



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



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: 105 Brunswick Street
Ward: R-1

Block & Lots: B: 11006, L: 21

2. BOARD DESIGNATION



Planning Board



Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input 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 type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input checked="" type="checkbox"/> Other (fill in) <u>Administrative Amendment</u>

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

(1) Material change to west facade from brick to waterproof paint coating and (2) Raising unit kitchen windows and brick on east facade to accommodate counter tops on previously approved and largely constructed four- (4) story, mixed-use building.

5. VARIANCE/ DEVIATION NOTES

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

N/A

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

The neighboring property on First Street will not grant access to allow for construction of a brick facade, necessitating a change to a waterproof paint coating which can be applied from within the boundaries of the subject property. Further, kitchen counter height is taller than bottom frame of approved windows.

6. APPLICANT

TFG 105 Brunswick, LLC

Applicant's Name

(201) 883-1010 (856) 273-8383

Phone

Fax

jason@primelaw.com

e-Mail address

492-C Cedar Lane, Suite 310

Street Address

Teaneck

NJ

07666

City

State

Zip

**7.
OWNER**

TFG 105 Brunswick, LLC
 Owner's Name
(201) 883-1010 (856) 273-8383
 Phone Fax

492-C Cedar Lane, Suite 310
 Street Address
Teaneck NJ 07666
 City State Zip

**8.
APPLICANT'S
ATTORNEY**

Jason R. Tuvel, Esq.
 Attorney's Name
Prime & Tuvel
 Firm's Name
(201) 883-1010 (856) 273-8383
 Phone Fax

2 University Plaza Dr., Suite 109
 Street Address
Hackensack NJ 07601
 City State Zip
jason@primelaw.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

 Planner's Name & License Number

 Firm's Name

 Phone Fax

 Street Address

 City State Zip

 e-mail address

Adrian Melia 18738
 Architect's Name & License Number
MVMK Architecture
 Firm's Name
(201) 386-0637 (201) 386-0628
 Phone Fax

360 Fourteenth Street
 Street Address
Hoboken NJ 07030
 City State Zip
adrian@mvmkarchitecture.com
 e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):

3,647.60 sf 45 x 100 (dimensions)

Zone District(s): R-1

Present use: Under construction four- (4) story
mixed use (nine (9) residential units
over commercial) buildingRedevelopment Area:
Historic District: N/ACheck all that
apply for present
conditions:
☒ Conforming Use
☒ Conforming Structure
☐ Vacant Lot
*Approved with
variances to
construct mixed-
use building
☐ Non-Conforming Use
☐ Non-Conforming Structure

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

AE - 9 ft. NAVD

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: N/A

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	4	43	4	43
Addition/Extension			N/A	N/A
Rooftop Appurtenances		10		10
Accessory Structures	N/A	N/A	N/A	N/A

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

Residential	7,560	sf
Retail	1,818	sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:	9,378	sf

Number of dwelling units (if applicable):

Studio		units
1 bedroom	3	units
2 bedroom	6	units
3 bedroom		units
4+ bedroom		units
TOTAL:	9	units

Number of lots before subdivision:

N/A

Number of lots after subdivision:

N/A

% of lot to be covered by buildings:

100 %

% of lot to be covered by buildings &
pavement:

100 %

Gross floor area (GFA):

9,378 sf

Floor Area Ratio (FAR):

2.57

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 3 / Dimensions: 8x18.75
 Number of loading spaces & dimensions: number: 0 / Dimensions: N/A

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	4"	
Material	D.I.P	
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
SEWER		
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
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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input 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	N/A	N/A	N/A
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*	N/A	N/A	N/A	N/A	N/A

*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.	N/A	N/A
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	N/A	N/A
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	N/A	N/A
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	N/A	N/A
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	N/A	N/A
A1: Assembly uses including concert halls and TV studios.	N/A	N/A
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	N/A	N/A
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	N/A	N/A
A4: Assembly uses including arenas, skating rinks and pools.	N/A	N/A
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	N/A	N/A
E: Schools K – 12	N/A	N/A
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	N/A	N/A
R1: Hotels, motels and dormitories	N/A	N/A
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	N/A	N/A

**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	Z19-113; Z14-035	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1/9/20; 12/6/18; 9/17/15
Variance(s)	Z14-035	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9/17/15
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**

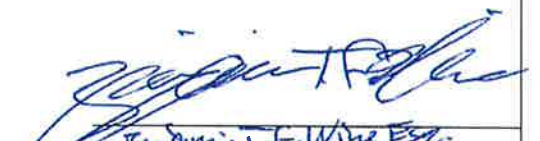
I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

06/16/2020


Signature of Applicant

Property Owner Authorizing Application if
other than Applicant


Benjamin F. Wine, Esq.
Notary Public
Attorney at Law - State of New Jersey