkbox"/> Non-Conforming Structure
<input checked="" type="checkbox"/> Vacant Lot	

What is your FEMA flood zone and base flood elevation (BFE)?: Zone X

Check all that Apply:

<input checked="" type="checkbox"/> Application for a new building on undeveloped tract	<input type="checkbox"/> Application for new use of existing building	<input type="checkbox"/> Application for use of a portion of a building
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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	2-3 Story Structures (5)	<35 ft	28	293'
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	392,854	sf
Retail	3,823	sf
Office	44,551	sf
Industrial	0	sf
Parking Garage	0	sf
Other	143,138 (includes amenity/core/mechanical)	sf
TOTAL:	584,366	sf

Number of dwelling units (if applicable):		
Studio	327	units
1 bedroom	303	units
2 bedroom	24	units
3 bedroom	15	units
4+ bedroom	0	units
TOTAL:	669	units

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

% of lot to be covered by buildings:	95	%
% of lot to be covered by buildings & pavement:	100	%
Gross floor area (GFA):	559,991	sf
Floor Area Ratio (FAR):	18.7	

**11.
PARKING &
SIGNAGE**

Number of parking spaces & dimensions: number: 0 / Dimensions: 0
 Number of loading spaces & dimensions: number: 1 / Dimensions: 10' x 35'

Number of Signs: See Rider
 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 checked="" type="checkbox"/> Yes	<input 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 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
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 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 type="checkbox"/> Yes	<input checked="" 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 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	669	0	0
Conversion from a non-residential structure to a structure containing residential units	N/A	N/A	N/A
Conversion from market rate housing units to NJ COAH defined affordable housing units	N/A	N/A	N/A

*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	Gross Floor Area of New Construction	Gross Floor Area of Demolition
(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: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	44,551	18,400
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	3,823	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.	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 December 28, 2020

COTTAGE 29 OWNER L.L.C., APPLICANT



Signature of Applicant
 BY: EUGENE T. PAGLINO, ESQ
 AUTHORIZED SIGNATORY

Property Owner Authorizing Application if other than Applicant



Notary Public

18. CONTACT

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

GERARD D. PIZZILLO, ESQ.
 ATTORNEY AT LAW
 STATE OF NEW JERSEY

RIDER TO GENERAL DEVELOPMENT APPLICATION

Question No. 4: Proposed Development

The Applicant is seeking preliminary and final major site plan approval to construct a mixed-use tower on a base structure, measuring twenty-eight (28) stories and 293 lineal feet in height, located along the proposed Homestead Place Extension (the "HPE"). The proposed building will house 669 residential units, approximately 44,551 sf of permitted office space on two (2) floors, approximately 3,823 sf of ground floor retail space, 350 bicycle parking spaces, and enhancements and improvements to the HPE, including an easement grant of five (5) feet to widen the HPE along the length of Applicant's adjacent property.

Question No. 5: Variance/Deviation Notes

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested:

1. Section VI(C)(6) of the Journal Square 2060 Redevelopment Plan wherein the maximum building height utilizing the Office Space Bonus and the Homestead Place Extension bonus is 27 stories and 293' in height. **The Applicant proposes a 28 story and 293' structure which does not exceed the maximum permitted height by more than 10% or 10ft and, importantly, is consistent with the permitted measurement of the height in lineal feet.**
2. Section III (E)(4)(r) of the Journal Square 2060 Redevelopment Plan wherein a head-in/head-out design is required for all loading and parking facilities. **The Applicant proposes no parking facility but to service the office use proposes a restricted head-in/back-out or back-in/head-out loading area.**
3. Section III (C)(3) of the Journal Square 2060 Redevelopment Plan regarding non-residential first floor height within thirty feet (30') of rear lot line wherein the maximum floor height permitted is twelve feet (12'). **The Applicant proposes varying maximum floor to ceiling heights of sixteen to eighteen feet (16'-18') within thirty feet (30') of rear lot line.**
4. Section III (A)(10)(g) of the Journal Square 2060 Redevelopment Plan wherein an enclosed roof deck amenity space is required to be a minimum of ten feet (10') from the edge of the roof or parapet. **The Applicant proposes an enclosed rooftop amenity space within eight and half feet to eleven feet (8.5'-11') from the edge of the parapet.**
5. Section III (A)(17) of the Journal Square 2060 Redevelopment Plan wherein ground floor storefront bulkheads below display windows are required to be a maximum of eighteen inches (18") in height above sidewalk grade. **The Applicant is proposing ground floor store front bulkheads at thirty-one inches (31") above sidewalk grade.**

6. Section III (A)(18) of the Journal Square 2060 Redevelopment Plan wherein all storefront facades are required to incorporate an area of a minimum of 80% transparent glass. **The Applicant is proposing storefront facades with an area of 62% transparent glass.**

7. Section IV(c)(1) of the Journal Square 2060 Redevelopment Plan wherein all signage is required to be attached to the first-floor level of the building only. **The Applicant is proposing signage to be installed on the first and second floors of the proposed structure.**

Question No. 9: Plan Preparers

Landscape Architect

Thomas Bauer
NJ License No. A50000019
Melillo + Bauer Associates
200 Union Avenue
Brielle, NJ 08730
Phone: 732-528-0664
E-Mail: tbauer@melilloandbauer.com

Question No. 11: Parking and Signage

The Applicant is proposing six (6) signs as part of the Project (1 for residential use, 1 for office use, 1 for retail space fronting on Cottage Street, 3 for retail spaces fronting along Homestead Place Extension.