



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:

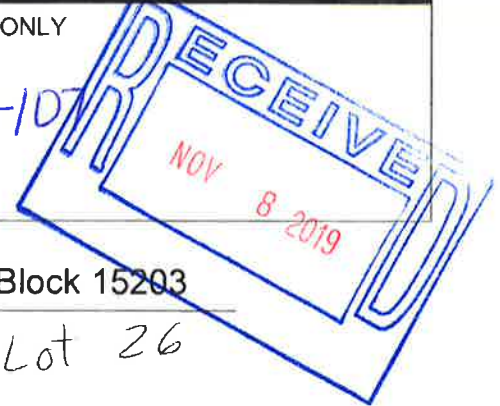
11/8/19

Application No.

219-107

Date Validated as an Application for Development:

Date Deemed Complete:



1. SUBJECT PROPERTY

Address: 37 Storms Avenue

Ward: F

Block & Lots: Block 15203

Lot 26

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 checked="" type="checkbox"/> Other (fill in) Plus any other

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

Applicant proposes constructing a 4-story multi-family residential building with 11 units and 12 parking spaces on an oversized lot

Variances, Waivers, and/or approvals as needed

5. VARIANCE/ DEVIATION NOTES

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

'd' Variances for Use, Density, and Maximum Building Height,

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

The lot at issue is an oversized lot located among a mix of buildings that include multi-family residential buildings, one and two family homes, a commercial space, and a church. A multi-family residential building is an appropriate use of the site.

6. APPLICANT

Jignesh Sheth

Applicant's Name

201-936-8202

Phone

Fax

37 Storms Avenue

Street Address

Jersey City New Jersey 07306

City

State

Zip

shethj@hotmail.com

e-Mail address

**7.
OWNER**

Jignesh Sheth

Owner's Name
201-936-8202

Phone Fax

37 Storms Avenue

Street Address
Jersey City New Jersey 07306

City State Zip

shethj@hotmail.com

e-mail address

**8.
APPLICANT'S
ATTORNEY**

Rita Mary McKenna

Attorney's Name
The Law Office of Rita Mary McKenna

Firm's Name
01-779-1127

Phone Fax

29A East 34th Street

Street Address
Bayonne New Jersey 07002

City State Zip

ritamckenna@gmail.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

John J. Galiano 43284

Surveyor's Name & License Number
Galiano, Harris & Associates, LLC

Firm's Name
973-732-1853

Phone Fax

5 Sicomac Rd.

Street Address
North Haledo New Jersey 07508

City State Zip

e-mail address

Planner's Name & License Number

Firm's Name

Phone Fax

Street Address

City State Zip

e-mail address

Jeffrey V. Lewis AI018118

Architect's Name & License Number

Jeffrey V. Lewis

Firm's Name
973-941-5780

Phone Fax

368 Broad Street, Suite 213

Street Address

Newark New Jersey 07104

City State Zip

jeffreylvlewis@hotmail.com

e-mail address

10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):

5,750 sf 50 x 115 (dimensions)

Present use: Vacant

Zone District(s):

R-1

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)?:

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	4	42'-0"
Addition/Extension			N/A	N/A
Rooftop Appurtenances		N/A		N/A
Accessory Structures	N/A	N/A	N/A	N/A

Square Footage of applicable building(s) for this project by use:

Residential	6,490	sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:	6,490	sf

Number of dwelling units (if applicable):

Studio		units
1 bedroom	9	units
2 bedroom	2	units
3 bedroom		units
4+ bedroom		units
TOTAL:	11	units

Number of lots before subdivision:

N/A

Number of lots after subdivision:

N/A

% of lot to be covered by buildings:

59.9 %

% of lot to be covered by buildings & pavement:

61.8 %

Gross floor area (GFA):

10,632 sf

Floor Area Ratio (FAR):

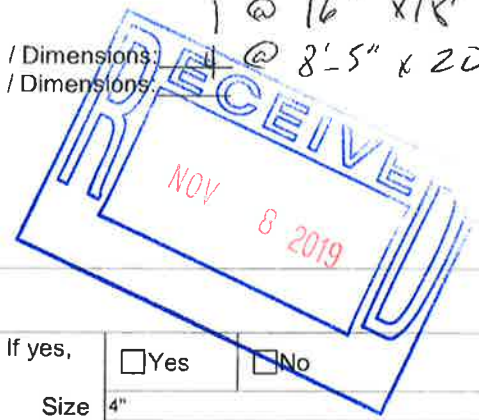
N/A

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 12 / Dimensions: 4 @ 8'-6" x 16'
 Number of loading spaces & dimensions: number: N/A / Dimensions: 1 @ 16' x 18'
4 @ 8'-5" x 20'

Number of Signs: N/A

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 type="checkbox"/> No
Size Material	4" D.I.P.	
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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size Material	6" PVC	
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
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No None Known
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 None Known

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	11	0	0
Conversion from a non-residential structure to a structure containing residential units	N/A	N/A	N/A
Conversion from market rate housing units to NJ COAH defined affordable housing units	N/A	N/A	N/A

*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	Gross Floor Area of New Construction	Gross Floor Area of Demolition
(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: 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.	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

In September of 2017 an application for this site was filed but was not completed.

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

March 10th 2019

Signature of Applicant

Property Owner Authorizing Application if
other than Applicant

Notary Public

*as an Attorney of
the State of New Jersey*

18. CONTACT

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