



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: 122 Roosevelt AvenueBlock & Lots: 18102, Lot 32

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 checked="" 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)

Applicant proposes to demolish the existing house and construct a two-family home.

5. VARIANCE/ DEVIATION NOTES

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

The application requires "C" Variance for minimum rear yard set back and maximum building height.

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

The lot is undersized. The variances are required to construct a house that can accomodates the amenities required in today's market

6. APPLICANT

122 Roosevelt, LLC

Applicant's Name

201-424-5929

Phone

Fax

3 Jamestown Ct.

Street Address

East Brunswick NJ08816

City

State

Zip

kgs27@yahoo.com

e-Mail address

**7.
OWNER**

Khaled Sadek

Owner's Name

201-424-5929

Phone

Fax

3 Jamestown Ct.

Street Address

East Brunswick NJ

08816

City

State

Zip

kgs27@yahoo.com

e-mail address

**8.
APPLICANT'S
ATTORNEY**

Eugene P. O'Connell

Attorney's Name

Eugene P. O'Connell, Esq.

Firm's Name

201-963-3668

201-963-2005

Phone

Fax

853 Summit Avenue

Street Address

Jersey City NJ

07307

City

State

Zip

gene@eugeneoconnell.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

Valery Braginsky PLS NJ Lic.43217

Surveyor's Name & License Number

Braginsky Surveying, LLC

Firm's Name

732-326-9090

856-464-8910

Phone

Fax

2 Austin Avenue

Street Address

Iselin

NJ

08830

City

State

Zip

e-mail address

Planner's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

Raul Cabato, NJ lic. #21AIA01-463700

Architect's Name & License Number

RA Design & Consultants LLP

Firm's Name

201-680-7132

Phone

Fax

35 Journal Square, Ste. 402

Street Address

Jersey City NJ

07306

City

State

Zip

Raul@Radcllp.com

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

1,875 sf 25' x 75' (dimensions)

Zone District(s):

R-1 & Commercial Automotive Zoning

Present use:

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:

1

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	1	25	3	32
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	3,069	sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:	3,069	sf

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

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

% of lot to be covered by buildings:		%
% of lot to be covered by buildings & pavement:		%
Gross floor area (GFA):	3,340	sf
Floor Area Ratio (FAR):	1.78	

**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	1
Conversion from a non-residential structure to a structure containing residential units			
Conversion from market rate housing units to NJ COAH defined affordable housing units			

*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				

*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.		
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, <u>parking garages</u> , 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		
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.		

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 2 / Dimensions: _____
 Number of loading spaces & dimensions: number: N/A / Dimensions: _____

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

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 Material	3/4	
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input 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 type="checkbox"/> Yes	<input checked="" 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 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 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 checked="" 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 checked="" 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

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

12.28.2020

Signature of Applicant

Property Owner Authorizing Application if
other than Applicant

Notary Public
EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NJ 07307

18. CONTACT

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