

MULKAY & RENDO

ATTORNEYS AT LAW

A PROFESSIONAL CORPORATION

700 79TH STREET

NORTH BERGEN, NEW JERSEY 07047-4965

E-MAIL: INFO@MULKAYRENDO.COM

ALAIN MULKAY: NJ, NY & FL
CARLOS A. RENDO: NJ
RAFAEL FIGUEROA, *Of Counsel*

TEL: (201) 868-6881
FAX: (201) 868-6963

January 22, 2019

VIA UPS OVERNIGHT MAIL

Zoning Board, Division of City Planning
30 Montgomery Street, Suite 1400
Jersey City, NJ 07302

**Re: Zoning Board/Board of Adjustment Application of Edo A. Molina
Block 6602 Lot 9
P/A: 122 St Pauls Avenue, Jersey City New Jersey**

Dear Sir/Madam:

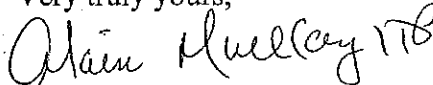
Pursuant to the instructions for Application Development, enclosed are one (1) original and (1) copy of the following documents for your review as follows:

1. Original General Development Application
2. Original site plans
3. My Attorney Business Account Check in the amount of \$150.00 to cover the deposit for the above referenced application.

Enclosed is a copy of our cover letter which I request you stamp "**Received**" and return to our attention in the enclosed self- addressed stamped envelope.

Please confirm who will oversee this application. If you have any questions, please do not hesitate to contact me.

Very truly yours,


Alain Mulkay

AM/tp

Enc.

cc: Client

APPLICATION FOR DEVELOPMENT

Procedures & Instructions

NOTE: ALL PLAN SETS MUST BE FOLDED BEFORE SUBMISSION

Revised: November 10, 2015

1. Submit one (1) completed Jersey City General Development Application and one full size, signed and clearly sealed, stapled and **FOLDED** set of development plans, along with a \$150 deposit and supporting documents as described within the General Development Application instructions. Applicant will receive a signed "Receipt of Documents" which only certifies that materials were submitted on a specific date and accepted by a specific member of the City Planning Division staff. This "Receipt" is not an indication of the "completeness" of submitted materials or that the documents submitted constitute a valid application.
2. Within 45 days of receipt of the materials listed in Paragraph 1 above, the applicant will receive a letter indicating if the documents provided constitute a valid Application for Development. This evaluation will contain a Jersey City Development Case Number and identify the Review Planner assigned to your application. Please address all future correspondence relating to this application to the Review Planner and include the Case Number, the property address, and the Block(s) and Lot(s). Further document submissions may be necessary in order to qualify as a valid Application for Development, and to thereafter be deemed "complete".
3. Upon notification by the Review Planner that the application submittals are valid and ready to be sent to the Review Agents, the applicant will promptly submit one (1) additional set per Review Agent, of full size, signed and clearly sealed, stapled and **FOLDED** development plans bundled with an additional set of the full application documents and all supplemental information to the Review Planner for distribution to the Review Agents listed below. Each set of plans and documentation will be submitted in **individual, unsealed and unaddressed envelopes** of sufficient size to completely and neatly contain each package of documents. These envelopes will be delivered in a cardboard box(es) as needed. City Planning will then distribute the packages to the review agents through the city's Messenger Service. The Messengers will be provided by City Planning with a Delivery Confirmation Signature Sheet for each particular application, which will be returned to City Planning by the Messenger Service upon completion of the delivery.
4. Each review agent may review and comment on the application and must respond within 14 days of receipt of plans and application documents delivered in Step 3 above. The review agents will be responsible for sending their individual comments to the following: 1.) the applicant; 2.) the applicant's professionals, such as the applicant's architects, engineers and attorneys; 3.) the Review Planner from the Division of City Planning assigned to the particular project.

5. The applicant may contact each Review Agent directly to address their individual comments. The applicant must contemporaneously provide the Review Planner with a copy of any and all correspondence sent to any Review Agent. The Contact Information for the Review Agents is provided in the attached application package.

6. If any revisions are made to the development plans submitted under Step 3. as a result of comments from any Review Agent, the applicant must submit one (1) set per Review Agent of such revised plans, **bearing a clearly visible revision date**, full size, signed and clearly sealed, stapled and **FOLDED**, and placed in appropriately sized boxes, to the Review Planner for further distribution to the Review Agents by the Division of City Planning via the Messenger Service. Each time a revised plan is submitted to the Division of City Planning, it shall be accompanied by a cover letter listing all the changes and which review agent requested them, with all changes graphically called out by the use of "clouding" around the changed areas. **Drawings without revision dates will NOT be accepted and will be returned at the applicant's expense.**

7. The Review Planner will determine if the application is "complete" based upon the content of the Review Agents' comments, including those of the Review Planner. Once deemed complete, the applicant will be assigned a hearing date and a submission deadline by the Division of City Planning, and will be notified of such in writing and/or email. Upon notification, the applicant shall promptly submit the required number of signed and clearly sealed, stapled and **FOLDED** development plans to the Review Planner. The required number of sets of development plans to be submitted is as follows: a minimum of: fourteen (14) sets for a case before the Planning Board, or eleven (11) sets for a case before the Zoning Board of Adjustment.

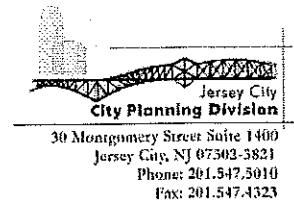
8. The plans submitted in Number 7 above shall be the same plans that all Review Agents and the Review Planner had reviewed in their last round of review and comment letters. They shall be submitted to the Division of City Planning at least 10 days prior to the scheduled hearing date for a timely distribution.

9. If the plans submitted in Number 8 above are not submitted on time, your case will be carried to the next regular meeting of the Board, within the limits of the Municipal Land Use Law.

NO applications will be heard by the Planning Board, Zoning Board, or Historic Preservation Commission unless fees have been paid in full.



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: 122 ST PAUL AVENUE,
Ward: _____

Block & Lots: BLOCK 6602 LOT 9

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 checked="" 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 dwelling

5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):
Lot size, Side yard, rear yard, building coverage and lot coverage. There is also a deminimis height exception if 8 inches.

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:
C1 and/or C2 variance request because lot is undersized and the proposed use will be more in conformity with the area.

6. APPLICANT

Edo A. Molina

Applicant's Name
2019367351

Phone _____ Fax _____
info@mulkayrendo.com
e-Mail address

34 Country Club Lane

Street Address
Elizabeth New Jersey 07208
City State Zip

**7.
OWNER**

Same as applicant

Owner's Name

Street Address

Phone

Fax

City

State

Zip

**8.
APPLICANT'S
ATTORNEY**

Alain Mulkay, Esq.

Attorney's Name

Mulkay & Rendo

700 79th Street,

Street Address

North Bergen NJ

07047

Firm's Name

2018686881

2018686863

City

State

Zip

info@mulkayrendo.com

Phone

Fax

e-mail address

**9.
PLAN
PREPARERS**

to be supplied

Engineer's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Pronesti Surveying, Ir 37605

Surveyor's Name & License Number

870 Pompton Avenue, Suite 81

Street Address

Cedar Grove NJ

07009

Firm's Name

9738573319

9738573608

City

State

Zip

Phone

Fax

e-mail address

to be supplied

Planner's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Daniel A. Roma, 17915

Architect's Name & License Number

877 Broad Street

Street Address

Newark

NJ

07102

Artek Studio, LLC

Firm's Name

City

State

Zip

9738240022

9738247447

info@artekstudionj.com

Phone

Fax

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

1368 sf 27.36 x 50 (dimensions)

Single Family attached dwelling

Present use: _____

Zone District(s):

R-1

Redevelopment Area:

Historic District: _____

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)?:

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	2	22.6	3	30.8
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:

Residential	3546	sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:		sf

Number of dwelling units (if applicable):

Studio		units
1 bedroom		units
2 bedroom	1	units
3 bedroom	1	units
4+ bedroom		units
TOTAL:		units

Number of lots before subdivision:

Number of lots after subdivision:

% of lot to be covered by buildings:	68	%
% of lot to be covered by buildings & pavement:	87.8	%
Gross floor area (GFA):	3546	sf
Floor Area Ratio (FAR):		

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0 / Dimensions: 0
 Number of loading spaces & dimensions: number: 0 / Dimensions: 0

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

12. INFRA- STRUCTURE

<u>WATER</u>		
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	to be supplied	
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input 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 type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<u>SEWER</u>		
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	to be supplied	
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<u>MISC</u>		
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 _____
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 checked="" type="checkbox"/> Yes	<input 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		
Conversion from a non-residential structure to a structure containing residential units			
Conversion from market rate housing units to NJ COAH defined affordable housing units			

*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*					

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

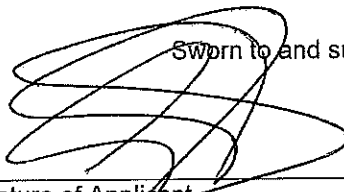
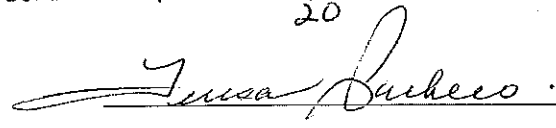
STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

**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.

<p>Sworn to and subscribed before me this date <u>22nd Day of Jan 2019</u></p> <p></p> <p>Signature of Applicant <u>John Mulvaney, Esq</u> <u>Atty For Applicant.</u></p> <p>Property Owner Authorizing Application if other than Applicant</p>	<p>TERESA PACHECO NOTARY PUBLIC OF NEW JERSEY My Commission Exp. June 30, 2015</p> <p> Notary Public</p>
---	---

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, EDO A. MOLINA 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

34 COUNTRY CLUB LANE, ELIZABETH, NJ 07208
(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:

122 ST. PAUL AV.
(property address)

Block: <u>6602</u>	Lot(s): <u>19</u>
Block: .	Lot(s): .
Block:	Lot(s):
Block:	Lots(s):

and that he/she authorizes EDO MOLINA to
(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 of owner)

ALAN MUKAY, ESQ.

ATTORNEY AT LAW FOR EDO MOLINA

Sworn to before me this

22nd day of January 20 19

Notary Public

TERESA PACHECO
NOTARY PUBLIC OF NEW JERSEY
My Commission Exp. June 30, 2015
20



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

Division of Zoning

Nick Taylor, Zoning Officer

30 Montgomery Street, Suite 408

Jersey City, New Jersey 07302-3821

Telephone (201) 547-4832

Facsimile (201) 547-5145

Steven M. Fulop, Mayor

CITY OF JERSEY CITY

February 1, 2018

Mr. Edo A. Molina
Mrs. Francisca Rodriguez
34 Country Club Drive
Elizabeth, N.J. 07208

Re: 122 St. Pauls Avenue
Block # 6602 Lot # 19
20X50X27.36X50
2S-F-D-1U-NH
Zone: R-1 – One and Two Family Housing

Dear Mr. Molina and Mrs. Rodriguez,

Your proposed new two family structure at the above address on an undersized lot located in the R-1 Zone is permitted but will require Planning Board approval with all variances deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at 30 Montgomery Street, 14th Floor, Jersey City, N.J. 07306, Tel. 201-547-5010.

If I can be of further assistance, please contact this office.

Respectfully Yours,

Nick Taylor
Zoning Officer

NT/sp