



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: 361 Second StreetBlock & Lots: B 11005, L 13Ward: E

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 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 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)

Restoration of restaurant at ground level. Two total residential units on the second and third floors (one 1-bedroom & one 2-bedroom)

5. VARIANCE/ DEVIATION NOTES

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

§ 345-44(B)

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

The ground floor commercial space was previously used as a restaurant by a prior owner. After Applicant purchased the building, the restaurant closed and Applicant renovated the building's interior and exterior. Applicant now wishes to reopen a restaurant in the same commercial space.

6. APPLICANT

P & T Realty Management LLC

Applicant's Name

201-736-2828

Phone

201-436-3355

Fax

c/o Schumann Hanlon - 30 Montgomery St

Street Address

Jersey City

City

NJ

State

07302

Zip

tonytonylc@yahoo.com

e-Mail address

**7.
OWNER**

P & T Realty Management LLC

Owner's Name

201-436-6161

Phone

201436-3355

Fax

945 Broadway

Street Address

Bayonne

City

NJ

State

07002

Zip

tonytonylc@yahoo.com

e-mail address

**8.
APPLICANT'S
ATTORNEY**

Ronald H. Shaljian

Attorney's Name

Schumann Hanlon Margulies LLC

Firm's Name

201-451-1400

Phone

201-333-1110

Fax

30 Montgomery St, Suite 990

Street Address

Jersey City

City

NJ

State

07302

Zip

rshaljian@shdlaw.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

Alan Feld # 21AI00688000

Architect's Name & License Number

Alan Feld Architect

Firm's Name

201-963-5877

Phone

Fax

930 Newark Ave., Rm 401

Street Address

Jersey City

City

NJ

State

07306

Zip

alan@afarchitect.com

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):
2,500 sf **25** x **100** (dimensions)
 Zone District(s): **R-5**
 Present use: **commercial/residential**
 Redevelopment Area:
 Historic District:

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: _____

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	3		3	
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures	0	0	0	0

Square Footage of applicable building(s) for this project by use:		
Residential	3,460.00 +/-	sf
Retail	1,730.00 +/-	sf
Office	0	sf
Industrial	0	sf
Parking Garage	0	sf
Other	0	sf
TOTAL:	5,190.00 +/-	sf

Number of dwelling units (if applicable):		
Studio		units
1 bedroom	1	units
2 bedroom	1	units
3 bedroom		units
4+ bedroom		units
TOTAL:	2	units

Number of lots before subdivision:	1
Number of lots after subdivision:	1

% of lot to be covered by buildings:	80	%
% of lot to be covered by buildings & pavement:	0	%
Gross floor area (GFA):		sf
Floor Area Ratio (FAR):		

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0 / Dimensions: _____

Number of loading spaces & dimensions: number: 0 / Dimensions: _____

Number of Signs: 1

Height of monument and/or pylon signs: 0

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 checked="" type="checkbox"/> No
Size		
Material		
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input 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 type="checkbox"/> Yes	<input checked="" 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		
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input checked="" 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 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 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**

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	0	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	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.	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.	1,760+/-	0
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.	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		<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

8-7-2020

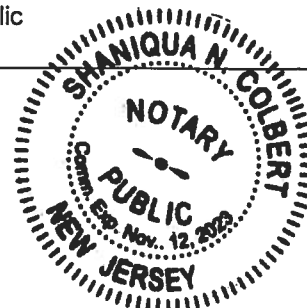
Maria R. Torres

Signature of Applicant

Property Owner Authorizing Application if
other than Applicant

Shaniquea N. Colbert

Notary Public



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, Medhat Botros, Managing Member of full age, being duly sworn
of P & T Realty Management, LLC (print owner's name)

according to law on his/her oath deposes and says, that he/she resides or works at

156 W. 22nd St., 2nd Fl.

(owner's address)

in the Town/City of ~~XXXXXXX~~ Bayonne in the County
of Hudson and State of NJ is the owner
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City
aforesaid, and known and designated as:

361 Second Street

(property address)

Block: 11005

Lot(s): 13

Block:

Lot(s):

Block:

Lot(s):

Block:

Lots(s):

and that he/~~she~~ authorizes Medhat Botros to
(name of applicant)

make the annexed application in his/~~her~~ behalf, and that the statements of fact contained in said
application are true.

P & T Realty Management, LLC

By: Medhat Botros
(signature of owner)

Sworn to before me this

7th day of August 2020

Notary Public,

Shaniqua N. Colbert



AFFIDAVIT OF PERFORMANCE

I, P & T Realty Management, LLC
(Property Owner/Architect/Engineer)

hereby certify that the Site Plan submitted to the Planning Board/Zoning Board of

Adjustment [cross out inapplicable Board] for property at

361 Second Street;

Block(s) 11005, Lot(s) 13

is a full and complete representation of the Site Plan and that it shall be completed as submitted.

P & T Realty Management, LLC

BY: medhi Botros
(Property Owner/Architect/Engineer)

Sworn before me this

7th day of August, 2020

Notary Public, Shaniqua N. Colbert

