



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:

Updated 8-11-21

1. SUBJECT PROPERTY

Address: 500-510 Communipaw Ave.

17003, Lots 36, 37, 38, 39, 40

Block & Lots: F & 22 Park Street & 8

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 checked="" type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input checked="" type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input checked="" 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)

Development of 5/4 story mixed use building with ground floor commercial space; 71 residential units (6 moderate income affordable units); and 47 parking spaces.

5. VARIANCE/ DEVIATION NOTES

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

Use; height (stories), if necessary; curb cut.

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

The benefits outweigh any substantial detriments; please see principal points for additional reasoning.

6. APPLICANT

500 Communipaw Ave., LLC

Applicant's Name

(718) 812-1906

Phone

Fax

500 Communipaw Avenue

Street Address

Jersey City New Jersey 07304

City

State

Zip

5640034@gmail.com

e-Mail address

7.
OWNER

Same as Applicant

Owner's Name

Street Address

Phone

Fax

City

State

Zip

e-mail address

8.
APPLICANT'S
ATTORNEY

Charles J. Harrington III

Attorney's Name

Connell Foley LLP

Firm's Name

201-521-1000

Phone

Fax

185 Hudson Street, Suite 2501

Street Address

Jersey City NJ 07302

City

State

Zip

charrington@connellfoley.com

e-mail address

9.
PLAN
PREPARERS

Jake Modestow, P.E.

Engineer's Name & License Number

Stonefield Engineering & Design

Firm's Name

201-340-4468 201-340-4472

Phone

Fax

92 Park Avenue

Street Address

Rutherford New Jersey 07070

City

State

Zip

jmodestow@stonefield.com

e-mail address

Alan Boettger, PLS #41997

Surveyor's Name & License Number

Clearpoint Services, LLC

Firm's Name

732-905-5463 n/a

Phone

Fax

2105 W. Country Line Road, Suite 8

Street Address

Jackson New Jersey 08527

City

State

Zip

n/a

e-mail address

Charles Heydt / Edward V. Kolling

Planner's Name & License Number Kolling: #3068

Dresdner Robin

Firm's Name

201-217-9200 x238 201-217-9607

Phone

Fax

One Evertrust Plaza

Street Address

Jersey City New Jersey 07303

City

State

Zip

cheydt@dresdnerrobin.com

e-mail address ekolling@dresdnerrobin.com

Anthony C. Vandermark #17687

Architect's Name & License Number

Minervini Vandermark

Firm's Name

201-386-0637

Phone

Fax

360 Fourteenth Street

Street Address

Hoboken New Jersey 07030

City

State

Zip

anthonyv@mvarchitecture.com

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

28,787 sf Irregular_x (dimensions)

Zone District(s):

NC and R-1

Present use:

Commerical use/parking

Redevelopment Area:

Historic District:

N/A

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)?:

N/A

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: **One (1)**

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building			5 / 4	55' / 44'
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	53,633	sf
Retail	4,377	sf
Office		sf
Industrial		sf
Parking Garage		sf
Other	28,579	sf
TOTAL:	82,212	sf

Number of dwelling units (if applicable):		
Studio	12	units
1 bedroom	41	units
2 bedroom	14	units
3 bedroom	4	units
4+ bedroom		units
TOTAL:	71	units

Number of lots before subdivision:	N/A
Number of lots after subdivision:	N/A

% of lot to be covered by buildings:	68.08%	%
% of lot to be covered by buildings & pavement:	85.64*	%
Gross floor area (GFA):	82,212	sf
Floor Area Ratio (FAR):	2.85 / 1	

of this (5,055 sf) includes the impervious pavers that are being used on the driveway and pathways.

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 47 / Dimensions: 8' x 6" x 18' / and mechanical
 Number of loading spaces & dimensions: number: n/a / Dimensions:

Number of Signs: See Plans

Height of monument and/or pylon signs: n/a

12. INFRA- STRUCTURE

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
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 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
SEWER		
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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u> </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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No *to be removed
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	71	6	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*	6	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, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	TBP	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	\$

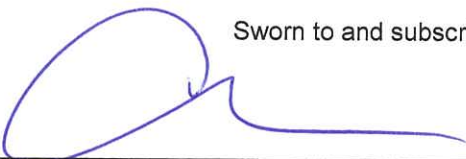
16.
ATTACHMENTS

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 August 11, 2021


Signature of Applicant
Charles J. Harrington III, Esq.
On Behalf of the Applicant,
500 COMMUNIPAW AVE., LLC

Property Owner Authorizing Application if other than Applicant


Notary Public 44y. at law

18.
CONTACT

Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
P:201-547-5010
cityplanning@jcnj.org

This Indenture,

LIBER 2395 PAGE 229

Made the 17th day of January, in the year of our Lord
One Thousand Nine Hundred and fifty.

Between CATHERINE A. HOGAN, widow,

residing at 416 Bergen Avenue
in the City of Jersey City
Hudson and State of New Jersey, in the County of
party of the first part;

And WILLIAM M. HOGAN, residing at
306 Lembeck Avenue
and
ANDREW J. HOGAN, residing at
416 Bergen Avenue

in the City of Jersey City in the County of
Hudson and State of New Jersey, party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of

One (\$1.00) Dollar
and other valuable consideration,
lawful money of the United States of America, to her in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented
and paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed,
and by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto
the said party of the second part, and to their heirs and assigns, forever,

All that certain

tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the City of Jersey City
in the County of Hudson and State of New Jersey.

BEGINNING at a point on a line drawn parallel with and distant eighty-five (85) feet southeasterly from the southeasterly line of Park Street, said point being distant northeasterly along said line seventy-six and forty hundredths (76.40) feet from the northeasterly line of Communipaw Avenue; thence (1) northeasterly, parallel with Park Street, one hundred twenty-seven and thirty hundredths (127.30) feet to the southerly line of lot #42 as shown on a certain map entitled "Homestead Property of E. B. Wakeman, situated in the Fourteenth Ward of Jersey City, N. J. September 1870, made by J. W. Soper, C.E. and Surveyor" and filed in the Register's Office of Hudson County, N. J. August 1, 1871"; thence (2) southeasterly along the said line of Lot #42, and the rear line of Lots #15, #14, and #13 on said map, one hundred twenty-four and five hundredths (124.05) feet to a corner; thence (3) southwesterly along the rear line of Lots #13, #12, #11, #10, #9, #8, #7, one hundred twenty-four and forty-two hundredths (124.42) feet to a corner; thence (4) southeasterly along the southerly line of Lot #7, three and twenty-five hundredths (3.25) feet to the northwesterly line of lands now or formerly of J. H. Block; thence (5) southwesterly along the northwesterly line of lands now or formerly of said Block, eight (8) feet to the point distant seventy-five (75) feet northeasterly at right angles from the northeasterly line of Communipaw Avenue; thence (6) northwesterly parallel with Communipaw Avenue, one hundred nine and five hundredths (109.05) feet to the place of beginning.

Together with right of way for ingress and egress and general passageway for all kinds of vehicles and pedestrians without interruption, interference or obstruction over and through the following described premises: BEGINNING at a point in the northeasterly line of Communipaw

casemnt

Avenue, distant eighty-six and fifty-seven hundredths (86.57) feet southeasterly from the southeasterly line of Park Street; thence (1) southeasterly along the northeasterly line of Communipaw Avenue, nine and eighty-four hundredths (9.84) feet to a point in line with the northwesterly side of the frame building standing on the premises adjoining on the southeast thereto; thence (2) northeasterly along the northwesterly side of said frame building, seventy-five (75) feet; thence (3) northwesterly, parallel with Communipaw Avenue, twenty-five and twelve hundredths (25.12) feet to a point distant eighty-five (85) feet southeasterly at right angles from the southeasterly line of Park Street; thence (4) southwesterly, parallel with Park Street, seventy-six and forty-hundredths (76.40) feet to the place of beginning.

This right of way shall be a permanent and perpetual easement running with the lands hereby granted and mortgaged and no construction or building of any sort, kind or character shall be erected, constructed or built maintained upon the property affected by this easement.

Subject to existing tenancies.

Subject to zoning ordinances, other municipal or governmental regulations, restrictions of record and also subject to any other state of facts or conditions that a physical examination and an accurate survey may disclose, as hereinafter set forth.

BEING the same premises conveyed to John P. Hogan by G. & G. Realty Company, by deed dated February 9, 1944 and recorded in the Register's Office of Hudson County in book 2055 of Deeds, page 406.

The grantor hereby conveys to the grantees any easements for the benefit of the property hereinbefore described over adjacent lands as set forth in the aforesaid deed. The said John P. Hogan died testate, a resident of Hudson County and devised his real estate to the grantor.

This conveyance is subject to a purchase money mortgage of \$7,000 executed by the grantees to the grantor and which mortgage is intended to be recorded simultaneously with this deed.

This conveyance is subject to taxes for 1950.

Register of Hudson County

[Signature]

JERSEY CITY, N.J.
EUGENE E. LEE, REGISTER

JAN 20 AM 9 58

RECORDED
REGISTER'S OFFICE
HUDSON COUNTY