



**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:	35 Fairview Avenue
2. Zip Code:	07304
3. Block(s):	16703
4. Lot(s):	9
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 type="checkbox"/>	Minor Site Plan	<input type="checkbox"/>	"A" Appeal
<input checked="" type="checkbox"/>	Preliminary Major Site Plan	<input type="checkbox"/>	"B" Appeal - Interpretation
<input checked="" 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>	The Applicant proposes to demolish the existing structure on the property and to construct a new four- (4) story building consisting of 15 residential dwelling units.
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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>	N/A
10. Number of 'c' Variance(s):	0
11. Number of 'd' Variance(s):	0

**5.  
APPLICANT**

12.	Applicant Name:	35 Fairview Ave LLC
13.	Street Address:	338 Palisade Ave. STE 257
14.	City:	Jersey City
15.	State:	New Jersey
16.	Zip Code:	07307
17.	Phone:	(201) 883-1010
18.	Email:	ben@primelaw.com

**6.  
OWNER**

19.	Owner Name:	Alexander Kiszner
20.	Street Address:	338 Palisade Ave. STE 257
21.	City:	Jersey City
22.	State:	New Jersey
23.	Zip Code:	07307
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:	Edwin A. Reimon, P.E., C.M.E.
31.	NJ License Number:	24GE03869400
32.	Firm's Name:	Edwin A. Reimon, P.E., C.M.E.
33.	Email:	reimon5@msn.com
<b>ARCHITECT</b>		
34.	Architect's Name:	Min W. Kil
35.	NJ License Number:	21AI01985300
36.	Firm's Name:	Hampton Hill Architecture
37.	Email:	minwkil@msn.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:	Alan R. Boettger
43.	NJ License Number:	41997
44.	Firm's Name:	Clearpoint Services LLC
45.	Email:	Annette@clearpointservices.com
<b>OTHER PROFESSIONAL</b>		
46.	Name, Profession:	Lee F. Klein, PE, PTOE
47.	NJ License Number:	PTOE 1627
48.	Firm's Name:	Klein Traffic Consulting, LLC
49.	Email:	leekleintraffic@gmail.com

**9. SUBJECT PROPERTY**

50.	Lot Area (square feet):	3,132 sq.ft.
51.	Lot Width (feet):	31.32 ft.
52.	Lot Depth (feet):	100 ft.
53.	Zone District(s):	Neighborhood Mixed-Use District
54.	Redevelopment Area:	Jackson Hill Redevelopment Plan
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>	3,132 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
<i>* 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> </i>		

**10. HEIGHTS**

67.	Base Flood Elevation (feet):	N/A			
68.	Elevation of Grade (feet):	50 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	25 ft.	4	42 ft. 2 in.
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance	N/A	N/A		9 ft.
74.	Accessory Structures	N/A	N/A	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:	10,249 sq.ft.		
75. Retail sf:			
76. Office sf:			
77. Industrial sf:			
78. Parking Garage sf:			
79. Other sf:			
80. GROSS FLOOR AREA (sf):	10,249 sq.ft.		
81. Floor Area Ratio (FAR):	3.27		
82. Building Coverage (%):	89.3%		
83. Lot Coverage (%):	100%		

**12.  
RESIDENTIAL  
DWELLING UNITS**

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	6	
84. 1 Bedroom Units:	5	
85. 2 Bedroom Units:	4	
86. 3 Bedroom Units:		
87. 4 bedroom or More Units:		
88. TOTAL UNIT COUNT:	15	
89. Percent Affordable:	N/A	
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):	
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:	8
101.	Location of Bike Parking:	Ground floor
102.	Number of Loading Spaces:	0
103.	Number of Signs:	1
104.	Type of Signs:	Address 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.*

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: <u>AK</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 <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)