

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

**Thomas P. Leane**  
Of Counsel

May 11, 2021

**VIA EMAIL AND FEDEX**

Cameron Black, Planning Board Secretary  
Division of City Planning  
City of Jersey City, City Hall Annex  
1 Jackson Square (AKA 360 MLK Drive)  
Jersey City, NJ 07305-3717

**Re: 179 Pine Street  
Jersey City, New Jersey  
Block 20201, Lot 90.02 (f/k/a Block 2045, Lot 7)**

Dear Mr. Black:

Please be advised, this firm represents 179 Pine Realty LLC, potential purchaser ("Applicant") of 179 Pine Street also known as Block 20201, Lot 90.02 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Morris Canal Redevelopment Plan Area and is subject to the requirements of the Morris Canal Redevelopment Plan (the "Redevelopment Plan"); specifically, the Property is located within the Residential District as designated by the Redevelopment Plan.

The Property is 5,250 sq. ft. (50' x 105') and is square shaped. The Property is presently vacant. The Purchaser intends to subdivide the Property into two equally sized lots. Please find the attached application which will serve as a formal request for the necessary approvals. Applicant does not request any deviations or variances other than those deemed necessary upon review by staff.

In conjunction with our request we include:

1. One (1) completed and executed General Development Application for your files;
2. One (1) subdivision plat prepared by Koestner Associates (Steven L. Koestner, P.E, PLS);
3. One (1) survey prepared by Koestner Associates (Steven L. Koestner, P.E, PLS);
4. One (1) executed Affidavit of Ownership;
5. One (1) executed Affidavit of Performance;
6. One (1) 10% Disclosure;
7. One (1) Zoning Letter; and
8. One (1) check in the amount of one hundred and fifty dollars (\$150.00) made payable to the City of Jersey City to serve as the application review deposit which will be sent under separate cover.

Please note that the following will be provided under separate cover: additional plats for review agents and distribution; taxes paid certificate; draft notice and proof of notice pursuant to N.J.S.A. 40:55D-12; the remainder of the application fee; 200' radius list and any other documents requested by City Planning staff.

If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

*Thomas P. Leane*

Thomas P. Leane

TPL/



# 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](mailto: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: 179 Pine StreetBlock & Lots: Block 20201, Lot 90.02Ward: F

### 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 &amp; Nature of Use (describe project)

179 Pine Street. Minor Subdivision to divide existing oversized lot into two conforming lots. Lot is currently vacant.

### 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

179 Pine Realty LLC

Applicant's Name

1529 Newport Drive

Street Address

Lakewood NJ 08701

City

State

Zip

Phone

Fax

peretz@eighthstreetproperties.com

e-Mail address

**7.  
OWNER**

**Rodolfo Gardon**

Owner's Name

Phone

Fax

**3 Lamborn Avenue**

Street Address

**Congers**

**NJ**

**10920**

City

State

Zip

e-mail address

**8.  
APPLICANT'S  
ATTORNEY**

**Thomas P. Leane, Esq.**

Attorney's Name

**Connell Foley LLP**

Firm's Name

**201-521-1000**

**201-521-0100**

Phone

Fax

**Harborside 5, 185 Hudson Street, Suite 2501**

Street Address

**Jersey City**

**NJ**

**07311**

City

State

Zip

**tleane@connellfoley.com**

e-mail address

**9.  
PLAN  
PREPARERS**

Engineer's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

**Steven L. Koestner #27901**

Surveyor's Name & License Number

**Koestner Associates**

Firm's Name

**201-342-6264**

**201-342-4838**

Phone

Fax

**PO Box 514**

Street Address

**Hackensack**

**NJ**

**07602**

City

State

Zip

e-mail address

Planner's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

Architect's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

**10.**  
**SUBJECT**  
**PROPERTY**  
**DESCRIPTION**

Site Acreage (square footage and dimensions):

5,250 sf 50 x 105 (dimensions)

Zone District(s):

Morris Canal Redevelopment Plan

Present use: One Family Home

Redevelopment Area:  
Historic District:

Residential

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)?:

Zone AH: EI 13'

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: 0

| Height table:         | Existing |      | Proposed |      |
|-----------------------|----------|------|----------|------|
|                       | Stories  | Feet | Stories  | Feet |
| Building              | 0        | 0    | N/A      | N/A  |
| Addition/Extension    |          |      |          |      |
| Rooftop Appurtenances |          |      |          |      |
| Accessory Structures  |          |      |          |      |

| Square Footage of applicable building(s) for this project by use: |     |    |
|---|-----|----|
| Residential   | N/A | sf |
| Retail  | N/A | sf |
| Office  | N/A | sf |
| Industrial  | N/A | sf |
| Parking Garage  | N/A | sf |
| Other   | N/A | sf |
| TOTAL:  | N/A | sf |

| Number of dwelling units (if applicable): |     |       |
|---|-----|-------|
| Studio                                    | N/A | units |
| 1 bedroom                                 | N/A | units |
| 2 bedroom                                 | N/A | units |
| 3 bedroom                                 | N/A | units |
| 4+ bedroom                                | N/A | units |
| TOTAL:                                    | N/A | units |

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

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

**11.  
PARKING &  
SIGNAGE**

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

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

 Number of Signs: N/A

 Height of monument and/or pylon signs: N/A
**12.  
INFRA-  
STRUCTURE**

| N/A - Minor Subdivision Application   |                              |   |
|---|------------------------------|---|
| <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 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 <u>      </u> |
| 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><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.) | <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, <u>parking garages</u> , 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**

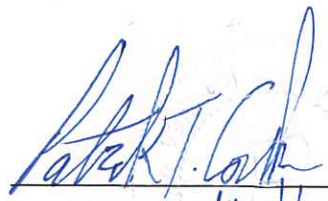
I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership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

Sworn to and subscribed before me this date  
179 Pine Realty LLC

May 11, 2021

  
Signature of Applicant's Attorney, Thomas Leone

Property Owner Authorizing Application if  
other than Applicant

  
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



# AFFIDAVIT OF OWNERSHIP

NEW YORK  
STATE OF NEW JERSEY )  
 )ss.  
COUNTY OF HUDSON )  
ROCKLAND

I, Rodolfo Gordon, being of full age, being duly sworn according to the law on his oath deposes and says, that I reside at 3 Lamborn Avenue, Congers, County of Rockland, State of New York, and in my individual capacity am the owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the City of Jersey City, aforesaid, known and designated:

**179 Pine Street  
Block 20201, Lot 90.02  
Jersey City, New Jersey**

and that, on behalf of the owner, authorize(s):

**179 Pine Realty LLC**

to make the annexed application on its behalf and that the statements of fact contained in said application are true.

**RODOLFO GARDON**

*Robert L. McG*

Sworn to before me this 10  
day of MAY, 2021

**Notary Public**

DANIEL WILLIAM SULLIVAN  
Notary Public - State of New York  
NO. 01SU639421  
Qualified in Rockland County  
My Commission Expires Jul 1, 2023

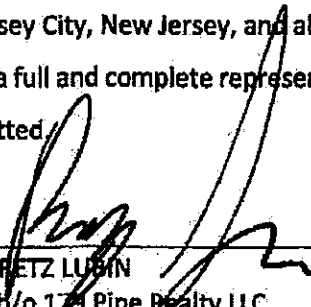
10150/111545

5535911-1

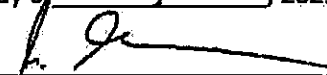
**AFFIDAVIT OF PERFORMANCE**

STATE OF NEW JERSEY       )  
                    Ocean        )ss.  
COUNTY OF HUDSON-       )

I, Peretz Lubin, hereby certify that the Plans submitted to the Jersey City Planning Board for the property located at 179 Pine Street, Jersey City, New Jersey, and also known as Block 20201, Lot 90.02, on the Jersey City Tax Maps, are a full and complete representation of the Subdivision plat and that it shall be completed as submitted.

  
\_\_\_\_\_  
PERETZ LUBIN  
o/b/o 179 Pine Realty LLC

Sworn to before me this 10  
day of May, 2021

  
\_\_\_\_\_  
Notary Public



**DISCLOSURE STATEMENT PURSUANT TO N.J.S.A. 40:55D-48.1**  
**179 PINE REALTY LLC**

**APPLICANT/OWNER:**

179 Pine Realty LLC  
1529 Newport Drive  
Lakewood, NJ 08701

**SUBJECT PROPERTY:**

179 Pine Street  
Block 20201, Lot 90.01  
Jersey City, NJ 07304

| 179 Pine Realty LLC |  |                         |
|---------------------|--|-------------------------|
| <u>NAME</u>         | <u>ADDRESS</u>                           | <u>PERCENTAGE OWNED</u> |
| Peretz Lubin        | 1529 Newport Drive<br>Lakewood, NJ 08701 | 100%                    |



**HOUSING, ECONOMIC DEVELOPMENT & COMMERCE**

**Nick Taylor, Zoning Officer  
One Jackson Square  
Jersey City, New Jersey 07305  
Telephone (201) 547-4832**

**Steven M. Fulop, Mayor  
City of Jersey City**

March 11, 2021

Thomas P. Leane  
Connell Foley LLP  
Harborside 5  
185 Hudson Street, Suite 2510  
Jersey City, N.J. 07311

Re: 179 Pine Street  
Block # 20201 Lot # 90.02  
50X105  
Vacant Land  
Zone: Morris Canal Redevelopment Plan

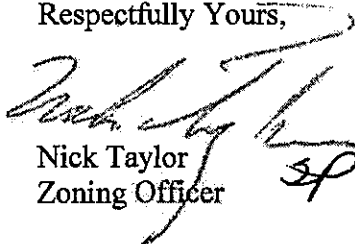
Dear Mr. Leane,

Your request to sub-divide the above property creating two (2) conforming lots located in the Residential section of the Morris Canal Redevelopment Plan area is permitted and will require Planning Board approval with all deviations deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07305 Tel. 201-547-5010.

If I can be of further assistance, please contact this office.

Respectfully Yours,

  
Nick Taylor  
Zoning Officer

NT/sp