



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



**1 Jackson Square, 2<sup>nd</sup> floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@jcnj.org**

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

## 1. SUBJECT PROPERTY

Address: 25 Clinton AvenueBlock & Lots: Block 18801, Lot 5

Ward: \_\_\_\_\_

## 2. BOARD DESIGNATION

☒ Planning Board☐ Zoning Board of Adjustment

## 3. APPROVALS BEING SOUGHT

|   |  |   |
|---|--|---|
| <input type="checkbox"/> Conceptual Plan/Informal Review        | <input type="checkbox"/> "c" variance(s)/Deviation           | <input type="checkbox"/> "A" appeal                       |
| <input type="checkbox"/> Minor Site Plan                        | <input type="checkbox"/> (d) variance(s): use, density, etc. | <input type="checkbox"/> Waiver of Site Plan Requirements |
| <input checked="" type="checkbox"/> Preliminary Major Site Plan | <input type="checkbox"/> Minor Subdivision                   | <input type="checkbox"/> Interpretation ("B" appeal)      |
| <input checked="" type="checkbox"/> Final Major Site Plan       | <input type="checkbox"/> Prelim. Major Subdivision           | <input type="checkbox"/> Site Plan Amendment              |
| <input type="checkbox"/> Conditional Use                        | <input type="checkbox"/> Final Major Subdivision             | <input type="checkbox"/> Other (fill in) _____            |

## 4. PROPOSED DEVELOPMENT

Name &amp; Nature of Use (describe project)

Applicant proposes to construct a four (4) story, multi-family residential building consisting of 30 residential units (29 two-bedroom, one bathroom units and 1 one-bedroom, one bathroom unit) together with infrastructure improvements.

## VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

## 6. APPLICANT

25 Clinton Ave Realty LLC

Applicant's Name

732-642-6709

Phone

Fax

63 Major Drive

Street Address

Sayreville, New Jersey 08872

City

State

Zip

Gameel48@gmail.com

e-Mail address

7.  
OWNER

25 Clinton Ave Realty LLC  
 Owner's Name  
 732-642-6709  
 Phone Fax

63 Major Drive  
 Street Address  
 Sayreville, New Jersey 08872  
 City State Zip  
 Gameel48@gmail.com  
 e-mail address

8.  
APPLICANT'S  
ATTORNEY

Elnardo J. Webster, II  
 Attorney's Name  
 Inglesino, Webster, Wyciskala & Taylor, LLC  
 Firm's Name  
 973-947-7111 973-887-2700  
 Phone Fax

600 Parsippany Road, Suite 204  
 Street Address  
 Parsippany, New Jersey 07054  
 City State Zip  
 ewebster@iwwt.law  
 e-mail address

LAN  
PREPARERS

Mark Chisvette (#28164)  
 Engineer's Name & License Number  
 Chisvette Engineering  
 Firm's Name  
 973-897-7968 973-970-2010  
 Phone Fax

320 Lenox Avenue  
 Street Address  
 Pompton Lakes, New Jersey 07442  
 City State Zip  
 mark@chisvette.com  
 e-mail address

Juan J. Rodriguez (#24GS04323000)  
 Surveyor's Name & License Number  
 Amertech Engineering, Inc.  
 Firm's Name  
 732-249-2215 732-249-0859  
 Phone Fax

757 Ridgewood Avenue  
 Street Address  
 North Brunswick, New Jersey 08902  
 City State Zip  
 main@amertechengineering.com  
 e-mail address

TBD if required  
 Planner's Name & License Number  
 Firm's Name  
 Phone Fax

Street Address  
 City State Zip  
 e-mail address

Min W. Kil (#21 AI-01985300)  
 Architect's Name & License Number  
 Hampton Hill Architecture  
 Firm's Name  
 201-401-0954  
 Phone Fax

87 Williams Avenue  
 Street Address  
 Jersey City, New Jersey 07302  
 City State Zip  
 mnaval2@comcast.net  
 e-mail address

# 10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):

10,678 sf 73.64 x 145 (dimensions)

Zone District(s): R-1

Present use: Vacant Land

Redevelopment Area:

Historic District: Scatter Site Redevelopment Plan

Check all that apply for present conditions:

☐ Conforming Use  
☐ Conforming Structure  
☐ Vacant Lot

☒ Non-Conforming Use  
☐ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Check all that Apply:

☒ Application for a new building on undeveloped tract

☐ Application for new use of existing building

☐ Application for use of a portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no
Is demolition proposed? ☐ yes ☒ no If yes, is building 150+ years old? ☐ yes age: \_\_\_\_\_ ☐ no

Number of New Buildings: one

| Height table:         | Existing |      | Proposed |        |
|-----------------------|----------|------|----------|--------|
|                       | Stories  | Feet | Stories  | Feet   |
| Building              | N/A      | N/A  | 4        | 44'-9" |
| Addition/Extension    |          |      | N/A      | N/A    |
| Rooftop Appurtenances |          | N/A  |          | N/A    |
| Accessory Structures  | N/A      | N/A  | N/A      | N/A    |

| Square Footage of applicable building(s) for this project by use: |        |    |
|---|--------|----|
| Residential   | 31,448 | sf |
| Retail  | 0      | sf |
| Office  | 0      | sf |
| Industrial  | 0      | sf |
| Parking Garage  | 0      | sf |
| Other   | 466    | sf |
| TOTAL:  | 31,914 | sf |

| Number of dwelling units (if applicable): |    |       |
|---|----|-------|
| Studio                                    | 0  | units |
| 1 bedroom                                 | 7  | units |
| 2 bedroom                                 | 22 | units |
| 3 bedroom                                 | 1  | units |
| 4+ bedroom                                | 0  | units |
| TOTAL:                                    | 30 | units |

|                                    |     |
|------------------------------------|-----|
| Number of lots before subdivision: | N/A |
| Number of lots after subdivision:  | N/A |

|   |        |    |
|---|--------|----|
| % of lot to be covered by buildings:            | 73.2   | %  |
| % of lot to be covered by buildings & pavement: | 90     | %  |
| Gross floor area (GFA):                         | 31,448 | sf |
| Floor Area Ratio (FAR):                         | 2.9    |    |

# 11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0 / Dimensions: N/A  
 Number of loading spaces & dimensions: number: 0 / Dimensions: N/A

Number of Signs: 1 Address Sign on Wall  
 Height of monument and/or pylon signs: 0

# 12. INFRA- STRUCTURE

|   |   |   |
|---|---|---|
| <b>WATER</b>  |   |   |
| Is public water being extended to the tract and/or reused? If yes, specify size and material.                             | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| Size<br>Material  |   |   |
| Does the existing water service have a curb stop?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| Is there existing combined fire/domestic service?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| Is there existing domestic service only?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| Is new water service being proposed?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No                   |
| Is there new combined fire/domestic service?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No                   |
| Is there new domestic service only?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| <b>SEWER</b>  |   |   |
| Is existing sewer service proposed to be reused? If yes, specify size and material.                                       | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| Size<br>Material  |   |   |
| Will there be sewer curb cleanout?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No                   |
| Are minimum slope requirements satisfied as per National Standard Plumbing Code?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No                   |
| Is new sewer service proposed?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No                   |
| Are storm drains proposed?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No                   |
| Are any new streets or utility extensions proposed?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| <b>MISC</b>   |   |   |
| Are existing streets being widened  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| Are utilities underground   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No                   |
| Is site in a flood plain?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| Is soil removal or fill proposed? If yes, specify total in cubic yards.   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No 725 cy            |
| Are any structures being removed?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements? | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| Is the property within 200 feet of an adjacent municipality? If yes, which?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| Municipalities:   |   |   |
| Is the property on a County Road?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |
| Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.                    | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No See attached Deed |
| Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.        | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No        |

13.  
TYPE OF  
DEVELOPMENT

| REQUIRED FOR ALL DEVELOPMENT APPLICATIONS   | Total number of new residential units created | Total number of affordable housing units* created | Total number of residential units demolished |
|---|---|---|--|
| New structure containing residential units  | 30  | 0   | 0  |
| Conversion from a non-residential structure to a structure containing residential units | N/A   | N/A   | N/A  |
| Conversion from market rate housing units to NJ COAH defined affordable housing units   | N/A   | N/A   | N/A  |

\*According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

|   | Moderate Income | Low Income | Very Low Income | Age Restricted | Rental Units |
|---|-----------------|------------|-----------------|----------------|--------------|
| Number of affordable housing units created* |                 |            |                 |                |              |

\*According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

| Use Group Description<br>(These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)   | Gross Floor Area of New Construction | Gross Floor Area of Demolition |
|---|--------------------------------------|--------------------------------|
| <b>B:</b> Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics. | N/A                                  | N/A                            |
| <b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.  | N/A                                  | N/A                            |
| <b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.   | N/A                                  | N/A                            |
| <b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.  | N/A                                  | N/A                            |
| <b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.   | N/A                                  | N/A                            |
| <b>A1:</b> Assembly uses including concert halls and TV studios.  | N/A                                  | N/A                            |
| <b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.   | N/A                                  | N/A                            |
| <b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship                             | N/A                                  | N/A                            |
| <b>A4:</b> Assembly uses including arenas, skating rinks and pools.   | N/A                                  | N/A                            |
| <b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums   | N/A                                  | N/A                            |
| <b>E:</b> Schools K – 12  | N/A                                  | N/A                            |
| <b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.  | N/A                                  | N/A                            |
| <b>R1:</b> Hotels, motels and dormitories   | N/A                                  | N/A                            |
| <b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.   | N/A                                  | N/A                            |

#### 14. APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. ☒ Check here if none  
If there are previous approvals, attach 2 copies of the approving resolution.

|                 | CITY JOB/CASE NUMBER | APPROVED                 | DENIED                   | DATE |
|-----------------|----------------------|--------------------------|--------------------------|------|
| Subdivision     |                      | <input type="checkbox"/> | <input type="checkbox"/> |      |
| Site Plan       |                      | <input type="checkbox"/> | <input type="checkbox"/> |      |
| Variance(s)     |                      | <input type="checkbox"/> | <input type="checkbox"/> |      |
| Building Permit |                      | <input type="checkbox"/> | <input type="checkbox"/> |      |

#### 15. FEES (see attached fee schedule)

| STAFF CALCULATIONS ONLY |    |
|-------------------------|----|
| Subdivision             | \$ |
| Site Plan               | \$ |
| Variance(s)             | \$ |
| <b>TOTAL DUE</b>        | \$ |
| Amount Paid             | \$ |
| <b>BALANCE DUE</b>      | \$ |

#### 16. ATTACHMENTS

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

#### 17. CERTIFICATION

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.


Sworn to and subscribed before me this date

11 | 18 | 2020

  
Signature of Applicant

**ASHWANI BANSAL**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 1/22/2025

Property Owner Authorizing Application if  
other than Applicant

  
Notary Public

#### 18. CONTACT

Jersey City Division of City Planning  
1 Jackson Square, 2<sup>nd</sup> Floor  
Jersey City NJ 07305  
P:201-547-5010  
cityplanning@jcnj.org

### 10% OWNERSHIP DISCLOSURE STATEMENT FORM

A corporation or partnership submitting a development application to the Jersey City Planning Board or Board of Adjustment must list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership.

Subject Property Address: 25 Clinton Avenue Block(s): 18801  
Jersey City, NJ Lot(s): 5

Applicant: 25 Clinton Ave Realty LLC Owner: 25 Clinton Ave Realty LLC  
Applicant's Address: 63 Major Drive Owner's Address: 63 Major Drive  
Sayreville, New Jersey 08872 Sayreville, New Jersey 08872

| Entity/Individual | Address                                   | Ownership Interest (%) |
|-------------------|---|------------------------|
| Gameel Garas      | 63 Major Drive<br>Sayreville, NJ 08872    | 33.3                   |
| Shenouda Bishai   | 4514 Brown Street<br>Union City, NJ 07087 | 33.3                   |
| Medhat Bortos     | 156 West 2nd Street<br>Bayonne NJ, 07002  | 33.3                   |
|                   |   |                        |
|                   |   |                        |

Please attach additional sheet(s) if necessary.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, Gameel Garas of full age, being duly sworn  
(print owner's name)

according to law on his/her oath deposes and says, that he/she resides or works at

63 Major Drive, Sayreville, New Jersey 08872  
(owner's address)

in the Town/City of Jersey City in the  
County of Hudson and State of NJ is  
the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of  
Jersey City aforesaid, and known and designated as:

25 Clinton Avenue  
(property address)

|              |           |
|--------------|-----------|
| Block: 18801 | Lot(s): 5 |
| Block:       | Lot(s):   |
| Block:       | Lot(s):   |
| Block:       | Lots(s):  |

and that he/she authorizes 25 Clinton Ave Realty LLC to  
(name of applicant)

make the annexed application in his/her behalf, and that the statements of fact contained in said  
application are true.

By: *Gameel Garas*  
Gameel Garas, Member

Sworn to before me this

18 day of NOV 2020

Notary Public

*Ashwani Bansal*  
**ASHWANI BANSAL**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 1/22/2025



## AFFIDAVIT OF PERFORMANCE

I, Gameel Garas of 25 Clinton Ave Realty LLC  
(Property Owner/Architect/Engineer)

hereby certify that the Site Plan submitted to the Planning Board/Zoning Board of  
Adjustment [cross out inapplicable Board] for property at

# 25 Clinton Avenue ;

Block(s) 18801 , Lot(s) 5

is a full and complete representation of the Site Plan and that it shall be completed as  
submitted.

  
Gameel Garas, Member of  
25 Clinton Ave Realty LLC

Sworn before me this

18 day of NOV, 2020

Notary Public

