



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

CITY
JERSEY
PLANNING

1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

THIS SECTION IS FOR STAFF ONLY

Intake Date:	
Case Number:	
X, Y Coordinate:	

**1.
SUBJECT
PROPERTY**

1. Street Address:	165 Ocean Avenue
2. Zip Code:	07305
3. Block(s):	29305
4. Lot(s):	18 & 19
5. Ward:	A

**2.
APPROVALS
BEING SOUGHT**

6. BOARD DESIGNATION			
X	Planning Board		Zoning Board of Adjustment

7. APPROVALS BEING SOUGHT (mark all that apply)			
	Minor Site Plan		"A" Appeal
X	Preliminary Major Site Plan		"B" Appeal - Interpretation
X	Final Major Site Plan	X	Site Plan Waiver
	Conditional Use		Site Plan Amendment
X	'c' Variance(s)		Administrative Amendment
	'd' Variance(s) - use, density, etc.		Interim Use
	Minor Subdivision		Extension
	Preliminary Major Subdivision		Other (fill in below):
	Final Major Subdivision		

**3.
PROPOSED
DEVELOPMENT**

8. Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Child Smiles Building - Renovation of former bank building for use as a dental practice office consisting of 15,155 s.f. (existing building 14,688 s.f. with 287 s.f. addition for elevator and egress stairs) and improvements to an existing parking lot to include 48 parking spaces.
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**4.
VARIANCES
BEING SOUGHT**

9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	From Ocean Avenue South Redevelopment Plan: Section VIII(A)6)D) Maximum building height required 4 stories/45', 3 stories/>45' provided; Section VIII(A)7)A) Maximum lot coverage 85% required, 94.93% provided; Section X(B)3)A) Maximum one exterior building sign per entry per street frontage, two such signs proposed; Section 345-65 LDO landscape buffer requirement.
10. Number of 'c' Variance(s):	4
11. Number of 'd' Variance(s):	0

5.
APPLICANT

12.	Applicant Name:	165 Ocean Ave RE Associates, LLC
13.	Street Address:	45 Bleeker Street
14.	City:	Newark
15.	State:	New Jersey
16.	Zip Code:	07102
17.	Phone:	973-715-5963
18.	Email:	drmskolnick@gmail.com

6.
OWNER

19.	Owner Name:	Same as applicant
20.	Street Address:	
21.	City:	
22.	State:	
23.	Zip Code:	
24.	Phone:	
25.	Email:	

7.
ATTORNEY

26.	Attorney's Name:	Francis X. Regan
27.	Firm's Name:	DeCotiis, FitzPatrick, Cole & Giblin, LLP
28.	Phone:	201-907-5280
29.	Email:	fregan@decotiislaw.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	Michael E. Dipple, PE
31.	NJ License Number:	24GE04081200
32.	Firm's Name:	L2A Land Design, LLC
33.	Email:	mdipple@l2alanddesign.com
ARCHITECT		
34.	Architect's Name:	Christopher Zehnder
35.	NJ License Number:	16426
36.	Firm's Name:	Zen Architecture & Engineering
37.	Email:	chris@zenarchitecture.com
PLANNER		
38.	Planner's Name:	
39.	NJ License Number:	
40.	Firm's Name:	
41.	Email:	
SURVEYOR		
42.	Surveyor's Name:	Edward Teunisen
43.	NJ License Number:	23140
44.	Firm's Name:	Teunisen Surveying & Planning Co.
45.	Email:	ed@teunisensurveying.com
OTHER PROFESSIONAL		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	22,981
51.	Lot Width (feet):	185.80
52.	Lot Depth (feet):	110.78
53.	Zone District(s):	Redevelopment
54.	Redevelopment Area:	Ocean Avenue South
55.	Present Use:	Vacant building
56.	Amount of impervious surface added, replaced, or disturbed (square feet): <i>(if greater or equal to 1,000 square feet provide stormwater report)</i>	+/-14,690 new/replaced asphalt
ANSWER THE FOLLOWING YES –OR– NO		
57.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	No
58.	Is the subject building or property <u>IS</u> on the list of properties eligible for the Historic Register? <i>(if yes, apply to Historic Preservation Commission)</i>	No
59.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	No
60.	Is a bonus provision being utilized?	No
61.	Is the subject property within 200 feet of another municipality?	No
62.	Are there performance guarantees and/or maintenance agreements with City Council? <i>(if yes, attach 1 copy)</i>	No
63.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	No
64.	Are new streets and/or utility extensions proposed?	No
65.	Are existing streets being widened?	No
66.	Is the subject property in a flood plain?*	No
* Flood plain boundaries and base flood elevation can be found by visiting: http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/		

10. HEIGHTS

67.	Base Flood Elevation (feet):	N/A: Zone X - Area of minimal FHA			
68.	Elevation of Grade (feet):	FFE = 58.60			
69.	Number of New Buildings:	0			
70.	Number of Development Phases:	0			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building	3	>45	3	>45
72.	Addition or Extension			3	>45
73.	Rooftop Appurtenance	N/A	N/A		N/A
74.	Accessory Structures	N/A	N/A	N/A	N/A

* if proposed height is 40 feet or greater provide shadow study and visual assessment report

11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:			
75. Retail sf:			
76. Office sf:	15,155		
77. Industrial sf:			
78. Parking Garage sf:			
79. Other sf:			
80. GROSS FLOOR AREA (sf):	15,155		
81. Floor Area Ratio (FAR):	.66		
82. Building Coverage (%):	27.14		
83. Lot Coverage (%):	94.93		

12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:		
84. 1 Bedroom Units:		
85. 2 Bedroom Units:		
86. 3 Bedroom Units:		
87. 4 bedroom or More Units:		
88. TOTAL UNIT COUNT:		
89. Percent Affordable:		
90. Percent Workforce:		

13. INCOME RESTRICTED* HOUSING

**According to definitions established by N.J.A.C. 5:80-26.1 et seq.. Workforce Income is defined as households up to 120% of the area median income*

	INCOME RESTRICTED* HOUSING UNITS CREATED
Affordability Level:	
91. Very Low Income (<30% AMI):	
92. Low Income (30% to 50% AMI):	
93. Moderate Income (50% to 80% AMI):	
94. Workforce Income (80% - 120% AMI):	
Population Served:	
95. Age Restricted:	
96. Special Needs:	
97. Other:	

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	48
99.	Dimensions of Parking Spaces:	9'x18'; 8.5'x18'; and 8'x18' ADA
100.	Number of Bike Parking Spaces:	0
101.	Location of Bike Parking:	N/A
102.	Number of Loading Spaces:	0
103.	Number of Signs:	3
104.	Type of Signs:	2 building signs and 1 address sign

15. APPROVAL HISTORY

<i>List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.</i>			
	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
105. Subdivision:			
106. Site Plan:			
107. Variance(s) App:			
108. Appeal:			
109. Building Permits:			

16. SUBMISSION CHECKLIST

<input checked="" type="checkbox"/>	Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application. Download Application Forms and Support Documents here
<input checked="" type="checkbox"/>	Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will <u>NOT</u> be accepted. Make an Online Payment by click here
<input checked="" type="checkbox"/>	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if one is <u>NOT</u> submitted.
<input checked="" type="checkbox"/>	Initials of the Applicant/Preparer: <u>FXR</u> (Must match Affidavit of Submission)
<input checked="" type="checkbox"/>	Once you have completed all of the Submission Checklist items above, you can email your application to jmorales@jcnj.org -and- tmiller@jcnj.org . Please send us a pdf version of this application which has <u>NOT</u> been scanned.

CONTACT:

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

AFFIDAVIT OF SUBMISSION

I, the Applicant, certify that the statements and information on the submitted General Development Application (GDA) 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 Affidavit of Submission for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect the subject property in conjunction with this application.

Address (Subject Property) : 165 Ocean Avenue

Block(s)/Lot(s): 29305 / 18 & 19

FXR

Initials of Applicant (must match GDA)

Applicant Signature

Property Owner Signature Authorizing Submission of the GDA if other than Applicant

Sworn to and subscribed before me this date

July 15th 2021

Notary Public

BEATRIZ RAMOS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/14/2021

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:	<u>165 Ocean Avenue</u> <u></u> <u></u>	Block(s): Lot(s):	<u>29305</u> <u>18 & 19</u> <u></u>
Applicant:	<u>165 Ocean Ave RE Associates, LLC</u> <u>45 Bleeker Street</u> <u>Newark, NJ 07102</u> <u></u>	Owner Owner's Address:	<u>165 Ocean Ave RE Associates, LLC</u> <u>45 Bleeker Street</u> <u>Newark, NJ 07102</u> <u></u>

Entity/Individual	Address	Ownership Interest (%)
Michael Skolnick	78 Chestnut Street Livingston, NJ 07039	90%
Brooke Skolnick	78 Chestnut Street Livingston, NJ 07309	10%

Please attach additional sheet(s) if necessary.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, Michael Skolnick 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

45 BEEKER STREET NEWARK, NJ 07102
(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:

165 OCEAN AVENUE
(property address)

Block: <u>29305</u>	Lot(s): <u>18 & 19</u>
Block:	Lot(s):
Block:	Lot(s):
Block:	Lots(s):

and that he/she authorizes 165 OCEAN AVE RE ASSOCIATES to LLC
(name of applicant)

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

By: [Signature]
(signature of owner)

Sworn to before me this

8th day of July 2021

Notary Public

[Signature]

BEATRIZ RAMOS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/14/2021

AFFIDAVIT OF PERFORMANCE

I, MICHAEL SKOLNICK
(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

165 OCEAN AVENUE;

Block(s) 29305, Lot(s) 18 & 19

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




(Property Owner/Architect/Engineer)

Sworn before me this

8th day of July, 2021

Notary Public



BEATRIZ RAMOS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/14/2021

Preliminary and Final Major Site Plan Checklist

CASE #:

DATE:

PROPERTY ADDRESS:

APPLICANT:

OWNER:

Planning Completeness	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).	✓				
2. Affidavit of Ownership	✓				
3. Affidavit of Performance	✓				
4. 10% disclosure, if applicable	✓				
5. Letter of Rejection from Zoning Officer, if available			✓		
6. Current color site photo and photo including adjacent properties, where applicable.	✓				
7. Application Fee	✓				
8. Certificate of tax and water bills paid	✓				
9. The following number of plans shall be submitted:					
A) One when initial application is filed.					
B) Review agent sets (when instructed by Staff)	✓				
C) Fourteen for planning Board (when complete)					
D) Eleven for Zoning Board (when complete)					
10. All plans shall include:					
A) A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application. To be located on the first numbered drawing sheet.	✓				
B) Signature and seal of map preparer; Licensed Engineer, Architect or Land Surveyor in New Jersey on all pages.	✓				
C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variance or design standard waiver request, if any, clearly noted). One table per plan set, to be located on the first numbered drawing sheet.	✓				
(1) Density					
(2) Height					
(3) Floor Area Ratio					
(4) Setbacks					
(5) Vehicle parking (# of spaces, dimensions)					
(6) Bike parking (# of spaces)					
(7) Loading (# of berths, dimensions)					
(8) Access (circulation, driveway width, curbcut dimensions)					
(9) Signage					
(10) Landscaping					
(11) Bonus provisions					
(12) Building coverage for each structure, if more than one is part of the development parcel.					
(13) Lot Dimensions					
(14) Lot size in square feet					
(15) Buffer areas					
(16) Gross floor area					
(17) lot coverage					
(18) Design standards (list all for which a waiver is requested)					
11. The scale shall be a minimum of 1"=20' for tracts up to 40 acres or 1"=50' for tracts over 40 acres. (No 15' scale)	✓				

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
12. Map size: 8.5x13"; 15x21"; 24x36"; or 30x42".	✓				
13. The following details shall be on all site plans:	✓				
A) Tax block, lot numbers and street address of site					
B) Dates of drawings and revisions, if any					
C) Graphic Scale					
D) Project title					
E) North arrow					
F) Landscaping					
(1) Type					
(2) Caliper					
(3) Square Footage					
(4) Height					
(5) Planting Schedule					
(6) Maintenance procedures and guarantees			✓		
G) GAR details needed to calculate ratio, if applicable					
H) Survey showing block and lot numbers with metes and bounds description; existing and proposed easements, and size and location of any existing or proposed structures with setbacks dimensions.	✓				
I) Demolition Plan, if applicable			✓		
J) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.	✓				
K) Floor plans with all room dimensions including basement plan and roof plan.	✓				
L) Locations of all mechanical and other equipment			✓		
M) Materials used in paved areas and walks and all other surface treatments.	✓				
N) Lighting; wattage, location, height, attachment details, areas of diffusion	✓				
O) Fences/walls: height, materials, width of internal details (e.g.: pickets), spacing of internal details.	✓				
P) Refuse: location of dumpster, etc., screening height, materials, details of removal path.	✓				
Q) Signage: Lettering, dimensions, location, materials equipment, and lighting.	✓				
R) Recreation areas: location, square footage, materials, equipment and lighting			✓		
S) Elevations of all façades indicating colors and materials and window dimensions	✓				
T) Enlarged elevations of the first two floors, including details of windows, doors, signs, lighting, façade materials, etc. at 1/4" scale where appropriate			✓		
U) Enlarged details of typical upper story windows, including dimensions, glazing details, sills and headers, projections, etc. at 1/4" scale where appropriate			✓		
V) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.	✓				
W) Elevation of roof indicating heating, ventilation and air-conditioning equipment, communication equipment, and antennae specifying screening height, colors and materials.			✓		
X) Utility connection points into proposed structures (eg: façade conduits, transformers) to be detailed on site plans and façade elevations.			✓		
Y) One illustrative site plan depicting details using the following color scheme:	✓				
(1) Asphalt paved areas: gray concrete					
(2) Paved areas: beige					
(3) Buildings: dark brown					
(4) Landscaped areas: light green					
(5) Trees and shrubs: dark green					
(6) Water: light blue					
(7) Signs: red					
(8) Lighting fixtures: black					
Z) Circulation: parking spaces, dimensions, aisle widths, location of accessible bike racks/storage, car sharing, sidewalk details, etc.	✓				
AA) Shadow study, if applicable			✓		
BB) Visual assessment, if required			✓		

	Submitted	Waiver requested *	Remarks (for staff only)
	Yes	No	N/A
14. Indication of review/approval (if applicable) by Environmental Commission, Department of Environmental Protection, Army Corps of Engineers			✓
15. Application filed with Historic Preservation Commission, if applicable			✓
16. Indication if property contains a right-of-way preservation area , per map 4.4-1 of the Jersey City Master Plan Circulation Element.			✓
17. Completed Green Area Ratio (GAR) Excel Sheet, if applicable			✓
18. Digital Submission - the following shall be submitted at least 14 days prior to the scheduled hearing:	✓		
A) One (1) digital PDF of the full plan representing an exact copy of the application to be presented at the scheduled hearing.	✓		
(1) The PDF shall be a direct export from AutoCAD or similar program. Scanned copies are not acceptable.			
(2) The PDF file shall include all of the following, if applicable:	✓		
(a) general development application with case number			
(b) architectural and engineering plans preferably 24" x36"			
(c) subdivision plats and survey preferably 24" x 36"			
(d) renderings and other visual project representations			
(e) professional reports (i.e. stormwater management)			
(3) The PDF file shall be labeled (named) as follows: Case number - Block.lot - Address - Application Type.pdf (as assigned by the Division of City Planning). Example: P00-001 - 12101.1 - 555 Planning St. - Minor Site Plan.pdf	✓		

* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal blue or grey lines across its entire width. The lines are uniform in thickness and spacing, providing a template for handwriting practice or general note-taking. There are no margins, text, or other markings present on the page.

Engineering Completeness

1.					
The following engineering details shall be included on Plans. Plans will be forwarded to the Division of Engineering and/or other appropriate municipal review agents for comment:					
A) Survey, signed and sealed by a licensed surveyor, showing block and lot numbers with metes and bounds description; existing and proposed easements, and size and location of any existing or proposed structures with setbacks dimensions.	✓				
B) Location of project relative to adjacent properties and improvements, including encroachments	✓				
C) Topographic data with existing and proposed elevations.	✓				
D) Existing public rights-of-way with the existing and proposed utilities and service connections to the project showing pipe sizes, materials, lengths, rim and invert elevations for sewers, valves and other relevant information.	✓				
Also, all existing conditions and structures in the adjacent public right-of-way, including but not limited to signposts, hydrants, street trees and tree pits, bus					
E) Proposed and exact location of above and below-ground utilities and amenities, including but not limited to traffic control poles, hydrants, street furniture, and signal boxes.	✓				
F) Entrance to the project from public streets with curbs, drop curbs, aprons, and sidewalks.	✓				
G) Storm system demand, strategy and design with drainage calculations and impact on existing drainage detailed in an Engineering Report, in compliance with the Stormwater Control Ordinance.	✓				
H) Standards and details for curbs, wheel stops, walks, catch basins, trenches, street grade and intersections, pavement cross sections and profiles, traffic control and directional signs.	✓				
I) Parking lot drainage	✓				
J) Water service connections including valves, hydrants					
K) Proposed erosion control plan and method of control	✓				
L) Water supply system demand, strategy and design			✓		
M) Sanitary sewer system demand, strategy and design			✓		
N) Traffic study, if required by Planning Director, showing existing and proposed traffic flows and volumes. (Per §345-17)	✓				

* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.

Deviation Checklist

CASE #:

DATE:

PROPERTY ADDRESS:

APPLICANT:

OWNER:

7/20/21

165 OCEAN AVENUE

165 OCEAN AVE RE ASSOCIATES, LLC

SAME

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).	✓				
2. Affidavit of Performance.	✓				
3. Affidavit of Ownership	✓				
4. One copy of the application for Building Permits or Certificate of Occupancy, if available.			✓		
5. Current survey upon which plan is based.	✓				
6. A statement of Principal Points relative to the Variance as per NJSA-40:55D-70(c) and (d)	✓				
7. Original certified list and block diagram of all property owners within 200 feet.	✓				
8. Notice to property owners (Must be submitted at least 14 days prior to the hearing for staff review)	✓				
9. Affidavit of Vacant and Nonconforming Use indicating length of time property has been vacant, if applicable.			✓		
10. Fourteen sets of folded plans (once complete) of proposed buildings or alterations with the following information:	✓				
A) All pages must bear an original signature and seal of an engineer or architect licensed in New Jersey.	✓				
B) A Key Map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning districts, streets and lots involved in the application. To be located on the first numbered drawing sheet.	✓				
C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variances, deviations, or design standard waiver requests. If any, clearly noted. One table per plan set, to be located on the first numbered drawing sheet.	✓				
(1) Density					
(2) Height					
(3) Floor Area Ratio					
(4) Setbacks					
(5) Vehicle Parking (# of spaces, dimensions)					
(6) Bike Parking (# of spaces)					
(7) Loading (# of berths, dimensions)					
(8) Access (circulation, driveway width, curbcut dimensions)					
(9) Signage					
(10) Landscaping					
(11) Bonus provisions					
(12) Building coverage for each structure, if more than one is part of the development parcel.					

Deviation Checklist

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
(13) Lot Dimensions					
(14) Lot size in square feet					
(15) Buffer areas					
(16) Gross floor area					
(17) lot coverage					
(18) Design standards (list all for which a waiver is requested)					
D) The scale shall be a minimum of: 1"=20' for tracts up to 40 acres or 1"=50" for tracts over 40 acres. (No 15' scale)	✓				
E) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.	✓				
F) Demolition Plan, if applicable			✓		
G) Floor plans with all room dimensions, including basement plan and roof plan	✓				
H) GAR details needed to calculate ratio, if applicable			✓		
I) Elevations, with details of materials and colors, for all applicable facades and window dimensions.	✓				
J) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.	✓				
K) Sign details, if applicable	✓				
L) North arrow, designated so that the north arrow is facing the top of the page.	✓				
M) Street addresses and block number(s)	✓				
N) Dates of drawings and revisions, if any	✓				
O) Graphic Scale	✓				
P) Project title	✓				
11. Notice of Rejection which has been signed by the Zoning Officer, if available			✓		
12. Current color site photo and photo including adjacent properties, where applicable.	✓				
13. Application Fee	✓				
14. Certificate of tax and water bills paid	✓				
15. 10% disclosure statement, if applicable	✓				
16. Application filed with the Historic Preservation Commission, if applicable.			✓		
17. Completed Green Area Ratio (GAR) Excel Sheet, if applicable			✓		
18. The following must be submitted at least 2 days prior to the hearing:	✓				
A) Certified Mail Receipts					
(1) Mounted on 8.5x11 bound paper					
(2) Six to a page					
(3) Arranged in the same order as indicated on the certified list of property owners (a properly certified US Postal form 3877 will be accepted in lieu of the mounted receipts, provided that the addresses are arranged in the same order as indicated on the certified list). RETURN RECEIPT POSTCARDS WILL NOT BE ACCEPTED					
B) Affidavit of Proof of Service					
C) Affidavit of Publication					

* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.



CITY OF JERSEY CITY

Office of the City Assessor
280 Grove Street, Room 116
Jersey City, New Jersey 07302
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

May 12, 2021

PROPERTY LOCATION OF APPLICATION: 153-165 Ocean Avenue

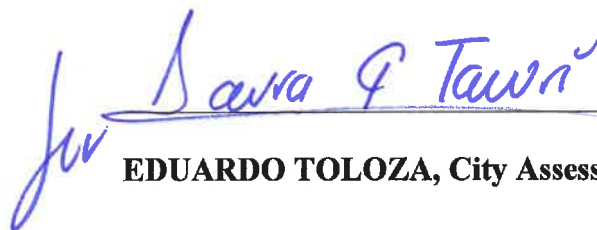
BLOCK(S): 29305 LOT(S): 18 & 19

NAME OF APPLICANT: Francis X. Regan, Esq.
DeCotiis, FitzPatrick, Cole & Giblin LLP
61 South Paramus Road
Paramus, NJ 07652

Telephone Number: (201) 907-5280

Pursuant to your request, attached herewith is a list of properties located within the 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

C E R T I F I E D

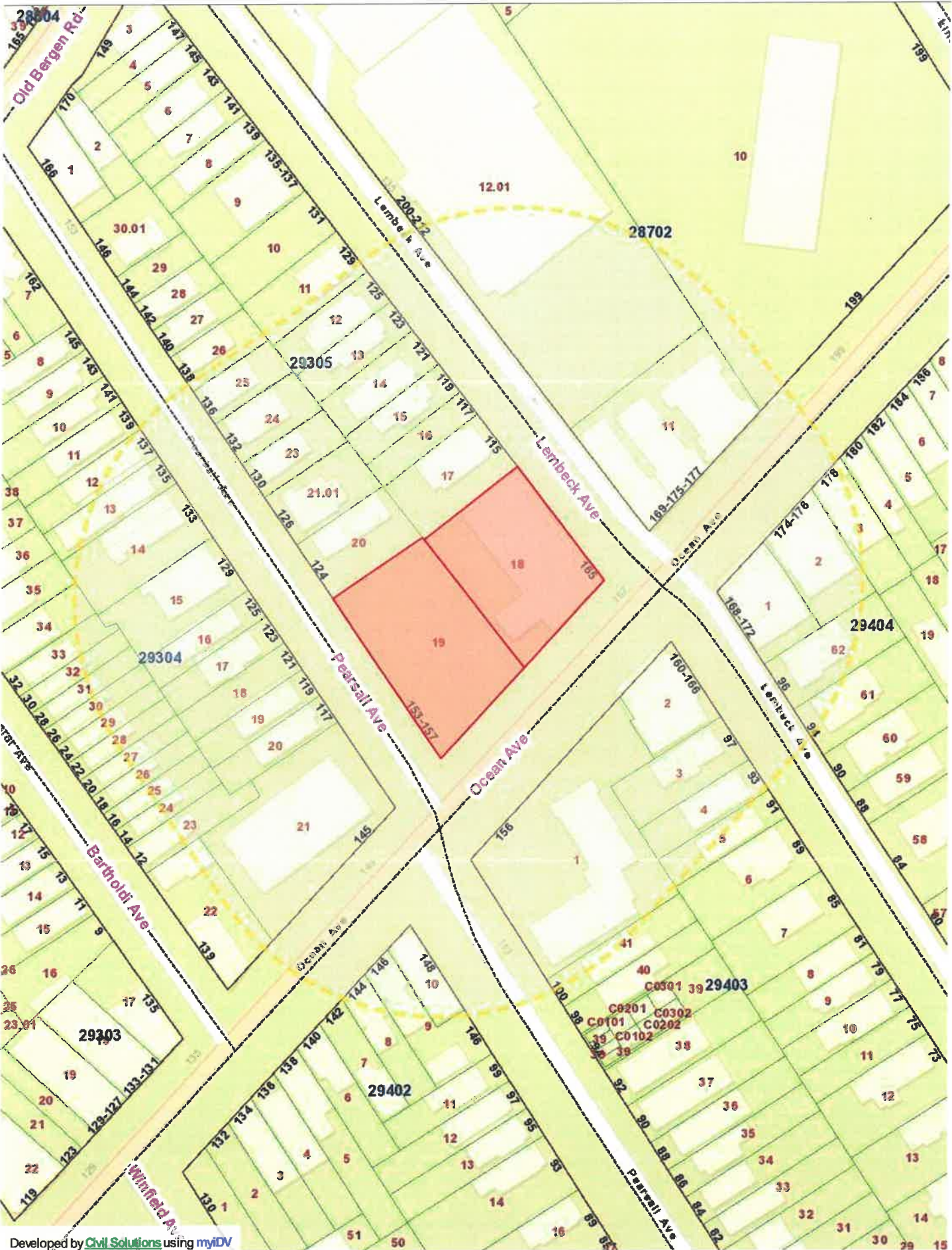

EDUARDO TOLOZA, City Assessor

Also be advised that the following companies must be notified:

P.S.E.& G.	80	PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121	KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200	HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555	ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540	BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 29305 - Lots 18 & 19

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 153-165 Ocean Avenue

Date: May 12, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
28702	10		199 OCEAN AVE.	HOUSING AUTHORITY OF JERSEY CITY	514 NEWARK AVENUE	JERSEY CITY, NJ	07306
28702	11		169-175-177 OCEAN AVE.	171-175 OCEAN AVENUE, L.L.C.	2 LINCOLN PL.	WEEHAWKEN, N.J.	07086
28702	12.01		200-212 OLD BERGEN RD.	ST. ANN'S HOME FOR THE AGED CORP.	SHALOM CENTER, HUDSON TERR	ENGLEWOOD CLIFFS, NJ	07632
29304	11		139 PEARSALL AVE.	TORRES, REINALDO & MARIA	139 PEARSALL AVE	JERSEY CITY, N.J.	07305
29304	12		137 PEARSALL AVE.	LONGER, JACQUELINE, DONNA, RONDA	137 PEARSALL AVE	JERSEY CITY, N.J.	07305
29304	13		135 PEARSALL AVE.	SOOKRAJ, JAIRAJ & PERSAD, DHANWANTIE	135 PEARSALL AVE.	JERSEY CITY, NJ	07305
29304	14		133 PEARSALL AVE	133 P EWBS, LLC.	133 PEARSALL AVE.	JERSEY CITY, NJ	07305
29304	15		129 PEARSALL AVE.	SEECHARAN, DENNIS K.	232 OLD BERGEN RD.	JERSEY CITY, NJ	07305
29304	16		125 PEARSALL AVE.	PRASAD, GOWSWAMI & YASODA	125 PEARSALL AVE.	JERSEY CITY, N.J.	07305
29304	17		123 PEARSALL AVE.	SANTIAGO, WILLIAM	121-123 PEARSALL AVE.	JERSEY CITY, N.J.	07305
29304	18		121 PEARSALL AVE.	SANTIAGO, WILLIAM	121-123 PEARSALL AVE.	JERSEY CITY, N.J.	07305
29304	19		119 PEARSALL AVE.	ANONUEVO, VICTOR	119 PEARSALL AVE.	JERSEY CITY, N.J.	07305
29304	20		117 PEARSALL AVE.	ALAS, RICARDO & MARIA	117 PEARSALL AVE.	JERSEY CITY, N.J.	07305
29304	21		145 OCEAN AVE.	JERSEY CITY VOA ELDERLY HOUSING, INC	1660 DUKE STREET	ALEXANDRIA, VA	22314
29304	22		139 OCEAN AVE.	JLC, LLC	9501 SHERIDAN ST., STE 200	LANHAM, MD	20706
29304	23		12 BARTHOLDI AVE.	SAWH, LILAWATTEE	12 BARTHOLDI AVE.	JERSEY CITY, N.J.	07305
29304	24		14 BARTHOLDI AVE.	PORQUIN, HECTOR & FELICITA	14 BARTHOLDI AVE.	JERSEY CITY, NJ	07305

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
29304	25		16 BARTHOLDI AVE.	SCHWARZ, CATHERINE	16 BARTHOLDI AVE.	JERSEY CITY, NJ	07305
29304	26		18 BARTHOLDI AVE.	DAVIS, CHERYL	18 BARTHOLDI AVE.	JERSEY CITY, N.J.	07305
29304	27		20 BARTHOLDI AVE.	HILL, CHRISTOPHER & JUDY	20 BARTHOLDI AVE.	JERSEY CITY, NJ	07305
29304	28		22 BARTHOLDI AVE.	IZDEBSKI, BEVERLY	22 BARTHOLDI AVE.	JERSEY CITY, N.J.	07305
29304	29		24 BARTHOLDI AVE.	DOLISON, THEODORE & COSME, WANDA	24 BARTHOLDI AVE.	JERSEY CITY, N.J.	07305
29304	30		26 BARTHOLDI AVE.	MARTICH, SARAH & VALENZUELA, CESAR.	26 BARTHOLDI AVE.	JERSEY CITY, NJ	07305
29304	31		28 BARTHOLDI AVE.	WLODARSKI, GREGORY	28 BARTHOLDI AVE.	JERSEY CITY, NJ	07305
29304	32		30 BARTHOLDI AVE.	FEDOROV, SIMON & ROMERO, STEPHANY A	30 BARTHOLDI AVE.	JERSEY CITY, NJ	07305
29304	33		32 BARTHOLDI AVE.	DUX, CHARLES	32 BARTHOLDI AVE.	JERSEY CITY, N.J.	07305
29304	34		34 BARTHOLDI AVE.	CLARK, JAMES H.	34 BARTHOLDI AVE.	JERSEY CITY, NJ	07305
29304	35		36 BARTHOLDI AVE.	TUPACYUPANQUI, RENE & WILL, JENNIFER	36 BARTHOLDI AVE.	JERSEY CITY, NJ	07305
29305	11		129 LEMBECK AVE.	POPOVICH, CAROL A.	129 LEMBECK AVE.	JERSEY CITY, NJ	07305
29305	12		125 LEMBECK AVE.	VILCA, JESUS	125 LEMBECK AVE.	JERSEY CITY, N.J.	07305
29305	13		123 LEMBECK AVE.	GUALPA, FATIMA & SINGH, CHET	123 LEMBECK AVENUE	JERSEY CITY, N.J.	07305
29305	14		121 LEMBECK AVE.	EDM, LLC.	1575 50TH ST., STE 201	BROOKLYN, NY	11219
29305	15		119 LEMBECK AVE.	GONZALEZ, BERNARDO & MARICELA	119 LEMBECK AVE.	JERSEY CITY, N.J.	07305
29305	16		117 LEMBECK AVE.	MEACHEM, MICHAEL & TERRY	115-117 LEMBECK AVE.	JERSEY CITY, NJ	07305
29305	17		115 LEMBECK AVE.	MEACHEM, MICHAEL & TERRY	115-117 LEMBECK AVE.	JERSEY CITY, NJ	07305
29305	20		124 PEARSALL AVE.	STEMBRIDGE, STACEY & MOORE, KEITH	124 PEARSALL AVE.	JERSEY CITY, NJ	07305
29305	21.01		126 PEARSALL AVE.	TAGGART, MARILYN V.	126 PEARSALL AVE.	JERSEY CITY, N.J.	07305
29305	23		130 PEARSALL AVE.	ROBINSON, DEBRA	130 PEARSALL AVE.	JERSEY CITY, N.J.	07305
29305	24		132 PEARSALL AVE.	TYRYLLO, RYSZARD & MARIA	132 PEARSALL AVE.	JERSEY CITY, N.J.	07305
29305	25		136 PEARSALL AVE.	MAYS-STOKES, BELINDA E.	136 PEARSALL AVE.	JERSEY CITY, N.J.	07305
29305	26		138 PEARSALL AVE.	SHIRD, JOSEPH & TERESA A.	138 PEARSALL AVE.	JERSEY CITY, N.J.	07305
29402	8		144 OCEAN AVE.	144 OCEAN AVE LLC	144 OCEAN AVENUE	JERSEY CITY, NJ	07305

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
29402	9		146 OCEAN AVE.	STALEY, DAVID	316 SUNSET DR	WEEMS, VA	22576
29402	10		148 OCEAN AVE.	WERZBERGER, YEHUDA	890 BEDFORD AVE.	BROOKLYN, NY	11205
29403	1		156 OCEAN AVE	GRACE #2 APOSTOLIC CHURCH	162 OCEAN AVE.	JERSEY CITY, NJ	07305
29403	2		160-166 OCEAN AVE.	160 OCEAN AVENUE, L.L.C.	192 C. COLUMBUS DRIVE	JERSEY CITY ,N.J.	07302
29403	3		97 LEMBECK AVE.	TUNE, FERRIS & SANDRA	97 LEMBECK AVENUE	JERSEY CITY, N.J.	07305
29403	4		93 LEMBECK AVE.	CIPRIANO, JOAO & MARIA	93 LEMBECK AVE.	JERSEY CITY, N.J.	07305
29403	5		91 LEMBECK AVE.	DOLMA, TSERING & TSERING, TASHI	91 LEMBECK AVE	JERSEY CITY, NJ	07305
29403	41		100 PEARSALL AVE.	MAUER, WILLIAM & JANET LYNNE	100 PEARSALL AVE.	JERSEY CITY, N.J.	07305
29404	1		168-172 OCEAN AVE.	168-176 OCEAN AVENUE,LLC%AB.CASTLE M	4118 14TH AVE, #148	BROOKLYN, N.Y.	11219
29404	2		174-176 OCEAN AVE.	168-176 OCEAN AVENUE,LLC	4118 14TH AVE, #148	BROOKLYN, N.Y.	11219
29404	3		178 OCEAN AVE.	OCEAN GRAND LAUNDRY, L.L.C.	178 OCEAN AVE.	JERSEY CITY, NJ	07305
29404	61		94 LEMBECK AVE.	REYES, ARACELIS	217 CLERK STREET	JERSEY CITY, N.J.	07305
29404	62		96 LEMBECK AVE.	DAWYBIDA, GEORGE & MARION	96 LEMBECK AVE.	JERSEY CITY, N.J.	07305



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF TAX COLLECTIONS

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5124 / 5125



JOANNE SISK CTC
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 5-14-21

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 29305, Lot # 18, Qual # _____

Property Location: 165 Ocean Ave JCNJ 07306

In the City of Jersey City are as follows:

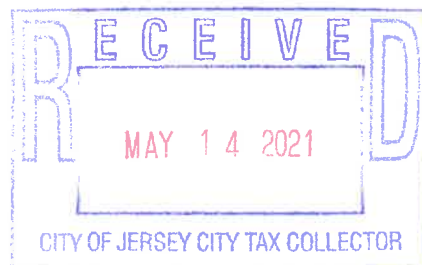
X Paid thru 2nd quarter 2021

_____ Delinquent for _____ quarter 20_____

_____ Tax Exempt

MS In Lien Status Certificate # _____

_____ Payroll Tax _____ quarter filed 20_____





STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF TAX COLLECTIONS

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5124 / 5125



JOANNE SISK CTC
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 5-14-21

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 29305, Lot # 19, Qual # _____

Property Location: 153-157 Ocean Ave JC NJ 07306

In the City of Jersey City are as follows:

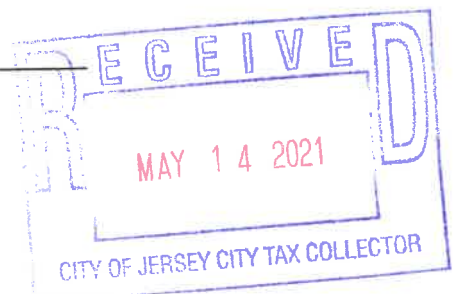
X Paid thru 2nd quarter 20 21

_____ Delinquent for _____ quarter 20 _____

_____ Tax Exempt

np In Lien Status Certificate # _____

_____ Payroll Tax _____ quarter filed 20 _____



STATEMENT OF PRINCIPAL POINTS

165 Ocean Avenue

Applicant has filed a development application for preliminary and final site plan approval for the property located at 165 Ocean Avenue, AKA Block 29305, Lots 18 & 19 (the "Property").

The Property is subject to the requirements of the Ocean Avenue South Redevelopment Plan. Lot 18 is located in Zone 2: Historic Neighborhood Mixed Use and contains an existing building which will be renovated by the applicant for use as a dental practice office. The proposed use of Lot 18 is permitted under the uses for Zone 2. Lot 19 is located in Zone 1: Neighborhood Mixed Use and contains a parking lot which serves the existing building on Lot 18 and is being improved by the applicant to provide parking for the proposed dental practice office. Parking is a permitted accessory use in Zone 1.

The applicant is seeking three (3) deviations from the requirements of the Redevelopment Plan and one (1) variance from the City Land Development Ordinance. These include:

- Section VIII)A)6)D) maximum building height requires 4 stories/45 feet and 3 stories/>45 feet proposed. This is an existing condition for the existing building and the small addition being added will be consistent with the existing height of the building.
- Section VIII)A)7)A) maximum lot coverage in Zone 1 is 85% and 94.93% is proposed and is a small reduction in the existing lot coverage of the existing building and parking lot. This is an existing condition and applicant has proposed a small reduction in lot coverage while providing sufficient parking to serve the proposed use of the property.
- Section X)B)3)A) maximum of one (1) exterior building sign per entry per street frontage. Two (2) building signs being proposed. There is only one (1) entryway to the building though the building is located on the corner of Ocean Avenue and Lembeck Avenue and thus has two (2) street frontages.

A variance from Section 345-65. of the Jersey City Land Development Ordinance entitled Buffers states that any parking, loading, outside equipment and storage area that adjoins a street, open space or residential use shall have a landscaped buffer area along all applicable property lines, except in the

instances where a building intervenes or where it impedes safe vehicular and pedestrian traffic. The application proposes compliant landscape buffer areas along the Ocean Avenue frontage but in order to maintain proper circulation in the parking area no landscape buffer is provided along the Pearsall Avenue frontage. Landscape buffers are provided along a portion of the rear property line adjacent to the residential use which also includes an existing four (4) foot high fence.

The applicant believes there will be no substantial detriment to the public good nor will the application substantially impair the intent and purpose of the City master plan, redevelopment plan and the Land Development Ordinance; and the benefits of the project will substantially outweigh any detriment that may occur.

The applicant is proposing to renovate and activate a vacant (former bank) building for a dental practice and improve the existing parking area to serve this use which investment should result in an improvement for the immediate neighborhood. Additionally, the proposed project will meet many of the Redevelopment Plan objectives including but not limited to re-establish Ocean Avenue South as a neighborhood commercial corridor and neighborhood destination, encourage the adaptive reuse of existing structures, the rehabilitation of vacated structures and the creation of employment opportunities for the residents of Jersey City. Therefore, the applicant believes that the deviations and variance may be approved pursuant to the c.(2) criteria under the Municipal Land Use Law, N.J.S.A. 40:55D-70.



Primary Photo