



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



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: 9 Minerva Street Block & Lots: 21304-19
Ward: F

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 type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input 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)
New two family with 2 parking spaces

5. **VARIANCE/ DEVIATION NOTES** Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):
Side yard Setback: 2' one/5' both required - 0' proposed Rear Yard Setback: 30' required - 10' proposed Building coverage: 60% max - 77.68% proposed Lot Coverage: 85% max - 100% proposed See Parking variance below.
Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:
Undersized lot: 21 x 60.90

Parking: 2 spaces may be provided with dimensions of at least 12 feet wide by 44 feet deep and shall comprise at least 50% of ground floor - 1 space is provided with dimensions of 11 feet wide by 19 feet deep and shall comprise 20% of the ground floor

6. **APPLICANT** Felix Santiago
Applicant's Name _____
Street Address 1224 Oakwood Rd
Phone _____ Fax _____ City Belmar State NJ Zip 07719
e-Mail address _____

7.
OWNER

Alicia & Sandra Santiago
Owner's Name

Phone Fax

1224 Oakwood Rd
Street Address

Belmar NJ 07719
City State Zip

8.
APPLICANT'S
ATTORNEY

NICHOLAS CHERAMI
Attorney's Name

THE CHERAMI LAW FIRM
Firm's Name

201.433.9000 201.413.9900
Phone Fax

236A NEWARK AVENUE
Street Address

JERSEY CITY NEW JERSEY 07302
City State Zip

NCHERAMI@CHERAMILAW.COM
e-mail address

9.
PLAN
PREPARERS

Engineer's Name & License Number

Firm's Name

Phone Fax

Street Address

City State Zip

e-mail address

Surveyor's Name & License Number

Firm's Name

Phone Fax

Street Address

City State Zip

e-mail address

Planner's Name & License Number

Firm's Name

Phone Fax

Street Address

City State Zip

e-mail address

James S. McNeight 08626
Architect's Name & License Number

James S. McNeight P.C.
Firm's Name

201.146.7515 201.246.7513
Phone Fax

162 Schuyler Avenue
Street Address

Kearny NJ 07032
City State Zip

JMcNeight@JamesMcNeight.com
e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):
1270.50 sf 21 x 60.9 (dimensions)

Zone District(s): R1

Present use: vacant land

Redevelopment Area:
 Historic District: N/A

Check all that apply for present conditions:

<input type="checkbox"/> Conforming Use	<input type="checkbox"/> Non-Conforming Use
<input type="checkbox"/> Conforming Structure	<input type="checkbox"/> Non-Conforming Structure
<input checked="" type="checkbox"/> Vacant Lot	

What is your FEMA flood zone and base flood elevation (BFE)?:

X

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: _____ no

Number of New Buildings: 1

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	0	0	3	32.5
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	3024	sf
Retail	0	sf
Office	0	sf
Industrial	0	sf
Parking Garage	0	sf
Other	112 bulkhead	sf
TOTAL:	3136	sf

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

Number of lots before subdivision:	n/a
Number of lots after subdivision:	n/a

% of lot to be covered by buildings:	77.68 %
% of lot to be covered by buildings & pavement:	100 %
Gross floor area (GFA):	3136 sf
Floor Area Ratio (FAR):	2.4

**11.
PARKING &
SIGNAGE**

Number of parking spaces & dimensions: number: 1 / Dimensions: 11 x 19
 Number of loading spaces & dimensions: number: 0 / Dimensions: 0

Number of Signs: 0
 Height of monument and/or pylon signs: 0

**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 Material <u>UNKNOWN</u>	
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new domestic service only?	<input checked="" type="checkbox"/> Yes	<input 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 Material <u>UNKNOWN</u>	
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
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 checked="" 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 <u> </u>
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 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 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	2	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.	0	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, parking garages, and lumberyards. S group includes S1 and S2.	0	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)

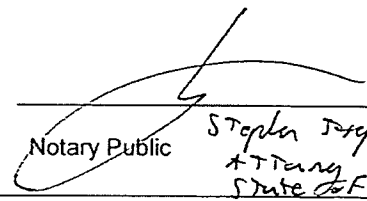
17. CERTIFICATION

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 11-16-18

 Signature of Applicant


 Property Owner Authorizing Application if other than Applicant


 Notary Public
 Stephen Joseph
 Attorney
 State of NJ