



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: 241 Clinton Avenue Block & Lots: B18303, L10
 Ward: _____

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 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)
New Two (2) Family Dwelling

5. VARIANCE/ DEVIATION NOTES

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

Lot area, building coverage, rear yard set back (Oxford Avenue), lot depth, garage entry onto Oxford Avenue

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

Lot Size and Configuration make conformity a hardship

6. APPLICANT

Mina Melek & Atef Naguib
 Applicant's Name
201-204-8888
 Phone Fax

219 Ege Avenue
 Street Address
Jersey City NJ 07304
 City State Zip

naguib8868@yahoo.com
 e-Mail address

7.
OWNER

Mina Melek & Atef Naguib

Owner's Name
201-204-8888
Phone Fax

219 Ege Avenue

Street Address
Jersey City NJ 07304
City State Zip
naguib8868@yahoo.com
e-mail address

8.
APPLICANT'S
ATTORNEY

Ronald H. Shaljian

Attorney's Name
Schumann Hanlon Margulies
Firm's Name
201-451-1400 201-432-3103
Phone Fax

30 Montgomery Street, Suite 990

Street Address
Jesey City NJ 07302
City State 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

Brian T. Yuro #6543252

Surveyor's Name & License Number
JY Land Surveying
Firm's Name
732-928-3398
Phone Fax

1 Walnut Drive

Street Address
Jackson NJ 08527
City State Zip
JYLS@optonline.net
e-mail address

Planner's Name & License Number

Firm's Name

Phone Fax

Street Address

City State Zip

e-mail address

Emad Bouless 21A101789000

Architect's Name & License Number
Karnak Architecture LLC
Firm's Name
973-262-6377
Phone Fax

35 Smithtown Road

Street Address
Budd Lake NJ 07828
City State Zip
emadb@optonline.net
e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions): .5730754

1970 sf 27 x 72' 11" (dimensions)

Zone District(s): One - Two Family

Present use: _____

Redevelopment Area: _____
Historic District: No

- Check all that apply for present conditions:
- Conforming Use
 - Non-Conforming Use
 - Conforming Structure
 - Non-Conforming Structure
 - Vacant Lot

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

Existing Building Fire Damaged

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: One

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	2-1/2	30	3	35
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	1,194.12	sf
Retail	n/a	sf
Office	n/a	sf
Industrial	n/a	sf
Parking Garage	685.91	sf
Other	n/a	sf
TOTAL:	1,194.12	sf

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

Number of lots before subdivision:	n/a
Number of lots after subdivision:	n/a

% of lot to be covered by buildings:	60.61	%
% of lot to be covered by buildings & pavement:	72.16	%
Gross floor area (GFA):	2,613.60	sf
Floor Area Ratio (FAR):	1.33	

1. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 2 indoor / Dimensions: _____
 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

2. 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 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 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 checked="" type="checkbox"/> No
Is there new domestic service only?	<input checked="" type="checkbox"/> Yes	<input 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	4"	
Material	Cast Iron Sewer Pipes	
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
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	2	0	2
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	2

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

4. 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"/>	

5. FEES

(see attached fee schedule)

STAFF CALCULATIONS ONLY

Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

6. ATTACHMENTS

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

7. 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 15, 2020

Mina Melek Atef Naguib
 Signature of Applicant Mina Melek Atef Naguib

Same as Applicant

Property Owner Authorizing Application if other than Applicant

[Signature]
 Notary Public
 Attorney at Law

8. CONTACT

C. "C" and "D" Variance Checklist. [Amended 12-14-2011 by Ord. No. 11-148; 5-9-2012 by Ord. No. 12-060; 1-23-2013 by Ord. No. 13-001]

CASE #:
DATE: March , 2020
PROPERTY ADDRESS: 241 Clinton Avenue
APPLICANT: Mina Melek & Atef Naguib
OWNER: Mina Melek & Atef Naguib

"C" and "D" Variance Checklist					
	Submitted			Waiver Requested *	Remarks (For Staff Use Only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).					
2. Affidavit of Performance.					
3. Affidavit of Ownership.					
4. One copy of the application for Building Permits or Certificate of Occupancy, if available.					
5. Current survey upon which plan is based.					
6. A Statement of Principal Points relative to the variance as per <u>N.J.S.A. 40:55D-70(c)</u> and (d).					
7. Original certified list and block diagram of all property owners within 200 feet.					
8. Notice to property owners (Must be submitted at least 14					

<p>days prior to the hearing for staff review).</p>			
<p>9. Affidavit of Vacant and Nonconforming Use Indicating length of time property has been vacant, if applicable.</p>			
<p>10. Fourteen sets of folded plans (once complete) of proposed buildings or alterations with the following information:</p>			
<p>A) All pages must bear an original signature and seal of an engineer or architect licensed in New Jersey.</p>			
<p>B) A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning districts, streets and lots involved in the application. To be located on the first numbered drawing sheet.</p>			
<p>C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variances, deviations or design standard waiver requests. If any, clearly noted.) One table per plan set, to be located on the first numbered drawing sheet.</p>			
<p>(1) Density.</p>			
<p>(2) Height.</p>			
<p>(3) Floor Area Ratio.</p>			
<p>(4) Setbacks.</p>			
<p>(5) Vehicle parking (# of spaces, stall dimensions).</p>			
<p>(6) Bicycle parking (# of spaces).</p>			
<p>(7) Loading (# of berths, dimensions).</p>			
<p>(8) Access (circulation, driveway width, curbcut dimensions).</p>			
<p>(9) Signage.</p>			

(10) Landscaping.			
(11) Bonus provisions.			
(12) Building coverage for each structure, if more than one is part of development parcel.			
(13) Lot dimensions.			
(14) Lot size in square feet.			
(15) Buffer areas.			
(16) Gross floor area.			
(17) Lot coverage.			
(18) Design standards (list all for which a waiver is requested).			
D) The scale shall be a minimum of: 1" = 20';ft; for tracts up to 40 acres or 1" = 50';ft; for tracts over 40 acres. (No 15' scale)			
E) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.			
F) Demolition plan, if applicable.			
G) Floor plans with all room dimensions, including basement plan and roof plan.			
H) Elevations, with details of materials and colors, for all applicable facades and window dimensions.			
I) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.			
J) Sign details, if applicable.			

<p>K) North arrow; designated so that the north arrow is facing the top of the page.</p>			
<p>L) Street addresses and block number(s).</p>			
<p>M) Dates of drawings and revisions, if any.</p>			
<p>N) Graphic scale.</p>			
<p>O) Project title.</p>			
<p>11. Notice of rejection, which has been signed by the zoning officer, if available.</p>			
<p>12. Current color site photo and photo including adjacent properties, where applicable</p>			
<p>13. Application fee.</p>			
<p>14. Certificate of tax and water bills paid.</p>			
<p>15. 10% disclosure statement, if applicable</p>			
<p>16. Application filed with the historic preservation Commission, if applicable</p>			
<p>17. The following must be submitted at least 2 days prior to the hearing:</p>			
<p>A) Certified mail receipts.</p>			
<p>(1) Mounted on 8.5 × 11 bound paper</p>			
<p>(2) Six to a page</p>			
<p>(3) Arranged in the same order as indicated on the certified list of property owners (a properly certified U.S. Postal Form 3877 will be accepted in lieu of the mounted receipts, provided that addresses are arranged in the same order as indicated on the certified list) RETURN RECEIPT POSTCARDS WILL NOT BE</p>			

ACCEPTED.				
B) Affidavit of proof of service.				
C) Affidavit of publication.				

* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.

