



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



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:	145 Industrial Drive, 2-54 and 56-68 Harbor Drive
2. Zip Code:	07305
3. Block(s):	30306
4. Lot(s):	11, 12, and 13
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		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>	Applicant proposes construction of a 404,427 square foot warehouse building containing approximately 384,206 square feet of warehouse space and 20,221 square feet of ancillary office space.
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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>	Applicant seeks relief to deviate from the following provisions of the Greenville Industrial Redevelopment Plan: - Section X(B)(1) - Parking must be located behind or on the side of buildings - Section X(B)(2) - Off street loading is limited to the rear and/or side yards - Section X(D)(5e) - One ground sign per building is permitted - Section X(D)(5e) - Freestanding ground sign area shall not exceed 20 sf in area or be 4 ft above grade		
10. Number of 'c' Variance(s):	5		
11. Number of 'd' Variance(s):			

5.
APPLICANT

12.	Applicant Name:	IV3 Liberty Commerce Center LLC
13.	Street Address:	Brookfield Place, 250 Vesey Street, 15th Floor
14.	City:	New York
15.	State:	New York
16.	Zip Code:	10281
17.	Phone:	201-514-1986
18.	Email:	parth.patel@brookfieldproperties.com

6.
OWNER

19.	Owner Name:	Harbor Drive Real Estate, LLC & Harbor Drive II Real Estate, L
20.	Street Address:	2501 71st Street
21.	City:	North Bergen
22.	State:	New Jersey
23.	Zip Code:	07047
24.	Phone:	
25.	Email:	

7.
ATTORNEY

26.	Attorney's Name:	Thomas J. Trautner, Esq.
27.	Firm's Name:	Chiesa Shahinian & Giantomasi PC
28.	Phone:	973-530-2079
29.	Email:	ttrautner@csglaw.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	James Thaon, P.E.
31.	NJ License Number:	License No. 54376
32.	Firm's Name:	Bohler Engineering NJ, LLC
33.	Email:	jthaon@bohlereng.com
ARCHITECT		
34.	Architect's Name:	Everett Pollard
35.	NJ License Number:	
36.	Firm's Name:	Macgregor Associates Architects
37.	Email:	epollard@maamail.com
PLANNER		
38.	Planner's Name:	Paul Phillips
39.	NJ License Number:	33LI00304600
40.	Firm's Name:	Phillips, Preiss, Grygiel, Leheny, Hughes LLC
41.	Email:	Pphillips@phillipspreiss.com
SURVEYOR		
42.	Surveyor's Name:	James D. Sens, PLS
43.	NJ License Number:	24GS04322600
44.	Firm's Name:	Control Point Associates, Inc.
45.	Email:	
OTHER PROFESSIONAL		
46.	Name, Profession:	Elizabeth Dolan, P.E.
47.	NJ License Number:	37071
48.	Firm's Name:	Dolan & Dean
49.	Email:	betsy@dolandean.com

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	892,242 sf	
51.	Lot Width (feet):	601.4 ft	
52.	Lot Depth (feet):	577.38 ft	
53.	Zone District(s):	Modern Industrial Park District	
54.	Redevelopment Area:	Greenville Industrial Redevelopment Plan	
55.	Present Use:	vacant industrial site	
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>	Applicant proposes a reduction in lot coverage of 79,904 sf	
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>	Yes	
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>	Yes - see enclosed survey	
64.	Are new streets and/or utility extensions proposed?	Yes	
65.	Are existing streets being widened?	No	
66.	Is the subject property in a flood plain?*	No	
<i>(if yes, see GAR details and form):</i> * 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

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

67.	Base Flood Elevation (feet):	N/A			
68.	Elevation of Grade (feet):				
69.	Number of New Buildings:	1			
70.	Number of Development Phases:	1			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building				
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance				
74.	Accessory Structures	N/A	N/A	N/A	N/A

11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	N/A	N/A	N/A
75. Retail sf:	N/A	N/A	N/A
76. Office sf:	20,221 sf	N/A	N/A
77. Industrial sf:	384,206 sf	N/A	N/A
78. Parking Garage sf:	N/A	N/A	N/A
79. Other sf:	N/A	N/A	N/A
80. GROSS FLOOR AREA (sf):	404,427 sf	N/A	N/A
81. Floor Area Ratio (FAR):	.45	N/A	N/A
82. Building Coverage (%):	45.33%	N/A	N/A
83. Lot Coverage (%):	85.34%	N/A	N/A

12. RESIDENTIAL DWELLING UNITS

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

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):	N/A
92. Low Income (30% to 50% AMI):	N/A
93. Moderate Income (50% to 80% AMI):	N/A
94. Workforce Income (80% - 120% AMI):	N/A
Population Served:	
95. Age Restricted:	N/A
96. Special Needs:	N/A
97. Other:	N/A

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	226/228 parking spaces; 102 trailer spaces
99.	Dimensions of Parking Spaces:	9'x18' (parking spaces); 12'x55' (trailer spaces)
100.	Number of Bike Parking Spaces:	N/A
101.	Location of Bike Parking:	N/A
102.	Number of Loading Spaces:	69 loading spaces
103.	Number of Signs:	3
104.	Type of Signs:	2 free standing monument signs; facade signage

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. Request Pending - To be Provided Upon Receipt</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: (Must match Affidavit of Submission) <u>LL</u>
<input checked="" type="checkbox"/>	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 <u>NOT</u> been scanned.

CONTACT:

[Jersey City Division of City Planning](#)

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Jersey City NJ 07305

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