



# 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: 342 Johnston Avenue

Block & Lots: B 17506, L 11

Ward: E

### 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 checked="" 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)

"342 JOHNSTON AVENUE" (New Construction Multi Family Residential)  
Eight (8) story mixed use building with fifty five (55) residential units, & fourteen (14) parking spaces.  
2,303 SF of commercial space on ground floor, 2,314 SF of residential amenities, & 400 SF resiliency space.  
Amendment to Approvals Granted In Case #P19-126

### 5. VARIANCE/ DEVIATION NOTES

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

Previous approval granted deviations for rear yard setback, front yard setbacks, max structure height, building coverage, & min drive aisle width.

Application requests increase in deviation for the rear yard setback

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

The benefits outweigh any substantial detriments. See Statement of Reasons attached

### 6. APPLICANT

342 Johnston Equities LLC

Applicant's Name

5163205866

Phone

Fax

96 Arlington Ave.

Street Address

Jersey City

City

NJ

State

07305

Zip

joeteitel@gmail.com

e-Mail address

**7.  
OWNER**

342 Johnston Avenue, LLC

Owner's Name

Phone

Fax

c/o Kerry Flowers, 70 Adams St.

Street Address

Hoboken

NJ

07030

City

State

Zip

e-mail address

**8.  
APPLICANT'S  
ATTORNEY**

Ronald H. Shaljian

Attorney's Name

Schumann Hanlon Margulies LLC

Firm's Name

2014511400

Phone

Fax

30 Montgomery Street, Suite 990

Street Address

Jersey City

NJ

07302

City

State

Zip

rshaljian@shdlaw.com

e-mail address

**9.  
PLAN  
PREPARERS**

Mark Chisvette #28164

Engineer's Name & License Number

Chisvette Engineering

Firm's Name

973-897-7969

973-970-2011

Phone

Fax

320 Lenox Ave.

Street Address

Pompton Lakes

NJ

07442

City

State

Zip

mark@chisvette.com

e-mail address

Michael Pronesti #37605

Surveyor's Name & License Number

Pronesti Surveying

Firm's Name

973-857-3319

973-857-3608

Phone

Fax

870 Pompton Ave.

Street Address

Cedar Grove

NJ

07009

City

State

Zip

e-mail address

Planner's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

Richard Garber 21A101736200

Architect's Name & License Number

GRO Architects, PLLC

Firm's Name

212-346-0705

Phone

Fax

275 Water Street, Storefront

Street Address

New York

NY

10038

City

State

Zip

richard@groarc.com

e-mail address

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

Site Acreage (square footage and dimensions):

9500 sf 95 x 100 (dimensions)

Zone District(s):

Lafayette Park RDP

Present use: Vacant Land

Redevelopment Area:

Historic District:

n/a

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)?:

AE Zone BFE 12 NAVD88

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

Number of New Buildings: 1

| Height table:         | Existing |      | Proposed |        |
|-----------------------|----------|------|----------|--------|
|                       | Stories  | Feet | Stories  | Feet   |
| Building              | 1        | 18'  | 8        | 86'-0" |
| 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   | 40,997 | sf |
| Retail  | 2,303  | sf |
| Office  |        | sf |
| Industrial  |        | sf |
| Parking Garage  | 4,381  | sf |
| Other   | 11,537 | sf |
| TOTAL:  | 59,218 | sf |

| Number of dwelling units (if applicable): |    |       |
|---|----|-------|
| Studio                                    | 1  | units |
| 1 bedroom                                 | 30 | units |
| 2 bedroom                                 | 24 | units |
| 3 bedroom                                 |    | units |
| 4+ bedroom                                |    | units |
| TOTAL:                                    | 55 | units |

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

|   |        |    |
|---|--------|----|
| % of lot to be covered by buildings:            | 100    | %  |
| % of lot to be covered by buildings & pavement: | 100    | %  |
| Gross floor area (GFA):                         | 59,218 | sf |
| Floor Area Ratio (FAR):                         | 6.23   |    |

# 11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 7 / Dimensions: 8x18 + van 8x18  
 Number of loading spaces & dimensions: number: 7 / Dimensions: 9x18'

Number of Signs: 4  
 Height of monument and/or pylon signs:       

# 12. INFRA- STRUCTURE

|   |   |  |
|---|---|--|
| <b>WATER</b>  |   |  |
| 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<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 checked="" 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       |
| <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 checked="" type="checkbox"/> Yes | <input 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 <u>70 CY cul</u> |
| Are any structures being removed?   | <input checked="" 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 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 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 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> |
|---|--|--|---|
| New structure containing residential units  | 55   | 9  | 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.*

|  | <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> | 9                      |                   |                        |                       |                     |

\*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.      |   |                                       |
| <b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.   | 2,303                                       |                                       |
| <b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.  |   |                                       |
| <b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.   | 4,381                                       |                                       |
| <b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.  |   |                                       |
| <b>A1:</b> Assembly uses including concert halls and TV studios.   |   |                                       |
| <b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.  |   |                                       |
| <b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship                                  |   |                                       |
| <b>A4:</b> Assembly uses including arenas, skating rinks and pools.  |   |                                       |
| <b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums  |   |                                       |
| <b>E:</b> Schools K – 12   |   |                                       |
| <b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.   |   |                                       |
| <b>R1:</b> Hotels, motels and dormitories  |   |                                       |
| <b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.  |   |                                       |

**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       | P19-126              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11/26/19 |
| Variance(s)     | P19-126              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11/26/19 |
| 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 owner's property in conjunction with this application.

Sworn to and subscribed before me this date 03/16, 2021

342 Johnston Equities, LLC

*Shimon Klepner*  
Signature of Applicant By: Shimon Klepner, Member

KEITH D KASS  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires August 22, 2022

*[Signature]*  
Notary Public

Property Owner Authorizing Application if other than Applicant By:

**18. CONTACT**

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

## AFFIDAVIT OF PERFORMANCE

I, Shimon Klepner, Member of Applicant

hereby certify that the Site Plan submitted to the Planning Board for property at  
# 342 Johnston Avenue;

Block(s) 17506,

Lot(s) 11

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

342 Johnston Equities, LLC

Shimon Klepner

By: Shimon Klepner, Member

Sworn before me this

16 day of MAR, 2021

Notary Public

Keith D Kass

KEITH D KASS  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires August 22, 2022