

DIVISION OF CITY PLANNING

1 Jackson Square  
JERSEY CITY, NJ 07302

TEL: 201.547-5010

FAX: 201.547.4323

# Receipt of Documents

This will serve to confirm that on February 17, 2021, the Division of City Planning was in receipt of documents filed by Alexander J. Gluck, for:

**Application for Minor Subdivision  
91-93 Pearsall Avenue  
Block 29402, Lots 14**

The land use review staff of the Division will review this submission for compliance with the City's requirements under the Zoning Ordinance and other applicable ordinances.

You will be notified within 45 days of the date listed above if the documents provided constitute a valid application. You will also be notified within this time period of the planning and zoning issues staff believes are relevant to the proposed Project, as well as our proposed recommendations to the Planning Board or Zoning Board of Adjustment.

We endeavor to reduce the statutorily allowed 45 day review period to the absolute minimum we need to certify the validity of your submittal. Please be informed that pursuant to NJSA 40:55D-10.3., and Chapter 345-22 through 345-25 of the Jersey City Code; your case cannot and will not be scheduled for a hearing date until the documents are determined to be a valid application and it is deemed complete by the Director of the Division of City Planning. **Please do not advertise or mail notice for a public hearing on this case until you are given a calendar date for the hearing by this office.** Mailing such notice without a scheduled date only serves to confuse and sometimes anger the members of the public who receive such notices.

If there are any questions in this regard, please direct them to the following personnel:

Planning Board: Matt Ward, 201-547- 5010

Zoning Board of Adjustment, Tanya Marione, 201-547-5488

If there are any problems or complaints about the manner in which your application is being processed, please direct your call to Maryann Bucci-Carter, Supervising Planner at 547-4499.

Signature of Staff Member Receiving Documents: \_\_\_\_\_

Signature of Person Filing Documents: Alex Gluck  
Alexander J. Gluck, Esq.



A TRADITION OF LEGAL EXCELLENCE SINCE 1938

Connell Foley LLP  
Harborside 5  
185 Hudson Street, Suite 2510  
Jersey City, NJ 07311  
P 201.521.1000 F 201.521.0100

Alexander J. Gluck  
Associate

February 17, 2021

**VIA FED-EX AND E-MAIL**

Attn: Tanya Marione, Director of Planning  
Jersey City Division of Planning  
City of Jersey City, City Hall Annex  
1 Jackson Square a/k/a 360 MLK Drive  
Jersey City, NJ 07305-3717

**Re: Application for Minor Subdivision  
93 Pearsall, LLC  
91-93 Pearsall Avenue, Block 29402, Lot 14  
Jersey City, New Jersey**

Dear Ms. Marione:

Please be advised, this firm represents 93 Pearsall, LLC (the "Applicant") in regard to an application for Minor Subdivision to the City of Jersey City Planning Division. Applicant is currently the owner of a three (3) story, 6,250 square foot, one family home located at 91-93 Pearsall Avenue also identified as Block 29402, Lot 14 on the Official Tax Map of the City of Jersey City (the "Property"). Based on our review of the Jersey City Land Use Ordinance (the "JC LDO") we have determined that the Property is within the R-1 One and Two Family Housing zoning district.

Please allow this letter and the enclosures to serve as a request for a Minor Subdivision of the Property into two (2) equally sized, conforming lots of 25x125 each. Upon our review of the JC LDO, it is our belief that the Minor Subdivision is as of right and will require no variances.

Please find attached the following as a supplement to the above-referenced requests:

1. One (1) completed and executed General Development Application (the "Application");
2. One (1) Property Boundary Survey and Minor Subdivision prepared by Braginsky Surveying, LLC. (Valery Braginsky, PLS) dated November 2, 2020;
3. One (1) Application Receipt to be signed and returned;
4. One (1) copy of a draft notice to be distributed by mail and posted within the Jersey Journal pursuant to N.J.S.A. 40:55D-12;

Tanya Marione, Director  
February 17, 2021  
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Please note that the following will be submitted under separate cover: additional Subdivision Plats to comply with the requirements of the Application; certified 200' list; taxes paid certificates; draft notice to be mailed to all individuals within 200' of the Property and to be posted in the Jersey Journal at least ten (10) days prior to a hearing; an Affidavit of Ownership; an Affidavit of Performance; an Ownership Disclosure Statement; one (1) check in the amount of \$150.00 made payable to the City of Jersey City to serve as an application review deposit; one (1) check in the amount of \$250.00 made payable to Precision Reporting for the night of the requested hearing; an Affidavit of Notice in accordance with N.J.S.A. 40:55D-12; Zoning Rejection letter; and the remaining application balance. Applicant requests waivers from the Checklist Requirement to provide a Certificate of Water Bills Paid.

We would also like to request a meeting to discuss this submission at your earliest convenience. If you have any questions regarding this application, please do not hesitate to contact the undersigned.

Respectfully,



Alex J. Gluck

AJG/  
Attachment



# 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: 91-93 Pearsall Avenue Block & Lots: 29402, 14  
 Ward: A

**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 type="checkbox"/> Preliminary Major Site Plan	<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input 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 & Nature of Use (describe project)

The Applicant proposes to subdivide the 6,250 square foot lot, located at 93 Pearsall Avenue, into two conforming lots of 3,125 square feet each. The new lots will be referred to as New Lot 14.01 and New Lot 14.02.

**5.  
VARIANCE/  
DEVIATION  
NOTES**

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

N/A

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

N/A

**6.  
APPLICANT**

93 Pearsall, LLC.  
 Applicant's Name  
(516) 344-7684  
 Phone Fax

93 Pearsall Ave.  
 Street Address  
Jersey City NJ 07305  
 City State Zip

Abetzour@gmail.com  
 e-Mail address

7.  
**OWNER**

Same as applicant

Owner's Name

Street Address

Phone Fax

City State Zip

e-mail address

8.  
**APPLICANT'S  
ATTORNEY**

Charles J. Harrington, III, Esq.

Attorney's Name

185 Hudson Street, Suite 2510

Street Address

Connell Foley LLP

Firm's Name

Jersey City NJ 07311

City State Zip

(201) 521-1000 (201) 521-0100

Phone Fax

charrington@connellfoley.com

e-mail address

9.  
**PLAN  
PREPARERS**

N/A

Engineer's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

Valery Braginsky, PLS / No. 43217

Surveyor's Name & License Number

2 Austin Avenue

Street Address

Braginsky Surveying, LLC

Firm's Name

Iselin NJ 08830

City State Zip

(732) 326-9090 (866) 464-8910

Phone Fax

office@braginskysurvey.com

e-mail address

N/A

Planner's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

N/A

Architect's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

**10.  
SUBJECT  
PROPERTY  
DESCRIPTION**

Site Acreage (square footage and dimensions):  
6,250 sf 50 x 125 (dimensions)

Zone District(s): R-1/one and two family

Present use: Three story; one family home

Redevelopment Area:  
 Historic District: N/A

Check all that apply for present conditions:

<input checked="" type="checkbox"/> Conforming Use	<input type="checkbox"/> Non-Conforming Use
<input checked="" type="checkbox"/> Conforming Structure	<input type="checkbox"/> Non-Conforming Structure
<input type="checkbox"/> Vacant Lot	

What is your FEMA flood zone and base flood elevation (BFE)?:  
 Zone X / Area of Minimal Flood Hazard

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: Zero (0)

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	3	+/- 40'		
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential		sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
<b>TOTAL:</b>		sf

Number of dwelling units (if applicable):		
Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
<b>TOTAL:</b>		units

Number of lots before subdivision:	1
Number of lots after subdivision:	2

% of lot to be covered by buildings:	%
% of lot to be covered by buildings & pavement:	%
Gross floor area (GFA):	sf
Floor Area Ratio (FAR):	

**11.  
PARKING &  
SIGNAGE**

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

Number of Signs: N/A  
 Height of monument and/or pylon signs: N/A

**12.  
INFRA-  
STRUCTURE**

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

**13.  
TYPE OF  
DEVELOPMENT**

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

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

	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Age Restricted</b>	<b>Rental Units</b>
<b>Number of affordable housing units created*</b>	0	0	0	0	0

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

<b>Use Group Description</b> (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.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<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.	0	0
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	0	0
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
<b>S:</b> Storage uses. Includes warehouses, parking garages, and lumberyards. S group includes S1 and S2.	0	0
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
<b>A1:</b> Assembly uses including concert halls and TV studios.	0	0
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.	0	0
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
<b>E:</b> Schools K – 12	0	0
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
<b>R1:</b> Hotels, motels and dormitories	0	0
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

**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>	<b>\$</b>
Amount Paid	\$
<b>BALANCE DUE</b>	<b>\$</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 February 17, 2021

*Alex Glee*  
 Signature of Applicant  
*Attorney for Applicant*

\_\_\_\_\_  
 Property Owner Authorizing Application if other than Applicant

*[Signature]*  
 Notary Public *Att. at Law*

**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

**PUBLIC NOTICE**

This notice is being provided pursuant to N.J.S.A. 40:55D-12 to advise that an application has been filed by 93 Pearsall, LLC with the Jersey City Planning Board for Minor Subdivision approval with regard to the property located at 91-93 Pearsall Avenue, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 29402, Lot 14 (the "Property"). The Property is located within the R-1 One and Two Family Housing Zoning District ("R-1 Zone").

The Property is currently a three (3) story residential use on a 6,250 square foot lot. The purpose of the application is to subdivide the Property into two (2) conforming lots of 3,125 square feet each (the "Subdivision"); the new lots would be referred to as New Lot 14.01 and New Lot 14.02.

In conjunction with the Subdivision, the Applicant is requesting that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary by the Planning Board during the review and processing of this application.

Any person interested in this application will have the opportunity to address the Jersey City Planning Board at the virtual meeting on \_\_\_\_\_ at 5:30 p.m. via Zoom, a web-based video conference application, or by telephone using the following:

<b>Zoom link to join meeting:</b>	
<b>Call-in Number and Webinar ID#:</b>	

**PLEASE TAKE FURTHER NOTICE** that application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at [data.jerseycitynj.gov](http://data.jerseycitynj.gov). The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act. The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning>.

**MORE INFORMATION** on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning). Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Zoning Board of Adjustment Secretary for assistance at the phone number or e-mail listed below.

ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@icnj.org](mailto:cityplanning@icnj.org).

By: Charles J. Harrington, III, Esq.  
Connell Foley LLP  
Attorney for the Applicant  
93 Pearsall, LLC  
(201) 521-1000