



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:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

1. SUBJECT PROPERTY

Address: 2 Hoboken AvenueBlock & Lots: 6001/46Ward: C

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 & Nature of Use (describe project)

Amendment of previously approved site plan approval with variances to construct a 13 story, 161 unit high rise multifamily building with 147 parking spaces to a 13 story, 192 unit high rise multifamily building with 246 parking spaces.

5. VARIANCE/ DEVIATION NOTES

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

See Principal Points Statement

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

See Principal Points Statement

6. APPLICANT

2 Hoboken Avenue, LLC

Applicant's Name

50 Harrison Street, Suite 101

Street Address

HobokenNJ07030

City

State

Zip

Phone

Fax

e-Mail address

7.
OWNER

Same as Applicant

<hr/> Owner's Name		<hr/> Street Address		
<hr/> Phone	<hr/> Fax	<hr/> City	<hr/> State	<hr/> Zip
<hr/> e-mail address				

8.
APPLICANT'S
ATTORNEY

Robert A. Verdibello

<hr/> Attorney's Name		<hr/> Street Address		
Connell Foley LLP		Harborside 5, 185 Hudson St. Ste 2510		
<hr/> Firm's Name		<hr/> City		
201-521-1000	201-521-0100	Jersey City	NJ	07311
<hr/> Phone	<hr/> Fax	<hr/> City	<hr/> State	<hr/> Zip
<hr/> e-mail address				
rverdibello@connellfoley.com				

9.
PLAN
PREPARERS

Eric Ballou NJPE LIC No. 42827

<hr/> Engineer's Name & License Number		<hr/> Street Address		
InSite Engineering, LLC		1955 Route 34, Suite 1A		
<hr/> Firm's Name		<hr/> City		
732-531-7100	732-531-7344	Wall	NJ	07719
<hr/> Phone	<hr/> Fax	<hr/> City	<hr/> State	<hr/> Zip
<hr/> e-mail address				
Eric@insiteeng.net				

Karl E. Schoelch, LS 20387

<hr/> Surveyor's Name & License Number		<hr/> Street Address		
Area Surveying, LLC		71 Western Avenue		
<hr/> Firm's Name		<hr/> City		
201-628-1958	201-217-7980	Jersey City	NJ	07307
<hr/> Phone	<hr/> Fax	<hr/> City	<hr/> State	<hr/> Zip
<hr/> e-mail address				
ava@aiainc.com				

Ed Kolling

<hr/> Planner's Name & License Number		<hr/> Street Address		
Dresdner Robin		603 Mattison Avenue, Suite 316		
<hr/> Firm's Name		<hr/> City		
732-988-7020	732-988-7032	Asbury Park	NJ	07712
<hr/> Phone	<hr/> Fax	<hr/> City	<hr/> State	<hr/> Zip
<hr/> e-mail address				
EKolling@DresdnerRobin.com				

David S. McHenry, FAIA NJRA Lic # 21AI01049100

<hr/> Architect's Name & License Number		<hr/> Street Address		
Erdy MHery Architecture, LLC		915 N. Orianna Street		
<hr/> Firm's Name		<hr/> City		
215-825-7000		Philadelphia	PA	19123
<hr/> Phone	<hr/> Fax	<hr/> City	<hr/> State	<hr/> Zip
<hr/> e-mail address				
www.em-arc.com				

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

27,499 sf 66' x 415' (dimensions)

Zone District(s):

R-3

Present use: _____

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)?:

AE10

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: _____

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building			13	145'-0
Addition/Extension			N/A	N/A
Rooftop Appurtenances		N/A		+15'3"
Accessory Structures	N/A	N/A	N/A	N/A

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

Residential	175,398	sf
Retail	11,222	sf
Office	0	sf
Industrial	0	sf
Parking Garage	54,534	sf
Other	6,698	sf
TOTAL:	247,852	sf

Number of dwelling units (if applicable):

Studio	43	units
1 bedroom	117	units
2 bedroom	32	units
3 bedroom	0	units
4+ bedroom	0	units
TOTAL:	192	units

Number of lots before subdivision:

N/A

Number of lots after subdivision:

N/A

% of lot to be covered by buildings:	85.7	%
% of lot to be covered by buildings & pavement:	96.2	%
Gross floor area (GFA):	247,852	sf
Floor Area Ratio (FAR):	9.0	

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 246 / Dimensions: STANDARD
 Number of loading spaces & dimensions: number: 1 / Dimensions: STANDARD

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

12. INFRA- STRUCTURE

<u>WATER</u>		
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		
Material	DILL	
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 checked="" 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 type="checkbox"/> Yes	<input 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 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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input 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 ^{2000 cy} _____
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Municipalities:	CITY OF HOBOKEN	
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	192	0	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	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 SF	
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	11,222 SF	
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0 SF	
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	54,534 SF	
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0 SF	
A1: Assembly uses including concert halls and TV studios.	0 SF	
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	0 SF	
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0 SF	
A4: Assembly uses including arenas, skating rinks and pools.	0 SF	
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0 SF	
E: Schools K – 12	0 SF	
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0 SF	
R1: Hotels, motels and dormitories	0 SF	
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	6,698 SF	

**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	Z18-098	<input checked="" type="checkbox"/>	<input type="checkbox"/>	November 15, 2018
Variance(s)	c and d variances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	November 15, 2018
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

July 15, 2020

[Signature]
Attorney for Applicant

Signature of Applicant

Property Owner Authorizing Application if
other than Applicant

[Signature]

Notary Public
GLORIA ALICEA
A Notary Public of New Jersey
My Commission Expires December 20, 2020

**18.
CONTACT**

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