



**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:	42-46 Cottage Street
2.	Zip Code:	07306
3.	Block(s):	7902
4.	Lot(s):	51, 52, 53, 54

**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 checked="" 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>	Multi-family residential 42-46 Cottage Street 45 D/U and 15 on site parking spaces and ground retail space; 8 stories (92')
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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>	See attached list of deviations from Journal Square 2060 RDP and variance from LDO Sec. 345-60(d)
9.	Number of 'c' Variance(s):	Five (5)
10.	Number of 'd' Variance(s):	None

5.
APPLICANT

11.	Applicant Name:	Cottage JSQ Lofts LLC
12.	Street Address:	218 Marcella Road
13.	City:	Parsippany-Troy Hills
14.	State:	New Jersey
15.	Zip Code:	07054
16.	Phone:	(973) 449-2273
17.	Email:	cottagejsqlofts@gmail.com

6.
OWNER

18.	Owner Name:	Cottage JSQ Lofts LLC
19.	Street Address:	218 Marcella Road
20.	City:	Parsippany-Troy Hills
21.	State:	New Jersey
22.	Zip Code:	07054
23.	Phone:	(973) 449-2273
24.	Email:	cottagejsqlofts@gmail.com

7.
ATTORNEY

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

8.
PLAN
PREPARERS

ENGINEER		
29.	Engineer's Name:	Edwin A. Reimon, P.E.
30.	NJ License Number:	24GE03869400
31.	Firm's Name:	Edwin A. Reimon, P.E.
32.	Email:	edwin@edwinreimonengineeringservices.co
ARCHITECT		
33.	Architect's Name:	Richard Garber
34.	NJ License Number:	21AI01735200
35.	Firm's Name:	GRO Architects PLLC
36.	Email:	richard@groarc.com
PLANNER		
37.	Planner's Name:	Kathryn M. Gregory, PP, AICP
38.	NJ License Number:	33LI0057100
39.	Firm's Name:	Gregory Associates, LLC
40.	Email:	kathryn@gregoryassociatesllc.com
SURVEYOR		
41.	Surveyor's Name:	Valery Braginsky, PLS
42.	NJ License Number:	43217
43.	Firm's Name:	Braginsky Surveying, LLC
44.	Email:	val@braginskysurvey.com
OTHER PROFESSIONAL		
45.	Name, Profession:	
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):	0			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
50.	Building	2+3		8	92
51.	Addition or Extension				
52.	Rooftop Appurtenance				
53.	Accessory Structures				

10. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
54. Residential sf:	25,352	N/A	N/A
55. Retail sf:	11,573		
56. Office sf:	0		
57. Industrial sf:	0		
58. Parking Garage sf:	5,125		
59. Other sf:	N/A		
60. GROSS FLOOR AREA (sf):	58,552		
61. Floor Area Ratio (FAR):	16.88	Shape Factor	
62. Lot area (square feet):	9,045.36 SF		
63. Building Coverage (%):	91.2%		
64. Lot Coverage (%):	100%		

11. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65. Studio Units:	35	N/A
66. 1 Bedroom Units:	10	
67. 2 Bedroom Units:		
68. 3 Bedroom Units:		
69. 4 bedroom or More Units:		
70. TOTAL UNIT COUNT:	45	
71. Percent Affordable:		
72. Percent Workforce:		

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):	N/A
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:	15
81.	Dimensions of Parking Spaces:	
82.	Number of Bike Parking Spaces:	52
83.	Location of Bike Parking:	
84.	Number of Loading Spaces:	
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:		
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	
<ul style="list-style-type: none"> • Application Checklist • 10% Disclosure Form • Affidavit of ownership • Affidavit of performance • NJDCA Certification for ePlans • Request for Certified 200' List • Sample Notice Form Planning Board • Sample Notice Form Zoning Board • Proof of Service 	<ul style="list-style-type: none"> • Payment of Property Taxes Form • Payment of Water Bill Instructions • GAR Calculation Worksheet • Appeal Application • Land Development Ordinance • Redevelopment Plans • Interactive Zoning Map

CONTACT:

[Jersey City Division of City Planning](#)

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42-46 Cottage Street, Block 7902, Lots 51, 52, 53, 54

P2023-0095

Deviations from Journal Square 2060 Redevelopment Plan (“RDP”) and
Variances from Land Development Ordinance

1. Minimum ground floor non-residential height requirement, where 15’ is required, and 14’-6” is proposed. *See* RDP §(VII)(C)(3).
2. Maximum round floor non-residential height within 30’ of a rear lot line (12’ allowed, but 14’-6” proposed). *See* RDP § (VII)(C)(3).
3. drive aisle width, where 22’ is required, and 18’-3” is proposed. *See* RDP § (VII)(E)(4)(j).
4. To permit relief from the encroachment into the required front yard, where 227.52 sf maximum permitted, but 668.75’ proposed. *See* §345-6o(d)(3)(g)(i).
5. Back-up generator location, where generator must be located inside, but the second-floor rear deck is the proposed location. *See* RDP § (VII)(A)(10)(d).