



**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:	27-29 Fayette Avenue
2.	Zip Code:	07306
3.	Block(s):	9202
4.	Lot(s):	4.01

**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>	Proposed new six (6) story building containing 20 dwelling units, 14 parking spaces and proposed basement. Applicant will be utilizing the density under the Affordable Housing Overlay. No roof deck is proposed.
----	--	--

**4.
VARIANCES
BEING SOUGHT**

8.	List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	Minimum front yard setback; minimum rear yard and side yard setbacks above the first floor (right and left).
9.	Number of 'c' Variance(s):	3
10.	Number of 'd' Variance(s):	0

5.
APPLICANT

11.	Applicant Name:	27-29 Fayette LLC
12.	Street Address:	46 Stimis Lane
13.	City:	East Hannover
14.	State:	New Jersey
15.	Zip Code:	07936
16.	Phone:	(973) 418-6471
17.	Email:	amir-behman@gmail.com

6.
OWNER

18.	Owner Name:	Same as Applicant
19.	Street Address:	
20.	City:	
21.	State:	
22.	Zip Code:	
23.	Phone:	
24.	Email:	

7.
ATTORNEY

25.	Attorney's Name:	Thomas P. Leane
26.	Firm's Name:	Connell Foley LLP
27.	Phone:	201-521-1000
28.	Email:	tleane@connellfoley.com

8.
PLAN
PREPARERS

ENGINEER		
29.	Engineer's Name:	Guy Lagomarsino
30.	NJ License Number:	24GE040534
31.	Firm's Name:	Optimized Engineering Associates
32.	Email:	guy@oea-corp.com
ARCHITECT		
33.	Architect's Name:	Mark A. Campinoe
34.	NJ License Number:	
35.	Firm's Name:	Studio 494 Architecture and Design
36.	Email:	infor@studio494arch.com
PLANNER		
37.	Planner's Name:	Charles Heydt
38.	NJ License Number:	33LI00621100
39.	Firm's Name:	Dresdner Robin
40.	Email:	Cheydt@dresdnerrobin.com
SURVEYOR		
41.	Surveyor's Name:	Douglas Smith, P.L.S.
42.	NJ License Number:	43234
43.	Firm's Name:	DAB Surveying Inc.
44.	Email:	denise@dabsurveyinginc.com
OTHER PROFESSIONAL		
45.	Name, Profession:	Lee Klein/ Traffic Engineer
46.	NJ License Number:	1627
47.	Firm's Name:	Klein Traffic Consulting, LLC
48.	Email:	leekleintraffic@gmail.com

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	0	0'	6	63' - 4"
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:	23,620		
55. Retail sf:	0		
56. Office sf:	0		
57. Industrial sf:	0		
58. Parking Garage sf:	5,675		
59. Other sf:	0		
60. GROSS FLOOR AREA (sf):	29,295		
61. Floor Area Ratio (FAR):	4.27:1		
62. Lot area (square feet):	6,850		
63. Building Coverage (%):	100%		
64. Lot Coverage (%):	100%		

11. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65. Studio Units:	5	
66. 1 Bedroom Units:	0	
67. 2 Bedroom Units:	5	
68. 3 Bedroom Units:	10	
69. 4 bedroom or More Units:	0	
70. TOTAL UNIT COUNT:	20	
71. Percent Affordable:	10%	
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):	
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:	14
81.	Dimensions of Parking Spaces:	8 at 18' x 9'; 5 at 8'-6" x 20' and 1 AHA
82.	Number of Bike Parking Spaces:	9
83.	Location of Bike Parking:	
84.	Number of Loading Spaces:	0
85.	Number of Signs:	0
86.	Type of Signs:	N/A

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:	P22-210	N	11/14/23
89.	Variance(s) App:	P22-210	N	11/14/23
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](#)

1 Jackson Square, 2nd Floor

Jersey City NJ 07305

201-547-5010

CityPlanning@jcnj.org