



**CITY OF JERSEY CITY  
GENERAL DEVELOPMENT  
APPLICATION ("GDA")**



**1 Jackson Square, 2<sup>nd</sup> floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org**

**THIS SECTION IS FOR STAFF ONLY**

|                  |  |
|------------------|--|
| Intake Date:     |  |
| Case Number:     |  |
| X, Y Coordinate: |  |

**1.  
SUBJECT  
PROPERTY**

|                    |  |
|--------------------|--|
| 1. Street Address: |  |
| 2. Zip Code:       |  |
| 3. Block(s):       |  |
| 4. Lot(s):         |  |
| 5. Ward:           |  |

**2.  
APPROVALS  
BEING SOUGHT**

|                             |                            |
|-----------------------------|----------------------------|
| <b>6. BOARD DESIGNATION</b> |                            |
| Planning Board              | Zoning Board of Adjustment |

|  |                             |
|--|-----------------------------|
| <b>7. APPROVALS BEING SOUGHT (mark all that apply)</b> |                             |
| Minor Site Plan  | "A" Appeal                  |
| Preliminary Major Site Plan                            | "B" Appeal - Interpretation |
| Final Major Site Plan                                  | Site Plan Waiver            |
| Conditional Use  | Site Plan Amendment         |
| 'c' Variance(s)  | Administrative Amendment    |
| 'd' Variance(s) - use, density, etc.                   | Interim Use                 |
| Minor Subdivision                                      | Extension                   |
| Preliminary Major Subdivision                          | Other (fill in below):      |
| Final Major Subdivision                                |                             |

**3.  
PROPOSED  
DEVELOPMENT**

|   |  |
|---|--|
| 8. Project Description:<br><i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i> | The applicant TMW 660 Tonnele LLC seeks preliminary and final site plan approval, conditional use approval and c variances to operate a cannabis retail sales establishment. |
|---|--|

**4.  
VARIANCES  
BEING SOUGHT**

|  |                   |
|--|-------------------|
| 9. List Variances:<br><i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i> | See attached list |
| 10. Number of 'c' Variance(s):   |                   |
| 11. Number of 'd' Variance(s):   |                   |

**5.  
APPLICANT**

|     |                 |  |
|-----|-----------------|--|
| 12. | Applicant Name: |  |
| 13. | Street Address: |  |
| 14. | City:           |  |
| 15. | State:          |  |
| 16. | Zip Code:       |  |
| 17. | Phone:          |  |
| 18. | Email:          |  |

**6.  
OWNER**

|     |                 |  |
|-----|-----------------|--|
| 19. | Owner Name:     |  |
| 20. | Street Address: |  |
| 21. | City:           |  |
| 22. | State:          |  |
| 23. | Zip Code:       |  |
| 24. | Phone:          |  |
| 25. | Email:          |  |

**7.  
ATTORNEY**

|     |                  |  |
|-----|------------------|--|
| 26. | Attorney's Name: |  |
| 27. | Firm's Name:     |  |
| 28. | Phone:           |  |
| 29. | Email:           |  |

**8.  
PLAN  
PREPARERS**

|                           |                    |  |
|---------------------------|--------------------|--|
| <b>ENGINEER</b>           |                    |  |
| 30.                       | Engineer's Name:   |  |
| 31.                       | NJ License Number: |  |
| 32.                       | Firm's Name:       |  |
| 33.                       | Email:             |  |
| <b>ARCHITECT</b>          |                    |  |
| 34.                       | Architect's Name:  |  |
| 35.                       | NJ License Number: |  |
| 36.                       | Firm's Name:       |  |
| 37.                       | Email:             |  |
| <b>PLANNER</b>            |                    |  |
| 38.                       | Planner's Name:    |  |
| 39.                       | NJ License Number: |  |
| 40.                       | Firm's Name:       |  |
| 41.                       | Email:             |  |
| <b>SURVEYOR</b>           |                    |  |
| 42.                       | Surveyor's Name:   |  |
| 43.                       | NJ License Number: |  |
| 44.                       | Firm's Name:       |  |
| 45.                       | Email:             |  |
| <b>OTHER PROFESSIONAL</b> |                    |  |
| 46.                       | Name, Profession:  |  |
| 47.                       | NJ License Number: |  |
| 48.                       | Firm's Name:       |  |
| 49.                       | Email:             |  |

**9. SUBJECT PROPERTY**

|  |   |  |
|--|---|--|
| 50.  | Lot Area (square feet):   |  |
| 51.  | Lot Width (feet):   |  |
| 52.  | Lot Depth (feet):   |  |
| 53.  | Zone District(s):   |  |
| 54.  | Redevelopment Area:   |  |
| 55.  | Present Use:  |  |
| 56.  | Amount of impervious surface added, replaced, or disturbed (square feet):<br><i>(if greater or equal to 1,000 square feet provide stormwater report)</i>                  |  |
| <b>ANSWER THE FOLLOWING YES –OR– NO</b>  |   |  |
| 57.  | Is the subject property in a Historic District?<br><i>(if yes, apply to Historic Preservation Commission)</i>   |  |
| 58.  | Is the subject building or property <u>IS</u> on the list of properties eligible for the Historic Register?<br><i>(if yes, apply to Historic Preservation Commission)</i> |  |
| 59.  | Is demolition proposed?<br><i>(if yes, provide determination of significance or demolition permit)</i>  |  |
| 60.  | Is a bonus provision being utilized?  |  |
| 61.  | Is the subject property within 200 feet of another municipality?  |  |
| 62.  | Are there performance guarantees and/or maintenance agreements with City Council?<br><i>(if yes, attach 1 copy)</i>   |  |
| 63.  | Does the property have existing deed restrictions, covenants and/or easements?<br><i>(if yes, attach 1 copy)</i>  |  |
| 64.  | Are new streets and/or utility extensions proposed?   |  |
| 65.  | Are existing streets being widened?   |  |
| 66.  | Is the subject property in a flood plain?*  |  |
| <i>* Flood plain boundaries and base flood elevation can be found by visiting:<br/> <a href="http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/">http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/</a> </i> |   |  |

**10. HEIGHTS**

|     |                               |                 |      |                  |      |
|-----|-------------------------------|-----------------|------|------------------|------|
| 67. | Base Flood Elevation (feet):  |                 |      |                  |      |
| 68. | Elevation of Grade (feet):    |                 |      |                  |      |
| 69. | Number of New Buildings:      |                 |      |                  |      |
| 70. | Number of Development Phases: |                 |      |                  |      |
|     | <b>HEIGHTS</b>                | <b>EXISTING</b> |      | <b>PROPOSED*</b> |      |
|     |                               | Stories         | Feet | Stories          | Feet |
| 71. | Building                      |                 |      |                  |      |
| 72. | Addition or Extension         |                 |      |                  |      |
| 73. | Rooftop Appurtenance          |                 |      |                  |      |
| 74. | Accessory Structures          |                 |      |                  |      |

*\* if proposed height is 40 feet or greater provide shadow study and visual assessment report*

**11.  
GROSS FLOOR  
AREA AND  
COVERAGE**

|                             | PHASE 1 | PHASE 2<br>(if applicable) | PHASE 3 & UP<br>(if applicable) |
|-----------------------------|---------|----------------------------|---------------------------------|
| 74. Residential sf:         |         |                            |                                 |
| 75. Retail sf:              |         |                            |                                 |
| 76. Office sf:              |         |                            |                                 |
| 77. Industrial sf:          |         |                            |                                 |
| 78. Parking Garage sf:      |         |                            |                                 |
| 79. Other sf:               |         |                            |                                 |
| 80. GROSS FLOOR AREA (sf):  |         |                            |                                 |
| 81. Floor Area Ratio (FAR): |         |                            |                                 |
| 82. Building Coverage (%):  |         |                            |                                 |
| 83. Lot Coverage (%):       |         |                            |                                 |

**12.  
RESIDENTIAL  
DWELLING UNITS**

|                              | TOTAL<br>UNIT MIX | INCOME RESTRICTED<br>UNIT MIX |
|------------------------------|-------------------|-------------------------------|
| 84. Studio Units:            |                   |                               |
| 84. 1 Bedroom Units:         |                   |                               |
| 85. 2 Bedroom Units:         |                   |                               |
| 86. 3 Bedroom Units:         |                   |                               |
| 87. 4 bedroom or More Units: |                   |                               |
| 88. TOTAL UNIT COUNT:        |                   |                               |
| 89. Percent Affordable:      |                   |                               |
| 90. Percent Workforce:       |                   |                               |

**13.  
INCOME  
RESTRICTED\*  
HOUSING**

|  | INCOME RESTRICTED*<br>HOUSING UNITS CREATED |
|--|---|
| <b>Affordability Level:</b>            |   |
| 91. Very Low Income (<30% AMI):        |   |
| 92. Low Income (30% to 50% AMI):       |   |
| 93. Moderate Income (50% to 80% AMI):  |   |
| 94. Workforce Income (80% - 120% AMI): |   |
| <b>Population Served:</b>              |   |
| 95. Age Restricted:                    |   |
| 96. Special Needs:                     |   |
| 97. Other:                             |   |

*\*According to definitions established by N.J.A.C. 5:80-26.1 et seq.. Workforce Income is defined as households up to 120% of the area median income*

**14. PARKING AND SIGNAGE**

|      |                                |  |
|------|--------------------------------|--|
| 98.  | Number of Parking Spaces:      |  |
| 99.  | Dimensions of Parking Spaces:  |  |
| 100. | Number of Bike Parking Spaces: |  |
| 101. | Location of Bike Parking:      |  |
| 102. | Number of Loading Spaces:      |  |
| 103. | Number of Signs:               |  |
| 104. | Type of Signs:                 |  |

**15. APPROVAL HISTORY**

*List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.*

|      | CASE NUMBER(S)    | APPROVAL (Y/N) | DATE(S) |
|------|-------------------|----------------|---------|
| 105. | Subdivision:      |                |         |
| 106. | Site Plan:        |                |         |
| 107. | Variance(s) App:  |                |         |
| 108. | Appeal:           |                |         |
| 109. | Building Permits: |                |         |

**16. SUBMISSION CHECKLIST**

|  |  |
|--|--|
|  | Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application.<br><a href="#">Download Application Forms and Support Documents here</a>   |
|  | Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will <u>NOT</u> be accepted.<br><a href="#">Make an Online Payment by click here</a>   |
|  | Please fill out an Affidavit of Submission. A General Development Application will not be accepted if one is <u>NOT</u> submitted.   |
|  | Initials of the Applicant/Preparer:<br>(Must match Affidavit of Submission) _____  |
|  | Once you have completed all of the Submission Checklist items above, you can email you application to <a href="mailto:jmorales@jcnj.org">jmorales@jcnj.org</a> -and- <a href="mailto:tmiller@jcnj.org">tmiller@jcnj.org</a> .<br><br>Please send us a pdf version of this application which has <u>NOT</u> been scanned. |

**CONTACT:**

[Jersey City Division of City Planning](#)

1 Jackson Square, 2<sup>nd</sup> Floor

Jersey City NJ 07305

201-547-5010

[CityPlanning@jcnj.org](mailto:CityPlanning@jcnj.org)