

### 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

			TRN: 201.347.4323		
Intake Date:	13/20	Application No. 2.20	SON IS IVED		
Date validated as a	n Application for Development:		2020 /// ///		
Date Deemed Com	plete:				
1. SUBJECT PROPERTY	Address: Ward:  161 Van Wagenen Avenue  C	e Block & Lots:	Block 9301, Lot 18		
2. BOARD DESIGNATION	Planning Board	Zoning	Board of Adjustment		
3.	Conceptual Plan/Informal Review	☑ "c" variance(s)/Deviation	☐"A" appeal		
APPROVALS BEING SOUGHT	☐ Minor Site Plan	√(d) variance(s): use,	☐ Waiver of Site Plan		
BEING SOUGHT	☐ Preliminary Major Site Plan	density, etc.  Minor Subdivision	Requirements  Interpretation ("B" appeal)		
	Final Major Site Plan	Prelim. Major Subdivision			
	Conditional Use	Final Major Subdivision	Other (fill in)		
4. PROPOSED DEVELOPMENT  5. VARIANCE/ DEVIATION NOTES	Name & Nature of Use (describe project)  Applicant was approved for a thirteen (13) story multi-residential building with one hundred twe (124) residential units, including thirteen (13) affordable units, and thirty-nine (39) parking space Amendments include: addition of a cellar storage area, bicycle storage room, and mezzanine with window revisions and material changes. See letter from architect for more details.  Sections of the Land Development Ordinance or Redevelopment Plan from which relief is required.				
	Applicant's reasons for the Planning Bo The benefits outweigh any substantial of	•			
6. APPLICANT	161 Van Wagenen Ave, LLC		n St., Suite 21101		
ALLECANI	Applicant's Name	Street Address	A Now James 1		
	917-346-0009 N/A	Jersey City			
	Phone Fax	City	State Zip		
	ARVIKIRAN7@GMAIL.COM				
	e-Mail address				

7.	Same					
OWNER	Owner's Name		Street Address			
			1/	0		
	Phone	Fax	City	State	Zip	
8.	Charles J. Harring	ton, III	5 Harborsige,	185 Hudson St	Suite 2510	
APPLICANT'S	Attorney's Name		Street Address	VAN		
ATTORNEY	Connell Foley, LLI	<b>D</b>	Jersey City	New Jerse	y //073/11	
	Firm's Name		City	State	/// 4/9/	
	201-521-1000	201-521-0100	charrington@	connellfoley	(6ph/	
	Phone	Fax	e-mail address	1	/	
9.	Brian J. Shortino	33942	66 Glen Aver	nue		
PLAN	Engineer's Name & Licer	nse Number	Street Address			
PREPARERS	Bertin Engineerin	g	Glen Rock	New Jersey	y 07452	
	Firm's Name		City	State	Zip	
	201-670-6688	201-670-9788	info@bertine	ngineering.co	m	
	Phone	Fax	e-mail address			
	Surveyor's Name & Licer	nse Number	Street Address			
	Firm's Name		City	State	Zip	
	Phone	Fax	e-mail address			
	Planner's Name & Licens	se Number	Street Address			
	Firm's Name		City	State	Zip	
	Phone	Fax	e-mail address			
	Theodore S. Hamr		1 Executive Drive, Suite LL100			
	Architect's Name & Licer	nse Number	Street Address			
	Architectura		Fort Lee	New Jersey	07024	
	Firm's Name		City	State	Zip	
	201-346-1400	201-346-1420				
	Phone	Fax	e-mail address		<del></del>	

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):  14,070.6 sf 61.71 x 240 (dimensions)  Present use: Vacant lot  Check all that apply for present conditions:		irregular lot						
14,070.6   sf 61.71 x 240   (dimensions)   Zone District(st)   Multi-Family Mid-Rise	Site Acreage (square for	otage and dimens	ions):		~			
Present use: Vacant lot  Redevelopment area: Historic Display: WA  Check all that apply for present Conforming Use Conforming Structure Conditions: Vacant Lot  What is your FEMA flood zone and base flood elevation (BFE)?:  TBP  Check all that Apply:  Application for a new building on Indeveloped tract  Is the subject building or property on the list of properties eligible for the Historic Register?  Is the subject building or property on the list of properties eligible for the Historic Register?  Is demolition proposed? Yes one If yes, is building 150+ years old? Yes age: One  Is demolition proposed? Yes one If yes, is building 150+ years old? Yes age: One  Is demolition proposed? Yes one If yes, is building 150+ years old? Yes age: One  Stories Feet Stories Feet  Building N/A N/A 13 141'  Addition/Extension  Rooftop Appurtenances  Accessory Structures  Square Footage of applicable building(s) for this project by use:  Residential 117,834 sf Retail O sf Office O sf Industrial O sf Industrial O sf Industrial O sf Parking Garage 10,146 sf Other O sf	- · ·	-	,	-) Z Dist		/CR-3-M	lulti-Family Mid-R	ise
Check all that apply for present conditions:  What is your FEMA flood zone and base flood elevation (BFE)?:  TBP Check all that Apply:  Application for a new building on undeveloped tract  Is the subject building or property on the list of properties eligible for the Historic Register?  Is demolition proposed? Yes one If yes, is building 150+ years old? Yes age:  Building  Stories  Feet  Building  N/A  Addition/Extension  Rooftop Appurtenances  Accessory Structures  Square Footage of applicable building(s) for this project by use:  Residential  117,834  Retail  O  Sf  Retail  O  Sf  Office  O  Sf  Parking Garage  10,146  Sf  Other  O  Check all that Apply:  Non-Conforming Use Application for use of a pplication for use of a polition for use of a			imension	s) Zone Disi	Inct(a)	SC		_
Check all that apply for present conforming Use apply for present conditions:  What is your FEMA flood zone and base flood elevation (BFE)?:  TBP Check all that Apply:  Application for a new building on undeveloped tract  Is the subject building or property on the list of properties eligible for the Historic Register?  Is demolition proposed?  Is demolition proposed?  Is demolition proposed?  Is the subject buildings:  Existing  Proposed  Stories  Feet  Building  N/A  Addition/Extension  Rooftop Appurtenances  Accessory Structures  Square Footage of applicable building(s) for this project by use:  Residential  Office  Office  Office  Office  Office  Other  Other  Non-Conforming Use Non-Conforming Use Non-Conforming Structure  Non-Conforming Structure  Non-Conforming Use Non-Conforming Structure  Non-Conforming Structure  Non-Conforming Structure  Non-Conforming Use Non-Conforming Use Non-Conforming Use Non-Conforming Use Non-Conforming Structure  Application for use of a paplication for use of a portion of a building  profit on or a building  Proposed  Stories  Feet  Stories  Feet  Stories  Feet  Building  Number of dwelling units (if applicable):  Studio  25  Units  1 bedroom  1 units  2 bedroom  7 units  3 bedroom  1 units  4 bedroom  O units  TOTAL:  124  Nan-Conforming Use Non-Conforming Structure  Non-Conforming Structure  Application for use of a paplication for new use of portion of a building  Proposed  Number of dwelling units (if applicable):	Present use: Vacant I	Ot		Redevelo	pment Are	ea:	VED	7
apply for present conditions:  Vacant Lot  What is your FEMA flood zone and base flood elevation (BFE)?:  TBP  Check all that Apply:  Application for a new building on undeveloped tract  Is the subject building or property on the list of properties eligible for the Historic Register?  Is the subject building or property on the list of properties eligible for the Historic Register?  Is demolition proposed?  Is demoliti				Historic L	istrict://	JN/A		
apply for present conditions:  Vacant Lot  What is your FEMA flood zone and base flood elevation (BFE)?:  TBP  Check all that Apply:  Application for a new building on undeveloped tract  Is the subject building or property on the list of properties eligible for the Historic Register?  Is the subject building or property on the list of properties eligible for the Historic Register?  Is demolition proposed?  Is demoliti	Check all that	Conformina Use	<b>:</b>	□ Non-C	onforming	ı Use	3 2020 111 111	
What is your FEMA flood zone and base flood elevation (BFE)?:  TBP Check all that Apply:  Application for a new building on undeveloped tract  Is the subject building or property on the list of properties eligible for the Historic Register?  Is the subject building or property on the list of properties eligible for the Historic Register?  Is demolition proposed? yes ono If yes, is building 150+ years old? yes age:	apply for present	Conforming Stru		Non-Q	onforming	Structure		
TBP Check all that Apply:  Application for a new building on undeveloped tract  Is the subject building or property on the list of properties eligible for the Historic Register?  Is demolition proposed? yes ono If yes, is building 150+ years old? yes age:ono  Number of New Buildings:    Existing	conditions:	' Vacant Lot						
Check all that Apply:  Application for a new building on undeveloped tract  Is the subject building or property on the list of properties eligible for the Historic Register?  Is demolition proposed?	What is your FEMA floor	d zone and base f	lood eleva	tion (BFE)?:			_ /	
Application for a new building on undeveloped tract  Is the subject building or property on the list of properties eligible for the Historic Register?  Is the subject building or property on the list of properties eligible for the Historic Register?  Is demolition proposed?    Is demolition proposed.    Is demolition	TBP							
Is the subject building or property on the list of properties eligible for the Historic Register?  Is demolition proposed? yes ono If yes, is building 150+ years old? yes age:	Check all that Apply:							
Is the subject building or property on the list of properties eligible for the Historic Register?    Second	Application for a r	new building on			use of			
Is demolition proposed?	undeveloped tract		existii	ng bullaing		portior	of a building	
Is demolition proposed?    yes ono If yes, is building 150+ years old?    yes age: ono  Number of New Buildings: 1  Height table:    Existing	le the subject building	or property on th	a list of n	roperties eligible	a for the l	Historia Pa	gistor?	
Is demolition proposed? yes ono If yes, is building 150+ years old? yes age:		or property on th	e list of p	roperties eligible		I IISIONG NE	gister?	
Number of New Buildings: 1   Height table:   Existing   Proposed   Stories   Feet   Stories   Feet   Stories   Feet   Building   N/A   N/A   N/A   13   141'   Addition/Extension   Rooftop Appurtenances   Accessory Structures     Number of dwelling units (if applicable):     Square Footage of applicable building(s) for this project by use:   Residential   117,834   sf   Retail   0   sf   Studio   25   units   1 bedroom   91   units   2 bedroom   7   units   1 dedroom   1   units   2 bedroom   1   units   3 bedroom   1   units   4 bedroom   0   units   1 to TOTAL:   124   units   1 to TOTAL:   1 t	0. 0							
Height table:    Existing   Proposed	is demolition proposed	yes <b>O</b> n	o If yes,	, is building 150	+ years o	old? Oyes	s age:	no
Existing   Proposed	Number of New Buildin	igs: 1						
Stories Feet Stories Feet  Building N/A N/A 13 141'  Addition/Extension  Rooftop Appurtenances Accessory Structures  Square Footage of applicable building(s) for this project by use:  Residential 117,834 sf Retail 0 sf Office 0 sf Industrial 0 sf Parking Garage 10,146 sf Other 0 sf  Stories Feet Stories	Height table:	-						
Building N/A N/A 13 141'  Addition/Extension  Rooftop Appurtenances Accessory Structures  Square Footage of applicable building(s) for this project by use:  Residential 117,834 sf Retail 0 sf Office 0 sf Industrial 0 sf Parking Garage 10,146 sf Other 0 sf Other 0 sf  Number of dwelling units (if applicable):  Studio 25 units 1 bedroom 91 units 2 bedroom 7 units 3 bedroom 1 units 4+ bedroom 0 units TOTAL: 124 units	rieight table.							
Addition/Extension Rooftop Appurtenances Accessory Structures  Square Footage of applicable building(s) for this project by use:  Residential 117,834 sf Retail 0 sf Office 0 sf Industrial 0 sf Parking Garage 10,146 sf Other 0 sf  TOTAL: 124 units	rieight table.		Exist	ing		Propose	d	
Rooftop Appurtenances Accessory Structures  Square Footage of applicable building(s) for this project by use:  Residential 117,834 sf Retail 0 sf Office 0 sf Industrial 0 sf Parking Garage 10,146 sf Other 0 sf  Rooftop Appurtenances  Number of dwelling units (if applicable):  Studio 25 units 1 bedroom 91 units 2 bedroom 7 units 3 bedroom 1 units 4+ bedroom 0 units TOTAL: 124 units	rieight table.	Stori			Stori			
Accessory Structures  Square Footage of applicable building(s) for this project by use:  Residential 117,834 sf Retail 0 sf Office 0 sf Industrial 0 sf Parking Garage 10,146 sf Other 0 sf  Number of dwelling units (if applicable):  Studio 25 units 1 bedroom 91 units 2 bedroom 7 units 3 bedroom 1 units 4+ bedroom 0 units TOTAL: 124 units			es	Feet		ies	Feet	
Square Footage of applicable building(s) for this project by use:  Residential 117,834 sf Retail 0 sf Office 0 sf Industrial 0 sf Parking Garage 10,146 sf Other 0 sf  Number of dwelling units (if applicable):  Studio 25 units 1 bedroom 91 units 2 bedroom 7 units 3 bedroom 1 units 4+ bedroom 0 units TOTAL: 124 units	Building	N//	es	Feet		ies	Feet	
this project by use:       Studio       25       units         Retail       0       sf       1 bedroom       91       units         Office       0       sf       2 bedroom       7       units         Industrial       0       sf       3 bedroom       1       units         Parking Garage       10,146       sf       4+ bedroom       0       units         Other       0       sf       TOTAL:       124       units	Building Addition/Extension	N/A	es	Feet		ies	Feet	
this project by use:       Studio       25       units         Retail       0       sf       1 bedroom       91       units         Office       0       sf       2 bedroom       7       units         Industrial       0       sf       3 bedroom       1       units         Parking Garage       10,146       sf       4+ bedroom       0       units         Other       0       sf       TOTAL:       124       units	Building Addition/Extension Rooftop Appurtena	N/A	es	Feet		ies	Feet	
Residential         117,834         sf           Retail         0         sf           Office         0         sf           Industrial         0         sf           Parking Garage         10,146         sf           Other         0         sf           TOTAL:         124         units           TOTAL:         124	Building Addition/Extension Rooftop Appurtena	N/A	es	Feet		ies	Feet	
Retail         0         sf           Office         0         sf           Industrial         0         sf           Parking Garage         10,146         sf           Other         0         sf           TOTAL:         124         units           1 bedroom         91         units           2 bedroom         7         units           4+ bedroom         0         units           TOTAL:         124         units	Building Addition/Extension Rooftop Appurtena Accessory Structur  Square Footage of	nces res applicable build	es	Feet N/A	13	ies 3	Feet 141'	]
Office         0         sf         2 bedroom         7         units           Industrial         0         sf         3 bedroom         1         units           Parking Garage         10,146         sf         4+ bedroom         0         units           Other         0         sf         TOTAL:         124         units	Building Addition/Extension Rooftop Appurtena Accessory Structur  Square Footage of	nces res applicable build	es	Feet N/A	13	ies 3	Feet 141'	]
Industrial0sf3 bedroom1unitsParking Garage10,146sf4+ bedroom0unitsOther0sfTOTAL:124units	Building Addition/Extension Rooftop Appurtena Accessory Structur  Square Footage of this project by use:	nces res applicable build	es A ing(s) for	Feet N/A Numbe	13 er of dwel	iling units (	Feet 141' if applicable):	
Parking Garage 10,146 sf 4+ bedroom 0 units Other 0 sf TOTAL: 124 units	Building Addition/Extension Rooftop Appurtena Accessory Structur  Square Footage of this project by use: Residential	nces es applicable build	es A ing(s) for sf	Feet N/A  Number	13 er of dwel	lling units (	Feet 141' if applicable): units	
Other 0 sf TOTAL: 124 units	Building Addition/Extension Rooftop Appurtena Accessory Structur  Square Footage of this project by use: Residential Retail	applicable build	es A ing(s) for sf	Feet N/A  Number Studio 1 bedre	er of dwel	lling units (	Feet 141'  if applicable):  units units	
Other 0 sf TOTAL: 124 units	Building Addition/Extension Rooftop Appurtena Accessory Structur  Square Footage of this project by use: Residential Retail Office	applicable build	es A sf sf sf	Feet N/A  Number  Studio 1 bedre 2 bedre	er of dwel	lling units (	Feet 141'  if applicable):  units units units units	
TOTAL: 127,000 of	Building Addition/Extension Rooftop Appurtena Accessory Structur  Square Footage of this project by use: Residential Retail Office Industrial	applicable build  117,834  0  0	es A  ing(s) for sf sf sf sf sf	Feet N/A  Number  Studio 1 bedre 2 bedre 3 bedre	er of dwel	lling units (	Feet 141'  if applicable):  units units units units units units	
TOTAL:   127,980   sf	Building Addition/Extension Rooftop Appurtena Accessory Structur  Square Footage of this project by use: Residential Retail Office Industrial Parking Garage	applicable build  117,834  0  0  10,146	es	Feet N/A  Number  Studio 1 bedre 2 bedre 3 bedre 4+ bed	er of dwel	lling units (	Feet 141'  if applicable):  units units units units units units units	

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

% of lot to be covered by buildings:	90 9	%
% of lot to be covered by buildings & pavement:	100	%
Gross floor area (GFA):	127,980	sf
Floor Area Ratio (FAR):	9.1:1	

11.	
<b>PARKING</b>	&
SIGNAGE	

Number	of parking	spaces	& dimensions:	number:	39	/ Dimensions: *stackers
Number -	of loading	spaces	& dimensions:	number:	N/A	/ Dimensions: N/A

12.
INFRA-
<b>STRUCTURE</b>

Number of Signs: N/A		
Height of monument and/or pylon signs: N/A	100	
		CE
	1/15/	THE VIEW
WATER	/// ///	Mu SIN
Is public water being extended to the tract and/or reused? If yes,	Yes	1 No 2020 /// //
specify size and material.	12"	111111
Material	ТВР	
Does the existing water service have a curb stop?	□Yes	<b>■</b> No
Is there existing combined fire/domestic service?	□Yes	■No
Is there existing domestic service only?	□Yes	■No
Is new water service being proposed?	■Yes	□No
Is there new combined fire/domestic service?	■Yes	□No
Is there new domestic service only?	□Yes	■No
CEMED		
SEWER Is existing sewer service proposed to be reused? If yes,		T
specify size and material.	□Yes	■No
Size		
Material Material		
Will there be sewer curb cleanout?  Are minimum slope requirements satisfied as per National	■Yes	□No
Standard Plumbing Code?	■Yes	□No
Is new sewer service proposed?	■Yes	□No
Are storm drains proposed?	■Yes	□No
Are any new streets or utility extensions proposed?	□Yes	■No
MISC		
Are existing streets being widened	□Yes	■No
Are utilities underground	Yes	□No
Is site in a flood plain?	Yes	■No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	Yes	□No <u>TBP</u>
Are any structures being removed?	□Yes	■No
Is the application for additional buildings and/or improvements to a	□Yes	■No
tract having existing buildings and/or improvements?  Is the property within 200 feet of an adjacent municipality? If yes,	□Yes	■No
which?		
Municipalities:		
Is the property on a County Road?  Are there deed restrictions, covenants, and/or easements	Yes	■No
affecting the tract? If yes, attach 2 copies.	□Yes	■No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	□Yes	■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	124	13	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	255	0	0

\*According to MFCOAH 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*	13	0	/ 4/0 VAIV	1 3 0	//)/13

\*According to NJ COAH definitions at N.J. J. C. 5:94 et seq.

	111	. 111	
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>B:</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		
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	0	0	
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0	
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	15,116 sf	0	
<b>H:</b> 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	
<b>A5:</b> 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 lf there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision				
Site Plan	Z19-013	×		April 25, 2019
Variance(s)				
Building Permit				

# 15. FEES (see attached fee schedule)

STAFF CALCU	LATIONS 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

ate / day

Signature of Applicant Ally for appli

Property Owner Authorizing Application if other than Applicant

JOAN C. ADAMS

Notal Mark Proble of New Jersey
My Commission No: 50005301
My Commission Expires October 28, 2024