



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION (“GDA”)



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@jcnj.org

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: 199 Summit Avenue Block & Lots: Block 15201, Lots 1-9
 Ward: F 18, 19, 53, 64, 65, 66 & 89

**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 checked="" 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 checked="" type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in) _____

**4.
PROPOSED
DEVELOPMENT**

Name & Nature of Use (describe project)

Applicant proposes to subdivide the existing sixteen (16) lots to create five (5) new lots for the development of a mixed-use project containing 172 residential units, 1,045 sq. ft. of retail space and 105 parking spaces in two (2), five-story buildings and the rehabilitation of two historically significant three-family dwellings at 62-64 Storms Avenue.

**5.
VARIANCE/
DEVIATION
NOTES**

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

N.J.S.A. 40:55D-70d(2) - expansion of non-conforming use
 N.J.S.A. 40:55D-70(c) - rear yard setback

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

Please see enclosed Statement of Principal Points.

**6.
APPLICANT**

199 Summit LLC
 Applicant's Name
(201) 239-1600 (201) 239-1601
 Phone Fax

361 15th Street
 Street Address
Hoboken NJ 07030
 City State Zip

mannysethi@gmail.com
 e-Mail address

**7.
OWNER**

199 Summit LLC
 Owner's Name
 (201) 239-1600 (201) 239-1601
 Phone Fax

361 15th Street
 Street Address
 Hoboken NJ 07030
 City State Zip

**8.
APPLICANT'S
ATTORNEY**

Charles J. Harrington, III
 Attorney's Name
Connell Foley, LLP
 Firm's Name
 201-521-1000 201-521-1100
 Phone Fax

185 Hudson Street, Suite 2510
 Street Address
 Jersey City NJ 07311
 City State Zip
 Charrington@connellfoley.com
 e-mail address

**9.
PLAN
PREPARERS**

Matthew J. Neuls 24GE04313300
 Engineer's Name & License Number
Dresdner Robin
 Firm's Name
 201-217-9200 201-217-9607
 Phone Fax

1 Evertrust Plaza, Suite 901
 Street Address
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 City State Zip
 mneuls@DresdnerRobin.com
 e-mail address

Joseph Mele 24GB0432390
 Surveyor's Name & License Number
Dresdner Robin
 Firm's Name
 (973) 384-1071 (201) 217-9607
 Phone Fax

1 Evertrust Plaza
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 JMele@DresdnerRobin.com
 e-mail address

Charles Heydt
 Planner's Name & License Number
Dresdner Robin
 Firm's Name
 (973) 384-1071 (201) 217-9607
 Phone Fax

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 Street Address
 Jersey City NJ 07302
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 CHeydt@DresdnerRobin.com
 e-mail address

Ciaran Kelly 24GE04313300
 Architect's Name & License Number
MVMK Architecture
 Firm's Name
 201-386-0637 201-386-0628
 Phone Fax

360 14th Street
 Street Address
 Hoboken NJ 07030
 City State Zip
 fminervini@mvmk.com
 e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):

62,219 sf x (dimensions)

Zone District(s): R-1

Present use: Res./Comm./Vacant

Redevelopment Area:
Historic District: N/A

Check all that apply for present conditions:

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

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: N/A

Height table:

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

Square Footage of applicable building(s) for this project by use:		
Residential	131,547	sf
Retail	1,045	sf
Office	0	sf
Industrial	0	sf
Parking Garage	18,115	sf
Other	26,088	sf
TOTAL:	176,795	sf

Number of dwelling units (if applicable):		
Studio	22	units
1 bedroom	108	units
2 bedroom	39	units
3 bedroom	3	units
4+ bedroom	0	units
TOTAL:	172	units

*Includes six (6) units at 62-64 Storms

Number of lots before subdivision:	16
Number of lots after subdivision:	5

% of lot to be covered by buildings:	67.8 %
% of lot to be covered by buildings & pavement:	83.2 %
Gross floor area (GFA):	194,265 sf
Floor Area Ratio (FAR):	3.12:1

**11.
PARKING &
SIGNAGE**

Number of parking spaces & dimensions: number: 105 / Dimensions: **
 Number of loading spaces & dimensions: number: 0 / Dimensions:

Number of Signs: 6
 Height of monument and/or pylon signs: TBP

****73 Standard
 7 ADA
 25 Compact**

**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		
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 checked="" type="checkbox"/> Yes	<input 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
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
<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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>20,000 cy</u>
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	172	10	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.	1,045	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	35,042	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 February 4, 2021



 Signature of Applicant
 Benjamin A. Varella, Esq.
 Attorney for Applicant

Property Owner Authorizing Application if other than Applicant



 Notary Public