



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



**1 Jackson Square, 2<sup>nd</sup> 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:	17-19 Berkeley Place
2. Zip Code:	07306
3. Block(s):	7808
4. Lot(s):	2 & 3
5. Ward:	C

**2.  
APPROVALS  
BEING SOUGHT**

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

<b>7. APPROVALS BEING SOUGHT (mark all that apply)</b>			
<input checked="" type="checkbox"/>	Minor Site Plan	<input type="checkbox"/>	"A" Appeal
<input type="checkbox"/>	Preliminary Major Site Plan	<input type="checkbox"/>	"B" Appeal - Interpretation
<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 checked="" 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>	The Applicant proposes to demolish the two (2) structures on the property and to construct a new principal building consisting of 11 residential dwelling units (in compliance with the Affordable Housing Overlay) and a new accessory dwelling
---	--

**4.  
VARIANCES  
BEING SOUGHT**

9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	N/A
10. Number of 'c' Variance(s):	0
11. Number of 'd' Variance(s):	0

**5.  
APPLICANT**

12.	Applicant Name:	17-19 Berkley,LLC
13.	Street Address:	1532 Riverside Station Blvd
14.	City:	Secaucus
15.	State:	New Jersey
16.	Zip Code:	07094
17.	Phone:	(201) 883-1010
18.	Email:	ben@primelaw.com

**6.  
OWNER**

19.	Owner Name:	17-19 Berkley,LLC
20.	Street Address:	1532 Riverside Station Blvd
21.	City:	Secaucus
22.	State:	New Jersey
23.	Zip Code:	07094
24.	Phone:	(201) 883-1010
25.	Email:	ben@primelaw.com

**7.  
ATTORNEY**

26.	Attorney's Name:	Benjamin T.F. Wine, Esq.
27.	Firm's Name:	Prime & Tuvel
28.	Phone:	(201) 883-1010
29.	Email:	ben@primelaw.com

**8.  
PLAN  
PREPARERS**

<b>ENGINEER</b>		
30.	Engineer's Name:	Guy Lagomarsino
31.	NJ License Number:	24GE040534
32.	Firm's Name:	Optimized Engineering Associates
33.	Email:	glagomar@oea-corp.com
<b>ARCHITECT</b>		
34.	Architect's Name:	Thomas J. Mesuk
35.	NJ License Number:	14447
36.	Firm's Name:	Thomas J. Mesuk Architect, L.L.C.
37.	Email:	tom@tjmarchitect.com
<b>PLANNER</b>		
38.	Planner's Name:	
39.	NJ License Number:	
40.	Firm's Name:	
41.	Email:	
<b>SURVEYOR</b>		
42.	Surveyor's Name:	William B. Klapper
43.	NJ License Number:	24GS03317500
44.	Firm's Name:	Behar Surveying Associates, PC
45.	Email:	jklapper@beharsurveying.com
<b>OTHER PROFESSIONAL</b>		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

## 9. SUBJECT PROPERTY

50.	Lot Area (square feet):	5,000 sq.ft.
51.	Lot Width (feet):	50 ft.
52.	Lot Depth (feet):	100 ft.
53.	Zone District(s):	R-1
54.	Redevelopment Area:	N/A
55.	Present Use:	Two- (2) family residence
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>	5,000 sq.ft.
<b>ANSWER THE FOLLOWING YES –OR– NO</b>		
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?*	No
<p>* Flood plain boundaries and base flood elevation can be found by visiting:  <a href="http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/">http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/</a></p>		

## 10. HEIGHTS

67.	Base Flood Elevation (feet):	N/A			
68.	Elevation of Grade (feet):	74-75 ft.			
69.	Number of New Buildings:	1			
70.	Number of Development Phases:	1			
	<b>HEIGHTS</b>	<b>EXISTING</b>		<b>PROPOSED*</b>	
		Stories	Feet	Stories	Feet
71.	Building	2.5	~30 ft.	3	32.75 ft.
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance	N/A	N/A		9.75 ft.
74.	Accessory Structures	1	~15 ft.	N/A	N/A

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

N/A

N/A

**11.  
GROSS FLOOR  
AREA AND  
COVERAGE**

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	11,139.7 sq.ft.		
75. Retail sf:			
76. Office sf:			
77. Industrial sf:			
78. Parking Garage sf:			
79. Other sf:			
80. GROSS FLOOR AREA (sf):	11,139.7 sq.ft.		
81. Floor Area Ratio (FAR):	2.23		
82. Building Coverage (%):	75%		
83. Lot Coverage (%):	88.2%		

**12.  
RESIDENTIAL  
DWELLING UNITS**

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:		
84. 1 Bedroom Units:	10	
85. 2 Bedroom Units:		
86. 3 Bedroom Units:	1	1
87. 4 bedroom or More Units:	1	
88. TOTAL UNIT COUNT:	12	1
89. Percent Affordable:	10%	
90. Percent Workforce:	N/A	

**13.  
INCOME  
RESTRICTED\*  
HOUSING**

	INCOME RESTRICTED* HOUSING UNITS CREATED
<b>Affordability Level:</b>	
91. Very Low Income (<30% AMI):	
92. Low Income (30% to 50% AMI):	1
93. Moderate Income (50% to 80% AMI):	
94. Workforce Income (80% - 120% AMI):	
<b>Population Served:</b>	
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:	0
99.	Dimensions of Parking Spaces:	N/A
100.	Number of Bike Parking Spaces:	6
101.	Location of Bike Parking:	Ground floor
102.	Number of Loading Spaces:	0
103.	Number of Signs:	0
104.	Type of Signs:	N/A

**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.*

No records per OPRA request	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. <a href="#">Download Application Forms and Support Documents here</a>
<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. <a href="#">Make an Online Payment by click here</a>
<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: <b>KP</b> (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 <a href="mailto:jmorales@jcnj.org">jmorales@jcnj.org</a> -and- <a href="mailto:tmiller@jcnj.org">tmiller@jcnj.org</a> .  Please send us a pdf version of this application which has <u>NOT</u> been scanned.

**CONTACT:**

[Jersey City Division of City Planning](#)

1 Jackson Square, 2<sup>nd</sup> Floor

Jersey City NJ 07305

201-547-5010

[CityPlanning@jcnj.org](mailto:CityPlanning@jcnj.org)