



**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:	46 Congress Street a/k/a 387 New York Avenue
2. Zip Code:	07307
3. Block(s):	1705
4. Lot(s):	26
5. Ward:	D

**2.
APPROVALS
BEING SOUGHT**

6. BOARD DESIGNATION			
X	Planning Board		Zoning Board of Adjustment

7. APPROVALS BEING SOUGHT (mark all that apply)			
	Minor Site Plan		"A" Appeal
X	Preliminary Major Site Plan		"B" Appeal - Interpretation
X	Final Major Site Plan		Site Plan Waiver
	Conditional Use		Site Plan Amendment
X	'c' Variance(s)		Administrative Amendment
	'd' Variance(s) - use, density, etc.		Interim Use
	Minor Subdivision		Extension
	Preliminary Major Subdivision		Other (fill in below):
	Final Major Subdivision		

**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>	Construction of a new 4-story mixed use building including ground floor retail and 3 residential 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>	Maximum building coverage	
10. Number of 'c' Variance(s):	1	
11. Number of 'd' Variance(s):	0	

**5.
APPLICANT**

12.	Applicant Name:	Jess Realty, LLC
13.	Street Address:	123 Laidlaw Avenue
14.	City:	Jersey City
15.	State:	NJ
16.	Zip Code:	07306
17.	Phone:	Please contact Attorney
18.	Email:	Please contact Attorney

**6.
OWNER**

19.	Owner Name:	Jess Realty, LLC
20.	Street Address:	123 Laidlaw Avenue
21.	City:	Jersey City
22.	State:	NJ
23.	Zip Code:	07306
24.	Phone:	Please contact Attorney
25.	Email:	Please contact Attorney

**7.
ATTORNEY**

26.	Attorney's Name:	Charles J. Harrington, III, Esq./Allyson M. Kasetta, Esq.
27.	Firm's Name:	Connell Foley LLP
28.	Phone:	(201) 521-1000
29.	Email:	charrington@connellfoley.com/akasetta@connellfoley.com

**8.
PLAN
PREPARERS**

ENGINEER		
30.	Engineer's Name:	
31.	NJ License Number:	
32.	Firm's Name:	
33.	Email:	
ARCHITECT		
34.	Architect's Name:	Raul Cabato
35.	NJ License Number:	21AI01463700
36.	Firm's Name:	RA Design & Consultants LLP
37.	Email:	raul@radcllp.com
PLANNER		
38.	Planner's Name:	Charles Heydt
39.	NJ License Number:	33LI00621100
40.	Firm's Name:	Dresdner Robin
41.	Email:	cheydt@dresdnerrobin.com
SURVEYOR		
42.	Surveyor's Name:	Valery Braginsky
43.	NJ License Number:	43217
44.	Firm's Name:	Braginsky Surveying, LLC
45.	Email:	Please contact Attorney
OTHER PROFESSIONAL		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	1675
51.	Lot Width (feet):	25
52.	Lot Depth (feet):	67
53.	Zone District(s):	RC-2 Residential/Commercial
54.	Redevelopment Area:	None
55.	Present Use:	Vacant; formerly 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>	1,637.15
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>	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>* Flood plain boundaries and base flood elevation can be found by visiting:</i> 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):	0			
69.	Number of New Buildings:	1			
70.	Number of Development Phases:	1			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building			4	40
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance				14
74.	Accessory Structures			N/A	N/A

11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	3,451.65		
75. Retail sf:	941.04		
76. Office sf:			
77. Industrial sf:			
78. Parking Garage sf:			
79. Other sf:	3,214.21		
80. GROSS FLOOR AREA (sf):	7,606.9		
81. Floor Area Ratio (FAR):	4.54		
82. Building Coverage (%):	89.61		
83. Lot Coverage (%):	89.97		

12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	0	N/A
84. 1 Bedroom Units:	0	
85. 2 Bedroom Units:	0	
86. 3 Bedroom Units:	3	
87. 4 bedroom or More Units:	0	
88. TOTAL UNIT COUNT:	3	
89. Percent Affordable:	0	
90. Percent Workforce:	0	

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:	N/A
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:	N/A
100.	Number of Bike Parking Spaces:	0
101.	Location of Bike Parking:	N/A
102.	Number of Loading Spaces:	0
103.	Number of Signs:	1
104.	Type of Signs:	Commercial

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:	Z21-021	Y	7/28/22
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>AMK</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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