



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date: 11/25/19

Application No. 219-017

Date Validated as an Application for Development:

Date Deemed Complete:

1. **SUBJECT PROPERTY** Address: 122 ST PAUL AVENUE, Block & Lots: BLOCK 6602 LOT 9
Ward: _____

2. **BOARD DESIGNATION** Planning Board Zoning Board of Adjustment

<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
JAN 25 2019
Division of City Planning

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

700 79th Street,

Street Address

Mulkay & Rendo

Firm's Name

North Bergen NJ 07047

2018686881 2018686863

Phone Fax

City State Zip

info@mulkayrendo.com

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

Firm's Name

Cedar Grove NJ 07009

9738573319 9738573608

Phone Fax

City State Zip

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

Artek Studio, LLC

Firm's Name

Newark NJ 07102

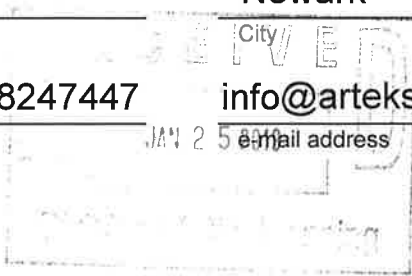
9738240022 9738247447

Phone Fax

City State Zip

info@artekstudionj.com

e-mail address



**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):

1368 sf 27.36 x 50 (dimensions)
Single Family attached dwelling

Zone District(s):

R-1

Present use: _____

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):		



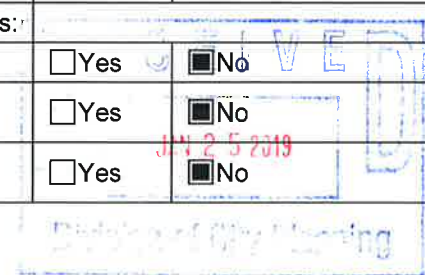
**11.
PARKING &
SIGNAGE**

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**

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	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
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	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
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 _____
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**

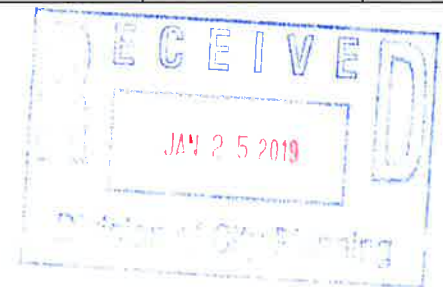
REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units	2		
Conversion from a non-residential structure to a structure containing residential 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, <u>parking garages</u> , 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)

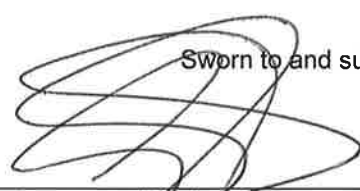
STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

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.



Sworn to and subscribed before me this date

22nd DAY OF

JAN 20 19

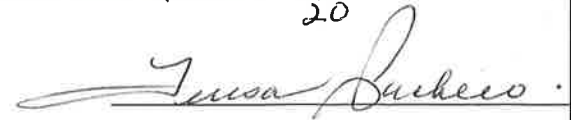
Signature of Applicant

Gloria Mulvaney, Esq.
 Atty For Applicant

TERESA PACHECO

NOTARY PUBLIC OF NEW JERSEY

My Commission Exp. June 30, 20~~18~~
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Property Owner Authorizing Application if other than Applicant

Notary Public

