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



ORATE				
1 Jackson Square, 2 nd 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.	1.	Street Address:		
SUBJECT	2.	Zip Code:		
PROPERTY	3.	Block(s):		
I NOT ENTI	4.	Lot(s):		
	5.	Ward:		
2.	6.	BOARD DESIGNATION		
APPROVALS	0.	Planning Board		Zoning Board of Adjustment
		Thamming Doding		
BEING SOUGHT	7.	APPROVALS BEING SOUGH	T (mark all that apply)	
		Minor Site Plan		"A" Appeal
		Preliminary Major Site Plan		"B" Appeal - Interpretation
		Final Major Site Plan		Site Plan Waiver
		Conditional Use		Site Plan Amendment
		'c' Variance(s)		Administrative Amendment
		'd' Variance(s) - use, densit	y, etc.	Interim Use
		Minor Subdivision		Extension
		Preliminary Major Subdivis	ion	Other (fill in below):
		Final Major Subdivision		
3.	8.	Project Description:		
_		(describe the name and		
PROPOSED		nature of the use listing		
DEVELOPMENT		heights, units, sf and		
		other pertinent		
		summary attributes)		
4.	9.	List Variances:		
VARIANCES		(reference sections of		
		the Ordinance]or		
BEING SOUGHT		Redevelopment Plan from which		
		relief is requested)		
	10.	Number of 'c' Variance(s):		
	11.	Number of 'd' Variance(s):		
	1		1	

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5.				
ΑP	PLI	CA	N.	Γ

12.	Applicant Name:	
13.	Street Address:	
14.	City:	
15.	State:	
16.	Zip Code:	
17.	Phone:	
18.	Email:	

6. OWNER

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

7. ATTORNEY

26.	Attorney's Name:	
27.	Firm's Name:	
28.	Phone:	
29.	Email:	

8. PLAN PREPARERS

		ENGINEER
30.	Engineer's Name:	
31.	NJ License Number:	
32.	Firm's Name:	
33.	Email:	
		ARCHITECT
34.	Architect's Name:	
35.	NJ License Number:	
36.	Firm's Name:	
37.	Email:	
		PLANNER
38.	Planner's Name:	
39.	NJ License Number:	
40.	Firm's Name:	
41.	Email:	
		SURVEYOR
42.	Surveyor's Name:	
43.	NJ License Number:	
44.	Firm's Name:	
45.	Email:	
		OTHER PROFESSIONAL
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

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9. SUBJECT PROPERTY

50.	Lot Area (square feet):		
51.	Lot Width (feet):		
52.	Lot Depth (feet):		
53.	Zone District(s):		
54.	Redevelopment Area:		
55.	Present Use:		
56.	Amount of impervious surface	e added, replaced, or	
	disturbed (square feet):		
	(if greater or equal to 1,000 square	feet provide stormwater report)	
	ANSWER THE FOLLOWING YE	S –OR– NO	
57.	Is the subject property in a Hi	storic District?	
	(if yes, apply to Historic Preservation	n Commission)	
58.	Is the subject building or prop	perty <u>IS</u> on the list of	
	properties eligible for the Hist	toric Register?	
	(if yes, apply to Historic Preservation Co	mmission)	
59.	Is demolition proposed?		
	(if yes, provide determination of sig		
60.	Is a bonus provision being util		
61.	Is the subject property within 200 feet of another		
01.	municipality?		
62.	Are there performance guara	ntees and/or maintenance	
	agreements with City Council	?	
	(if yes, attach 1 copy)		
63.	Does the property have existi	ng deed restrictions,	
	covenants and/or easements	?	
	(if yes, attach 1 copy)		
64.	Are new streets and/or utility		
65.	Are existing streets being wid	ened?	
66.	Is the subject property in a flo	ood plain?*	
	(if yes, see GAR details and form):		
	-	flood elevation can be found by visiting:	
	http://www.region2coastal.com/view-f	lood-maps-data/what-is-my-bfe-address-lookup-tool/	

10. HEIGHTS

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

67.	Base Flood Elevation (feet):				
68.	Elevation of Grade (feet):				
69.	Number of New Buildings:				
70.	Number of Development	Phases:			
LIFICUITS		EXISTING		PROPOSED*	
	HEIGHTS	Stories	Feet	Stories	Feet
71.	Building				
72.	Addition or Extension				
73.	Rooftop Appurtenance				
74	Accessory Structures				_

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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:			
77.	Industrial sf:			
78.	Parking Garage sf:			
79.	Other sf:			
80.	GROSS FLOOR AREA (sf):			
81.	Floor Area Ratio (FAR):			
82.	Building Coverage (%):			
83.	Lot Coverage (%):			

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:	

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14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	
99.	Dimensions of Parking Spaces:	
100.	Number of Bike Parking Spaces:	
101.	Location of Bike Parking:	
102.	Number of Loading Spaces:	
103.	Number of Signs:	
104.	Type of Signs:	

15. APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. If there are previous

appro	approvals, attach 1 copy of the resolution.				
		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

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

CONTACT:

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