



**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**

**THIS SECTION IS FOR STAFF ONLY**

Intake Date:	
Case Number:	
X, Y Coordinate:	

**1.  
SUBJECT  
PROPERTY**

1. Street Address:	
2. Zip Code:	
3. Block(s):	
4. Lot(s):	
5. Ward:	

**2.  
APPROVALS  
BEING SOUGHT**

<b>6. APPROVALS BEING SOUGHT (mark all that apply)</b>	
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> "A" Appeal
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> "B" Appeal - Interpretation
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Site Plan Waiver
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> 'c' Variance(s)	<input type="checkbox"/> Administrative Amendment
<input type="checkbox"/> 'd' Variance(s) - use, density, etc.	<input type="checkbox"/> Interim Use
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Extension (1 year)
<input type="checkbox"/> Preliminary Major Subdivision	<input type="checkbox"/> Other (fill in below):
<input type="checkbox"/> 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>	
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**4.  
VARIANCES  
BEING SOUGHT**

8. List Variances: <i>(reference sections of the Land Development Ordinance [LDO] or Redevelopment Plan from which relief is requested)</i>	
9. Number of 'c' Variance(s):	
10. Number of 'd' Variance(s):	

**5.  
APPLICANT**

11.	Applicant Name:	
12.	Street Address:	
13.	City:	
14.	State:	
15.	Zip Code:	
16.	Phone:	
17.	Email:	

**6.  
OWNER**

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

**7.  
ATTORNEY**

25.	Attorney's Name:	
26.	Firm's Name:	
27.	Phone:	
28.	Email:	

**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:	
34.	NJ License Number:	
35.	Firm's Name:	
36.	Email:	
<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. SUBJECT PROPERTY**

49.	Lot Area (square feet):	
50.	Lot Width (feet):	
51.	Lot Depth (feet):	
52.	Zone District(s):	
53.	Redevelopment Area:	
54.	Present Use:	
55.	Amount of impervious surface added, replaced, or disturbed (square feet): <i>(if greater or equal to 1,000 square feet provide stormwater report)</i>	
<b>ANSWER THE FOLLOWING YES –OR– NO</b>		
56.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	
57.	Is the subject building or property <u>IS</u> on the list of properties eligible for the Historic Register? <i>(if yes, apply to Historic Preservation Commission)</i>	
58.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	
59.	Is the subject property within 200 feet of another municipality?	
60.	Are there performance guarantees and/or maintenance agreements with City Council? <i>(if yes, attach 1 copy)</i>	
61.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	
62.	Are new streets and/or utility extensions proposed?	
63.	Are existing streets being widened?	
64.	Is the subject property in a flood plain?*	
<p>* Flood plain boundaries and base flood elevation can be found by visiting:  <a href="http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/">http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/</a></p>		

**10. HEIGHTS**

65.	Base Flood Elevation (feet):				
66.	Elevation of Grade (feet):				
67.	Number of New Buildings:				
68.	Number of Development Phases:				
	<b>HEIGHTS</b>	<b>EXISTING</b>		<b>PROPOSED*</b>	
		Stories	Feet	Stories	Feet
69.	Building				
70.	Addition or Extension				
71.	Rooftop Appurtenance				
72.	Accessory Structures				

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

**11.  
GROSS FLOOR  
AREA AND  
COVERAGE**

	<b>PHASE 1</b>	<b>PHASE 2 (if applicable)</b>	<b>PHASE 3 &amp; UP (if applicable)</b>
73. Residential sf:			
74. Retail sf:			
75. Office sf:			
76. Industrial sf:			
77. Parking Garage sf:			
78. Other sf:			
79. GROSS FLOOR AREA (sf):			
80. Floor Area Ratio (FAR):			
81. Building Coverage (%):			
82. Lot Coverage (%):			

**12.  
RESIDENTIAL  
DWELLING UNITS**

	<b>TOTAL UNIT MIX</b>	<b>INCOME RESTRICTED UNIT MIX</b>
83. Studio Units:		
84. 1 Bedroom Units:		
85. 2 Bedroom Units:		
86. 3 Bedroom Units:		
87. 4 bedroom or More Units:		
88. TOTAL UNIT COUNT:		
89. Percent Affordable:		
90. Percent Workforce:		

**13.  
INCOME  
RESTRICTED\*  
HOUSING**

	<b>INCOME RESTRICTED* HOUSING UNITS CREATED</b>
<b>Affordability Level:</b>	
91. Very Low Income:	
92. Low Income:	
93. Moderate Income:	
94. Workforce Income:	
<b>Population Served:</b>	
95. Age Restricted:	
96. Special Needs:	
97. Other:	

*\*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*

**14. PARKING AND SIGNAGE**

98.	Number of Parking Spaces:	
99.	Dimensions of Parking Spaces:	
100.	Number of Bike Parking Spaces:	
101.	Location of Bike Parking:	
102.	Number of Loading Spaces:	
103.	Number of Signs:	
104.	Type of Signs:	

**15. 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>			
	<b>CASE NUMBER(S)</b>	<b>APPROVAL (Y/N)</b>	<b>DATE(S)</b>
105.	Subdivision:		
106.	Site Plan:		
107.	Variance(s) App:		
108.	Appeal:		
109.	Building Permits:		

**16. SUBMISSION CHECKLIST**

	Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application. <a href="#">Download Application Forms and Support Documents here</a>
	Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will <u>NOT</u> be accepted. <a href="#">Make an Online Payment by click here</a>
	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if an Affidavit is <u>NOT</u> submitted.
	Initials of the Applicant/Preparer: (Must match Affidavit of Submission) _____
	Once you have completed all of the Submission Checklist items above, you can email you application to <a href="mailto:jmorales@jcnj.org">jmorales@jcnj.org</a> .  Please send us a pdf version of this application which has <u>NOT</u> been scanned. Versions that are scanned or handwritten are <u>NOT</u> acceptable.

**CONTACT:**

[Jersey City Division of City Planning](#)  
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