

7.
OWNER

218 Webster JC, LLC

Owner's Name
201-968-0001

Phone Fax

1 University Plaza, #312

Street Address
Hackensack NJ 07601

City State Zip

8.
APPLICANT'S
ATTORNEY

Benjamin A. Nadell, Esq.

Attorney's Name
Connell Foley LLP

Firm's Name
201-521-1000 201-521-0100

Phone Fax

Harborside 5, 185 Hudson St., Suite 2510

Street Address
Jersey City New Jersey 07311

City State Zip
bnadell@connellfoley.com

e-mail address

9.
PLAN
PREPARERS

Engineer's Name & License Number

Firm's Name

Phone Fax

Street Address

City State Zip

e-mail address

Surveyor's Name & License Number

Firm's Name

Phone Fax

Street Address

City State Zip

e-mail address

Charles Heydt

Planner's Name & License Number
Dresdner Robin

Firm's Name
973.384.1071

Phone Fax

1 Evertrust Plaza, Suite 901

Street Address
Jersey City NJ 07302

City State Zip
cheydt@dresdnerrobin.com

e-mail address

Alexander Loyer Hughes, A.I.A.

Architect's Name & License Number
Kurv Architecture

Firm's Name
917-628-7532

Phone Fax

575 Fifth Avenue Floor 14

Street Address
New York NY 10017

City State Zip
alex@kurvarchitecture.com

e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions): 5,797 sf 32.8 x 181.21 ^{21.6/22.5 x 98.53/101.85} (dimensions) Zone District(s): R-1 One and Two Family Housing District

Present use: Multi-Family Building Redevelopment Area: _____
Historic District: _____

Check all that apply for present conditions: Conforming Use Non-Conforming Use
 Conforming Structure Non-Conforming Structure
 Vacant Lot

What is your FEMA flood zone and base flood elevation (BFE)?:

Area of Minimal Hazard

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 | 3 | +/- 38' | 3 | 38ft. |
| Addition/Extension | | | | |
| Rooftop Appurtenances | | | | |
| Accessory Structures | | | | |

| Square Footage of applicable building(s) for this project by use: | | |
|---|-------------|-----------|
| Residential | 7,325 | sf |
| Retail | 0 | sf |
| Office | 0 | sf |
| Industrial | 0 | sf |
| Parking Garage | 0 | sf |
| Other | 1,183 | sf |
| TOTAL: | 8508 | sf |

| Number of dwelling units (if applicable): | | |
|---|----------|--------------|
| Studio | 0 | units |
| 1 bedroom | 0 | units |
| 2 bedroom | 0 | units |
| 3 bedroom | 4 | units |
| 4+ bedroom | 0 | units |
| TOTAL: | 4 | units |

| | |
|------------------------------------|-----|
| Number of lots before subdivision: | 1 |
| Number of lots after subdivision: | N/A |

| | |
|---|----------|
| % of lot to be covered by buildings: | 48 % |
| % of lot to be covered by buildings & pavement: | 59 % |
| Gross floor area (GFA): | 8,508 sf |
| Floor Area Ratio (FAR): | 1.46:1 |

**11.
PARKING &
SIGNAGE**

Number of parking spaces & dimensions: number: 4 / Dimensions: 9'x18'
 Number of loading spaces & dimensions: number: 0 / Dimensions: 0

Number of Signs: 0
 Height of monument and/or pylon signs: 0

**12.
INFRA-
STRUCTURE**

| | | |
|---|---|--|
| <u>WATER</u> | | |
| 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 type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Is there existing combined fire/domestic service? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Is there existing domestic service only? | <input type="checkbox"/> Yes | <input checked="" 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 type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Size | | |
| Material | | |
| Will there be sewer curb cleanout? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Are minimum slope requirements satisfied as per National Standard Plumbing Code? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Is new sewer service proposed? | <input type="checkbox"/> Yes | <input checked="" 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 <u> </u> |
| Are any structures being removed? | <input type="checkbox"/> Yes | <input checked="" 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 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 | 4 | 0 | 4 |
| 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. | 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, parking garages, and lumberyards. S group includes S1 and S2. | 0 | 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 checked="" 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 1-7-21


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

Property Owner Authorizing Application if other than Applicant


 Notary Public Patrick Conlon

Attorney at Law
 State of New Jersey