



**CITY OF JERSEY CITY  
GENERAL DEVELOPMENT  
APPLICATION ("GDA")**



**1 Jackson Square, 2<sup>nd</sup> floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org**

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#) (the "Portal"). To submit you will need a username and to then select the [correct application type and board](#). Fill in the fields below and upload your completed GDA as well as applicable supporting documents listed – see [Section 15 on last page](#).

**1.  
SUBJECT  
PROPERTY**

1.	Street Address:	224 Garfield Avenue
2.	Zip Code:	07305
3.	Block(s):	29502
4.	Lot(s):	8.01

**2.  
APPROVALS  
BEING SOUGHT**

5.	<b>BOARD DESIGNATION</b>		
	Planning Board	✓	Zoning Board of Adjustment
6.	<b>APPROVALS BEING SOUGHT (mark all that apply)</b>		
	Minor Site Plan		Site Plan Waiver
	Preliminary Major Site Plan	✓	Site Plan Amendment
	Final Major Site Plan		Administrative Amendment
	Conditional Use		Interim Use
✓	'c' Variance(s)		Extension
	'd' Variance(s) - use, density, etc.		Other (fill in below):
	Minor Subdivision		
	Preliminary Major Subdivision		
	Final Major Subdivision		

**3.  
PROPOSED  
DEVELOPMENT**

7.	Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Amendment to site plan approvals changing interior layouts and increasing elevator bulkhead height.
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**4.  
VARIANCES  
BEING SOUGHT**

8.	List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	C variance for maximum rooftop appurtenance height where 10 feet is permitted and 13 feet 6 inches is proposed.
9.	Number of 'c' Variance(s):	1
10.	Number of 'd' Variance(s):	0

**5.**  
**APPLICANT**

11.	Applicant Name:	Inn at Garfield LLC
12.	Street Address:	61 Charles Street
13.	City:	Jersey City
14.	State:	NJ
15.	Zip Code:	07307
16.	Phone:	
17.	Email:	

**6.**  
**OWNER**

18.	Owner Name:	Same as applicant
19.	Street Address:	
20.	City:	
21.	State:	
22.	Zip Code:	
23.	Phone:	
24.	Email:	

**7.**  
**ATTORNEY**

25.	Attorney's Name:	Stephen Joseph
26.	Firm's Name:	Castano, Quigley & Cherami LLC
27.	Phone:	201-413-9000
28.	Email:	sjoseph@cqclaw.com

**8.**  
**PLAN**  
**PREPARERS**

<b>ENGINEER</b>		
29.	Engineer's Name:	
30.	NJ License Number:	
31.	Firm's Name:	
32.	Email:	
<b>ARCHITECT</b>		
33.	Architect's Name:	Raul Cabato
34.	NJ License Number:	
35.	Firm's Name:	RA Design & Consultants LLP
36.	Email:	raul@radcllp.com
<b>PLANNER</b>		
37.	Planner's Name:	
38.	NJ License Number:	
39.	Firm's Name:	
40.	Email:	
<b>SURVEYOR</b>		
41.	Surveyor's Name:	
42.	NJ License Number:	
43.	Firm's Name:	
44.	Email:	
<b>OTHER PROFESSIONAL</b>		
45.	Name, Profession:	
46.	NJ License Number:	
47.	Firm's Name:	
48.	Email:	

## 9. HEIGHTS

*\* if proposed height is 40 feet or greater provide shadow study and visual assessment report*

49.	Elevation of Grade (feet):				
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
50.	Building	N/a	N/a	4	41
51.	Addition or Extension			N/a	N/a
52.	Rooftop Appurtenance	N/a	N/a		13'6
53.	Accessory Structures	N/a	N/a	N/a	N/a

## 10. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
54. Residential sf:	N/a		
55. Retail sf:			
56. Office sf:			
57. Industrial sf:			
58. Parking Garage sf:			
59. Other sf:			
60. GROSS FLOOR AREA (sf):			
61. Floor Area Ratio (FAR):			
62. Lot area (square feet):			
63. Building Coverage (%):			
64. Lot Coverage (%):			

## 11. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65. Studio Units:	0	
66. 1 Bedroom Units:	0	
67. 2 Bedroom Units:	12	
68. 3 Bedroom Units:	0	
69. 4 bedroom or More Units:	0	
70. TOTAL UNIT COUNT:	12	
71. Percent Affordable:	n/a	
72. Percent Workforce:	n/a	

## 12. INCOME RESTRICTED\* HOUSING

*\*According to definitions established by N.J.A.C. 5:80-26.1 et seq.. Workforce Income is defined as households up to 120% of the area median income*

	INCOME RESTRICTED* HOUSING UNITS CREATED
<b>Affordability Level:</b>	
73. Very Low Income (<30% AMI):	
74. Low Income (30% to 50% AMI):	
75. Moderate Income (50% to 80% AMI):	
76. Workforce Income (80% - 120% AMI):	
<b>Population Served:</b>	
77. Age Restricted:	
78. Special Needs:	
79. Other:	

### 13. PARKING AND SIGNAGE

80.	Number of Parking Spaces:	24
81.	Dimensions of Parking Spaces:	
82.	Number of Bike Parking Spaces:	0
83.	Location of Bike Parking:	n/a
84.	Number of Loading Spaces:	0
85.	Number of Signs:	0
86.	Type of Signs:	n/a

### 14. APPROVAL HISTORY

<i>List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.</i>			
	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
87.	Subdivision:		
88.	Site Plan:		
89.	Variance(s) App:	Z18-022	Y
90.	Appeal:		October 10, 2019
91.	Building Permits:		

### 15. SUBMISSION INFORMATION

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#). To submit you will need to first register a username.

[To review available City Planning applications available of the Portal click here.](#)

Please upload all required affidavits and supplemental forms, plans, reports, and other documents needed to process your application.

FORMS, SUPPORT DOCUMENTS, AND RESOURCES	
<ul style="list-style-type: none"> <li>• <a href="#">Application Checklist</a></li> <li>• <a href="#">10% Disclosure Form</a></li> <li>• <a href="#">Affidavit of ownership</a></li> <li>• <a href="#">Affidavit of performance</a></li> <li>• <a href="#">NJDCA Certification for ePlans</a></li> <li>• <a href="#">Request for Certified 200' List</a></li> <li>• <a href="#">Sample Notice Form Planning Board</a></li> <li>• <a href="#">Sample Notice Form Zoning Board</a></li> <li>• <a href="#">Proof of Service</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Payment of Property Taxes Form</a></li> <li>• <a href="#">Payment of Water Bill Instructions</a></li> <li>• <a href="#">GAR Calculation Worksheet</a></li> <li>• <a href="#">Appeal Application</a></li> <li>• <a href="#">Land Development Ordinance</a></li> <li>• <a href="#">Redevelopment Plans</a></li> <li>• <a href="#">Interactive Zoning Map</a></li> </ul>

### CONTACT:

[Jersey City Division of City Planning](#)

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Jersey City NJ 07305

201-547-5010

[CityPlanning@jcnj.org](mailto:CityPlanning@jcnj.org)