



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



1 Jackson Square, 2nd 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: 477 OCEAN AVENUE
Ward: F

Block & Lots: 25101-22

**2.
BOARD
DESIGNATION**

☒ Planning Board

☐ Zoning Board of Adjustment

**3.
APPROVALS
BEING SOUGHT**

<input type="checkbox"/> Conceptual Plan/Informal Review	<input checked="" 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 & Nature of Use (describe project)

ADDITION OF ONE-STORY OVER EXISTING TWO-STORY STRUCTURE, ADDITION OF A THREE-STORY STRUCTURE, AND TWO STORY ADDITION OVER EXISTING ONE-STORY STRUCTURE RESULTING IN A THREE-STORY MIXED-USE STRUCTURE WITH ONE COMMERCIAL UNIT AND FOUR DWELLING UNITS.

**5.
VARIANCE/
DEVIATION
NOTES**

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

C VARIANCE RELIEF FOR BUILDING COVERAGE WHERE THE MAXIMUM ALLOWED IS 60% AND 100% IS PROPOSED.
C VARIANCE RELIEF FOR ROOF APPURTENANCES WHERE 9.75 FEET ARE REQUIRED AND 6 FEET ARE PROPOSED.

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

**6.
APPLICANT**

RICARDO RAMOS

Applicant's Name

510 GARFIELD AVENUE

Street Address

JERSEY CITY NJ

City

State

07305

Zip

Phone

Fax

e-Mail address

7.
OWNER

RICARDO RAMOS

Owner's Name

Phone

Fax

510 GARFIELD AVENUE

Street Address

JERSEY CITY NJ

07305

City

State

Zip

e-mail address

8.
APPLICANT'S
ATTORNEY

STEPHEN JOSEPH, ESQ.

Attorney's Name

THE CHERAMI LAW FIRM

Firm's Name

201.413.9000 NONE

Phone

Fax

236A NEWARK AVENUE

Street Address

JERSEY CITY NJ

07302

City

State

Zip

SJOSEPH@CHERAMILAW.COM

e-mail address

9.
PLAN
PREPARERS

Engineer's Name & License Number

Firm's Name

Phone

Fax

JOSEPH T. CAULFIELD - 37579

Surveyor's Name & License Number

CAULFIELD ASSOCIATES, LLP.

Firm's Name

201.792.0445 201.792.7741

Phone

Fax

Street Address

City

State

Zip

e-mail address

132 MADISON STREET

Street Address

HOBOKEN NJ

07030

City

State

Zip

JTC@SURVEYORNJ.COM

e-mail address

Planner's Name & License Number

Firm's Name

Phone

Fax

MUKTI BAJAJ- 21A101988800

Architect's Name & License Number

MUKTI ARCHITECTURE

Firm's Name

201.839.2600 201.839.2610

Phone

Fax

Street Address

City

State

Zip

e-mail address

95 COLES STREET

Street Address

JERSEY CITY NJ

07302

City

State

Zip

MUKTI@MUKTIARCH.COM

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

1808.90_{sf} 19.91_x 90.17_(dimensions)

Zone District(s):

MIXED USE A

Present use:

MIXED

Redevelopment Area:

Historic District:

TURNKEY REDEVELOPMENT PLANCheck 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)?:

X - n/a

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: _____ ☐ noNumber of New Buildings: 0

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	2	20.5	3	31.5
Addition/Extension			1	11
Rooftop Appurtenances		0		6
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	3,694	sf
Retail	736	sf
Office	0	sf
Industrial	0	sf
Parking Garage	654	sf
Other	429	sf
TOTAL:	5,513	sf

Number of dwelling units (if applicable):		
Studio	0	units
1 bedroom	0	units
2 bedroom	4	units
3 bedroom	0	units
4+ bedroom	0	units
TOTAL:	4	units

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

% of lot to be covered by buildings:	100	%
% of lot to be covered by buildings & pavement:	100	%
Gross floor area (GFA):	5,513	sf
Floor Area Ratio (FAR):	32.81%	

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 4 / Dimensions: _____
 Number of loading spaces & dimensions: number: 0 / Dimensions: 0

Number of Signs: 1
 Height of monument and/or pylon signs: 8 FEET

12. INFRA- STRUCTURE

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	4 INCH	
Material	DUCTILE IRON	
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 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
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	4 INCH	
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 type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
MISC		
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 type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____
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 checked="" 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 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 type="checkbox"/> Yes	<input checked="" 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 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	0	0	0
Conversion from a non-residential structure to a structure containing residential units	0	0	0
Conversion from market rate housing units to NJ COAH defined affordable housing units	0	0	0

*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*	0	0	0	0	0

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

Use Group Description (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: 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
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	736	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	654	0
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
A1: Assembly uses including concert halls and TV studios.	0	0
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
A4: Assembly uses including arenas, skating rinks and pools.	0	0
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
E: Schools K – 12	0	0
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
R1: Hotels, motels and dormitories	0	0
U: 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)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

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 5-26-2021

Signature of Applicant

Stephen Joseph
An Attorney at Law of

~~The State of New Jersey~~
Property Owner Authorizing Application if
other than Applicant

[Signature]
Notary Public

18.
CONTACT

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

Juliana Goglia
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50156330
MY COMMISSION EXPIRES April 01, 2026