



# CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

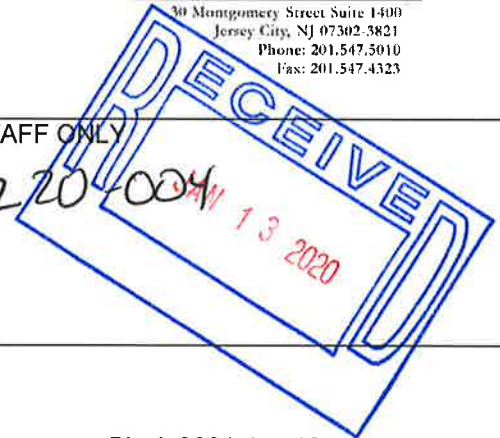
1/13/20

Application No.

220-004

Date Validated as an Application for Development:

Date Deemed Complete:



## 1. SUBJECT PROPERTY

 Address: 161 Van Wagenen Avenue  
 Ward: C

Block &amp; Lots: Block 9301, Lot 18

## 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 type="checkbox"/> Prelim. Major Subdivision	<input checked="" 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 &amp; Nature of Use (describe project)

Applicant was approved for a thirteen (13) story multi-residential building with one hundred twenty-four (124) residential units, including thirteen (13) affordable units, and thirty-nine (39) parking spaces. Amendments include: addition of a cellar storage area, bicycle storage room, and mezzanine level. Window revisions and material changes. See letter from architect for more details.

## 5. VARIANCE/ DEVIATION NOTES

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

Height; density.

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

The benefits outweigh any substantial detriments; see Principal Points Statement for further reasoning.

## 6. APPLICANT

161 Van Wagenen Ave, LLC

Applicant's Name

917-346-0009 N/A

Phone

Fax

ARVIKIRAN7@GMAIL.COM

e-Mail address

101 Hudson St., Suite 21101

Street Address

Jersey City New Jersey 07302

City

State

Zip

**7.  
OWNER**

**Same**

Owner's Name

Street Address

Phone

Fax

City

State

Zip

**8.  
APPLICANT'S  
ATTORNEY**

**Charles J. Harrington, III**

Attorney's Name

**Connell Foley, LLP**

Firm's Name

**201-521-1000**

**201-521-0100**

Phone

Fax

**5 Harborside, 185 Hudson St., Suite 2510**

Street Address

**Jersey City**

**New Jersey**

**07311**

City

State

Zip

**charrington@connellfoley.com**

e-mail address

**9.  
PLAN  
PREPARERS**

**Brian J. Shortino**      **33942**

Engineer's Name & License Number

**Bertin Engineering**

Firm's Name

**201-670-6688**

**201-670-9788**

Phone

Fax

**66 Glen Avenue**

Street Address

**Glen Rock**

**New Jersey 07452**

City

State

Zip

**info@bertinengineering.com**

e-mail address

Surveyor's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Planner's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

**Theodore S. Hammer**

Architect's Name & License Number

**Architectura**

Firm's Name

**201-346-1400**

**201-346-1420**

Phone

Fax

**1 Executive Drive, Suite LL100**

Street Address

**Fort Lee**

**New Jersey 07024**

City

State

Zip

e-mail address

# 10. SUBJECT PROPERTY DESCRIPTION

irregular lot

Site Acreage (square footage and dimensions):

14,070.6 sf 61.71 x 240 (dimensions)

Present use: Vacant lot

Zone District(s):

R-3 Multi-Family Mid-Rise

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)?:

TBP

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	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
TOTAL:	127,980	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

Number of lots before subdivision:

N/A

Number of lots after subdivision:

N/A

% of lot to be covered by buildings:

90 %

% of lot to be covered by buildings &amp; pavement:

100 %

Gross floor area (GFA):

127,980 sf

Floor Area Ratio (FAR):

9.1:1

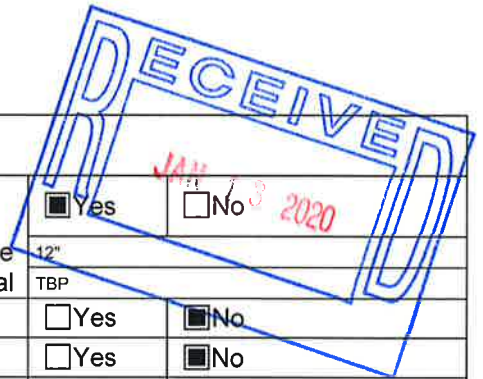
# 11. PARKING & SIGNAGE

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

Number of Signs: N/A  
 Height of monument and/or pylon signs: N/A

# 12. INFRA- STRUCTURE

<b>WATER</b>		
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	12"	
Material	TBP	
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 type="checkbox"/> Yes	<input checked="" 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
<b>SEWER</b>		
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
<b>MISC</b>		
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
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**

<b>REQUIRED FOR ALL DEVELOPMENT APPLICATIONS</b>	<b>Total number of new residential units created</b>	<b>Total number of affordable housing units* created</b>	<b>Total number of residential units demolished</b>
<b>New structure containing residential units</b>	124	13	0
<b>Conversion from a non-residential structure to a structure containing residential units</b>	0	0	0
<b>Conversion from market rate housing units to NJ COAH defined affordable housing units</b>	0	0	0

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

	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Age Restricted</b>	<b>Rental Units</b>
<b>Number of affordable housing units created*</b>	13	0	0	0	13

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

<b>Use Group Description</b> (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.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<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
<b>A1:</b> Assembly uses including concert halls and TV studios.	0	0
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
<b>A4:</b> 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
<b>E:</b> Schools K – 12	0	0
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
<b>R1:</b> Hotels, motels and dormitories	0	0
<b>U:</b> 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	Z19-013	<input checked="" type="checkbox"/>	<input type="checkbox"/>	April 25, 2019
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)	\$
<b>TOTAL DUE</b>	<b>\$</b>
Amount Paid	\$
<b>BALANCE DUE</b>	<b>\$</b>



**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

*10<sup>th</sup> day of January, 2020*

*Patricia A. Adams*  
Signature of Applicant *App. for applicant*

Property Owner Authorizing Application if  
other than Applicant

*Joan Adams*  
Notary Public

**JOAN C. ADAMS**  
Notary Public of New Jersey  
My Commission No: 50005301  
My Commission Expires October 28, 2024