



**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:	85 Monitor Street and 87 Monitor Street
2. Zip Code:	07304
3. Block(s):	19003
4. Lot(s):	11 & 10
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 type="checkbox"/>	Minor Site Plan
<input checked="" type="checkbox"/>	Preliminary Major Site Plan
<input checked="" type="checkbox"/>	Final Major Site Plan
<input type="checkbox"/>	Conditional Use
<input checked="" type="checkbox"/>	'c' Variance(s)
<input type="checkbox"/>	'd' Variance(s) - use, density, etc.
<input type="checkbox"/>	Minor Subdivision
<input type="checkbox"/>	Preliminary Major Subdivision
<input type="checkbox"/>	Final Major Subdivision
<input type="checkbox"/>	Site Plan Waiver
<input type="checkbox"/>	Site Plan Amendment
<input type="checkbox"/>	Administrative Amendment
<input type="checkbox"/>	Interim Use
<input type="checkbox"/>	Extension
<input type="checkbox"/>	Other (fill in below):

**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>	"85 Monitor Street and 87 Monitor Street" (Multifamily Residential/Commercial) Six (6) story building with ten (10) residential units, 1,785 SF of retail on ground floor, and common rooftop space and appurtenances.
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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>	Building height: Max. 5 stories 65'-0". A 6th floor penthouse may be constructed with a set back of 5'-0" from the front facade. (No setback proposed at the 6th floor. Height otherwise conforms) Roof appurtenances coverage: Max 20% (33% proposed)
10. Number of 'c' Variance(s):	2
11. Number of 'd' Variance(s):	

**5.
APPLICANT**

12.	Applicant Name:	85 Monitor LLC
13.	Street Address:	124 W. 34th St.
14.	City:	Bayonne
15.	State:	NJ
16.	Zip Code:	07002
17.	Phone:	201-978-6212
18.	Email:	aamin9984@gmail.com

**6.
OWNER**

19.	Owner Name:	85 Monitor, LLC
20.	Street Address:	124 W. 34th St.
21.	City:	Bayonne
22.	State:	NJ
23.	Zip Code:	07002
24.	Phone:	201-978-6212
25.	Email:	aamin9984@gmail.com

**7.
ATTORNEY**

26.	Attorney's Name:	Ronald H. Shaljian, Esq.
27.	Firm's Name:	Schumann Hanlon Margulies LLC
28.	Phone:	(201) 451-1400 x238
29.	Email:	rshaljian@shdlaw.com

**8.
PLAN
PREPARERS**

ENGINEER		
30.	Engineer's Name:	Mark Chisvette
31.	NJ License Number:	
32.	Firm's Name:	Chisvette Engineering
33.	Email:	mark@chisvette.com
ARCHITECT		
34.	Architect's Name:	Richard Garber
35.	NJ License Number:	21AI01735200
36.	Firm's Name:	GRO Architects PLLC
37.	Email:	richard@groarc.com
PLANNER		
38.	Planner's Name:	Charles Heydt
39.	NJ License Number:	
40.	Firm's Name:	Dresdner Robin
41.	Email:	Cheydt@dresdnerrobin.com
SURVEYOR		
42.	Surveyor's Name:	Michael Pronesti, P.L.S.
43.	NJ License Number:	37605
44.	Firm's Name:	Pronesti Surveying
45.	Email:	mike@pronesti.com
OTHER PROFESSIONAL		
46.	Name, Profession:	N/A
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	3,333 SF		
51.	Lot Width (feet):	33.33 ft		
52.	Lot Depth (feet):	102.68 ft		
53.	Zone District(s):	Zone 43 - Morris Canal Redevelopment Plan TOD-West		
54.	Redevelopment Area:	Morris Canal		
55.	Present Use:	Residential		
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>	3,333 sf		
ANSWER THE FOLLOWING YES –OR– NO				
57.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	No		
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>	Yes		
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?*	Yes		
<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

67.	Base Flood Elevation (feet):	12ft			
68.	Elevation of Grade (feet):	8ft			
69.	Number of New Buildings:	1			
70.	Number of Development Phases:	1			
	HEIGHTS	EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building	2	28'	6	64'-9"
72.	Addition or Extension				
73.	Rooftop Appurtenance				
74.	Accessory Structures				

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

**11.
GROSS FLOOR
AREA AND
COVERAGE**

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	7,560		
75. Retail sf:	1,785		
76. Office sf:	N/A		
77. Industrial sf:	N/A		
78. Parking Garage sf:	N/A		
79. Other sf:	6,869		
80. GROSS FLOOR AREA (sf):	16,214		
81. Floor Area Ratio (FAR):	4.86		
82. Building Coverage (%):	100		
83. Lot Coverage (%):	100		

**12.
RESIDENTIAL
DWELLING UNITS**

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	N/A	
84. 1 Bedroom Units:	N/A	
85. 2 Bedroom Units:	10	
86. 3 Bedroom Units:	N/A	
87. 4 bedroom or More Units:	N/A	
88. TOTAL UNIT COUNT:	10	
89. Percent Affordable:	N/A	
90. Percent Workforce:	N/A	

**13.
INCOME
RESTRICTED*
HOUSING**

	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:	

**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*

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	N/A
99.	Dimensions of Parking Spaces:	N/A
100.	Number of Bike Parking Spaces:	10
101.	Location of Bike Parking:	Ground Floor
102.	Number of Loading Spaces:	N/A
103.	Number of Signs:	2
104.	Type of Signs:	1 Building sign, 1 Retail sign

15. APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.

	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>AA</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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Jersey City NJ 07305

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