



**CITY OF JERSEY CITY
GENERAL DEVELOPMENT
APPLICATION ("GDA")**



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

THIS SECTION IS FOR STAFF ONLY

Intake Date:	
Case Number:	
X, Y Coordinate:	

**1.
SUBJECT
PROPERTY**

1. Street Address:	95-97 Monticello Ave
2. Zip Code:	07304
3. Block(s):	17906
4. Lot(s):	30, 31
5. Ward:	F

**2.
APPROVALS
BEING SOUGHT**

6. BOARD DESIGNATION			
<input checked="" type="checkbox"/>	Planning Board	<input type="checkbox"/>	Zoning Board of Adjustment

7. APPROVALS BEING SOUGHT (mark all that apply)			
<input checked="" type="checkbox"/>	Minor Site Plan	<input type="checkbox"/>	
<input type="checkbox"/>	Preliminary Major Site Plan	<input type="checkbox"/>	
<input type="checkbox"/>	Final Major Site Plan	<input type="checkbox"/>	Site Plan Waiver
<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	Site Plan Amendment
<input type="checkbox"/>	'c' Variance(s)	<input type="checkbox"/>	Administrative Amendment
<input type="checkbox"/>	'd' Variance(s) - use, density, etc.	<input type="checkbox"/>	Interim Use
<input type="checkbox"/>	Minor Subdivision	<input type="checkbox"/>	Extension
<input type="checkbox"/>	Preliminary Major Subdivision	<input type="checkbox"/>	Other (fill in below):
<input type="checkbox"/>	Final Major Subdivision	<input type="checkbox"/>	

**3.
PROPOSED
DEVELOPMENT**

8. Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Convert 95 97 Monticello Ave to a cannabis retail and consumption lounge
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**4.
VARIANCES
BEING SOUGHT**

9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	Attached zoning determination letter dated, February 21, 2023	
10. Number of 'c' Variance(s):	N/A	
11. Number of 'd' Variance(s):	N/A	

5.
APPLICANT

12.	Applicant Name:	Craig Davila Jr
13.	Street Address:	340 Bergen Ave apt 300
14.	City:	Jersey City
15.	State:	New Jersey
16.	Zip Code:	07304
17.	Phone:	201-600-7249
18.	Email:	Craig.highkey201@yahoo.com

6.
OWNER

19.	Owner Name:	Same as applicant
20.	Street Address:	
21.	City:	
22.	State:	
23.	Zip Code:	
24.	Phone:	
25.	Email:	

7.
ATTORNEY

26.	Attorney's Name:	Nicholas Lewis
27.	Firm's Name:	Nesenoff & Miltenberg LLP
28.	Phone:	646-479-8948
29.	Email:	nelesq76@gmail.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	Jordan Cecinini
31.	NJ License Number:	24GE05496800
32.	Firm's Name:	Hudson Engineering, LLC
33.	Email:	www.hudsoneng.com
ARCHITECT		
34.	Architect's Name:	Chris Teeter
35.	NJ License Number:	21A10934100
36.	Firm's Name:	Christopher Teeter R.A/Metamechanics
37.	Email:	cteeter@metamechanics.com
PLANNER		
38.	Planner's Name:	
39.	NJ License Number:	
40.	Firm's Name:	
41.	Email:	
SURVEYOR		
42.	Surveyor's Name:	ANDREW A. SCHIMDT
43.	NJ License Number:	24GS04330100
44.	Firm's Name:	SCHMIDT SURVEYING
45.	Email:	schmidtssurveying@gmail.com
OTHER PROFESSIONAL		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	3530
51.	Lot Width (feet):	
52.	Lot Depth (feet):	
53.	Zone District(s):	JHRD
54.	Redevelopment Area:	
55.	Present Use:	JHRD
56.	Amount of impervious surface added, replaced, or disturbed (square feet): <i>(if greater or equal to 1,000 square feet provide stormwater report)</i>	0
ANSWER THE FOLLOWING YES –OR– NO		
57.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	YES
58.	Is the subject building or property <u>IS</u> on the list of properties eligible for the Historic Register? <i>(if yes, apply to Historic Preservation Commission)</i>	NO
59.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	NO
60.	Is a bonus provision being utilized?	NO
61.	Is the subject property within 200 feet of another municipality?	NO
62.	Are there performance guarantees and/or maintenance agreements with City Council? <i>(if yes, attach 1 copy)</i>	NO
63.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	NO
64.	Are new streets and/or utility extensions proposed?	NO
65.	Are existing streets being widened?	NO
66.	Is the subject property in a flood plain?*	NO
<i>(if yes, see GAR details and form):</i> * Flood plain boundaries and base flood elevation can be found by visiting: http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/		

10. HEIGHTS

* if proposed height is 40 feet or greater provide shadow study and visual assessment report

67.	Base Flood Elevation (feet):	N/A			
68.	Elevation of Grade (feet):	N/A			
69.	Number of New Buildings:	0			
70.	Number of Development Phases:	0			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building				11'9
72.	Addition or Extension				0
73.	Rooftop Appurtenance				N/A
74.	Accessory Structures				N/A

11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	0		
75. Retail sf:	2,717		
76. Office sf:	1241		
77. Industrial sf:	0		
78. Parking Garage sf:	0		
79. Other sf:	0		
80. GROSS FLOOR AREA (sf):	3580		
81. Floor Area Ratio (FAR):	3958		
82. Building Coverage (%):			
83. Lot Coverage (%):			

12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:		
84. 1 Bedroom Units:		
85. 2 Bedroom Units:		
86. 3 Bedroom Units:		
87. 4 bedroom or More Units:		
88. TOTAL UNIT COUNT:		
89. Percent Affordable:		
90. Percent Workforce:		

13. INCOME RESTRICTED* HOUSING

**According to definitions established by N.J.A.C. 5:80-26.1 et seq.. Workforce Income is defined as households up to 120% of the area median income*

	INCOME RESTRICTED* HOUSING UNITS CREATED
Affordability Level:	
91. Very Low Income (<30% AMI):	
92. Low Income (30% to 50% AMI):	
93. Moderate Income (50% to 80% AMI):	
94. Workforce Income (80% - 120% AMI):	
Population Served:	
95. Age Restricted:	
96. Special Needs:	
97. Other:	

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	0
99.	Dimensions of Parking Spaces:	0
100.	Number of Bike Parking Spaces:	0
101.	Location of Bike Parking:	0
102.	Number of Loading Spaces:	1
103.	Number of Signs:	2
104.	Type of Signs:	ILLUMINATED

15. APPROVAL HISTORY

<i>List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.</i>			
	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
105.	Subdivision:		
106.	Site Plan:		
107.	Variance(s) App:		
108.	Appeal:		
109.	Building Permits:		

16. SUBMISSION CHECKLIST

<input checked="" type="checkbox"/>	Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application. Download Application Forms and Support Documents here
<input checked="" type="checkbox"/>	Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will <u>NOT</u> be accepted. Make an Online Payment by click here
<input checked="" type="checkbox"/>	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if one is <u>NOT</u> submitted.
<input checked="" type="checkbox"/>	Initials of the Applicant/Preparer: <u>CD</u> (Must match Affidavit of Submission)
<input checked="" type="checkbox"/>	Once you have completed all of the Submission Checklist items above, you can email you application to jmorales@jcnj.org -and- tmiller@jcnj.org . Please send us a pdf version of this application which has <u>NOT</u> been scanned.

CONTACT:

[Jersey City Division of City Planning](#)

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