



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



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

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#) (the "Portal"). To submit you will need a username and to then select the [correct application type and board](#). Fill in the fields below and upload your completed GDA as well as applicable supporting documents listed – see [Section 15 on last page](#).

**1.
SUBJECT
PROPERTY**

1.	Street Address:	155 NEWARK AVENUE
2.	Zip Code:	07302
3.	Block(s):	11405
4.	Lot(s):	6

**2.
APPROVALS
BEING SOUGHT**

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

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

**3.
PROPOSED
DEVELOPMENT**

7.	Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Substantial expansion and addition to an existing three story commercial building resulting in a seven story (81'-3") building with retail space on the ground/cellar level and 27 dwelling units above with no parking spaces.
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**4.
VARIANCES
BEING SOUGHT**

8.	List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	C variances for minimum step back from right of way on the 5th, 6th and penthouse levels.
9.	Number of 'c' Variance(s):	3
10.	Number of 'd' Variance(s):	0

**5.
APPLICANT**

11.	Applicant Name:	SAME AS OWNER
12.	Street Address:	
13.	City:	
14.	State:	
15.	Zip Code:	
16.	Phone:	
17.	Email:	

**6.
OWNER**

18.	Owner Name:	155 NEWARK AVE LLC
19.	Street Address:	47 Dickman Dr
20.	City:	Lavallette
21.	State:	nj
22.	Zip Code:	08735
23.	Phone:	201 413 9000
24.	Email:	SJOSEPH@CQCLAW.COM

**7.
ATTORNEY**

25.	Attorney's Name:	STEPHEN JOSEPH
26.	Firm's Name:	CASTANO QUIGLEY CHERAMI LLC
27.	Phone:	201 413 9000
28.	Email:	SJOSEPH@CQCLAW.COM

**8.
PLAN
PREPARERS**

ENGINEER		
29.	Engineer's Name:	BRIAN LIEBESKIND
30.	NJ License Number:	24GE05322900
31.	Firm's Name:	DRESDNER ROBIN
32.	Email:	
ARCHITECT		
33.	Architect's Name:	WILLIAM WECKENMANN
34.	NJ License Number:	
35.	Firm's Name:	WECKENMANN ARCHITECTURE, LLC
36.	Email:	will@weckarch.com
PLANNER		
37.	Planner's Name:	FORTHCOMING
38.	NJ License Number:	
39.	Firm's Name:	
40.	Email:	
SURVEYOR		
41.	Surveyor's Name:	M. PRONESTI
42.	NJ License Number:	37605
43.	Firm's Name:	PRONESTI SURVEYING INC.
44.	Email:	
OTHER PROFESSIONAL		
45.	Name, Profession:	LEE KLIEN - TRAFFIC ENGINEER
46.	NJ License Number:	
47.	Firm's Name:	
48.	Email:	

9. HEIGHTS

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

49.	Elevation of Grade (feet):				
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
50.	Building	3		7	81' 3"
51.	Addition or Extension				
52.	Rooftop Appurtenance				14
53.	Accessory Structures				

10. GROSS FLOOR AREA AND COVERAGE

		PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
54.	Residential sf:	24585.5		
55.	Retail sf:	6380.70		
56.	Office sf:	0		
57.	Industrial sf:	0		
58.	Parking Garage sf:	0		
59.	Other sf:	0		
60.	GROSS FLOOR AREA (sf):	30966.20		
61.	Floor Area Ratio (FAR):	6.75		
62.	Lot area (square feet):	2949.3		
63.	Building Coverage (%):	94.3%		
64.	Lot Coverage (%):	100%		

11. RESIDENTIAL DWELLING UNITS

		TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65.	Studio Units:	14	
66.	1 Bedroom Units:	11	
67.	2 Bedroom Units:	2	
68.	3 Bedroom Units:	0	
69.	4 bedroom or More Units:	0	
70.	TOTAL UNIT COUNT:	27	
71.	Percent Affordable:	0	
72.	Percent Workforce:	0	

12. 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:		
73.	Very Low Income (<30% AMI):	none
74.	Low Income (30% to 50% AMI):	
75.	Moderate Income (50% to 80% AMI):	
76.	Workforce Income (80% - 120% AMI):	
Population Served:		
77.	Age Restricted:	
78.	Special Needs:	
79.	Other:	

13. PARKING AND SIGNAGE

80.	Number of Parking Spaces:	0
81.	Dimensions of Parking Spaces:	0
82.	Number of Bike Parking Spaces:	16
83.	Location of Bike Parking:	CELLAR
84.	Number of Loading Spaces:	0
85.	Number of Signs:	
86.	Type of Signs:	

14. 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)
87.	Subdivision:		
88.	Site Plan:	P21-063 (conditional)	Y MARCH 28, 2022
89.	Variance(s) App:		
90.	Appeal:		
91.	Building Permits:		

15. SUBMISSION INFORMATION

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#). To submit you will need to first register a username.

[To review available City Planning applications available of the Portal click here.](#)

Please upload all required affidavits and supplemental forms, plans, reports, and other documents needed to process your application.

FORMS, SUPPORT DOCUMENTS, AND RESOURCES

- [Application Checklist](#)
- [Payment of Property Taxes Form](#)
- [10% Disclosure Form](#)
- [Payment of Water Bill Instructions](#)
- [Affidavit of ownership](#)
- [GAR Calculation Worksheet](#)
- [Affidavit of performance](#)
- [Appeal Application](#)
- [NJDCA Certification for ePlans](#)
- [Land Development Ordinance](#)
- [Request for Certified 200' List](#)
- [Redevelopment Plans](#)
- [Sample Notice Form Planning Board](#)
- [Interactive Zoning Map](#)
- [Sample Notice Form Zoning Board](#)
- [Proof of Service](#)

CONTACT:

[Jersey City Division of City Planning](#)

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