



**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:	24 Clifton Place
2. Zip Code:	07304
3. Block(s):	15304
4. Lot(s):	002
5. Ward:	

**2.  
APPROVALS  
BEING SOUGHT**

<b>6. BOARD DESIGNATION</b>	
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Zoning Board of Adjustment

<b>7. APPROVALS BEING SOUGHT (mark all that apply)</b>	
<input checked="" 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 checked="" 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
<input type="checkbox"/> Preliminary Major Subdivision	<input type="checkbox"/> Other (fill in below):
<input type="checkbox"/> Final Major Subdivision	

**3.  
PROPOSED  
DEVELOPMENT**

8. Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Develop property with new 4-story, including cellar, 37 foot, 6-inch, 2-unit residential building with a 15 foot, 4 inch accessory detached garage in the rear of property. The 2nd, 3rd, and 4th floors will contain a 4-bedroom unit ("Unit 1). The cellar will consist of a 2-bedroom ("Unit 2"). The detached garage will be accessed from the driveway along the north side of the property.
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**4.  
VARIANCES  
BEING SOUGHT**

9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	Maximum building height (feet); maximum building height stories (stories); maximum accessory building height (feet); and approval of a design waiver for a cellar apartment and accessory residential uses in a detached garage cellar pursuant to N.J.S.A. 40-55.D-70.c.(2).
10. Number of 'c' Variance(s):	5
11. Number of 'd' Variance(s):	

**5.  
APPLICANT**

12.	Applicant Name:	Vincas M. Vyzas, Esq., Vyzas & Associates, P.C.
13.	Street Address:	20 Oakland Ave
14.	City:	Jersey City
15.	State:	New Jersey
16.	Zip Code:	07036
17.	Phone:	201-216-0800
18.	Email:	vince@vyzaslaw.com

**6.  
OWNER**

19.	Owner Name:	Scott A. Norwell
20.	Street Address:	5 Astor Place
21.	City:	Jersey City
22.	State:	New Jersey
23.	Zip Code:	07304
24.	Phone:	201-687-7430
25.	Email:	snorwell@hotmail.com

**7.  
ATTORNEY**

26.	Attorney's Name:	Vincas M. Vyzas, Esq.
27.	Firm's Name:	Vyzas & Associates, P.C.
28.	Phone:	201-216-0800
29.	Email:	vince@vyzaslaw.com

**8.  
PLAN  
PREPARERS**

<b>ENGINEER</b>		
30.	Engineer's Name:	
31.	NJ License Number:	
32.	Firm's Name:	
33.	Email:	
<b>ARCHITECT</b>		
34.	Architect's Name:	Nelson Benavides
35.	NJ License Number:	NJ 016211
36.	Firm's Name:	Nelson Benavides Architect, P.C.
37.	Email:	nelson@nabarch.com
<b>PLANNER</b>		
38.	Planner's Name:	
39.	NJ License Number:	
40.	Firm's Name:	
41.	Email:	
<b>SURVEYOR</b>		
42.	Surveyor's Name:	Frank R. Desantis
43.	NJ License Number:	NJ 42001
44.	Firm's Name:	Morgan Engineering LLC
45.	Email:	
<b>OTHER PROFESSIONAL</b>		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

**9. SUBJECT PROPERTY**

50.	Lot Area (square feet):	6237
51.	Lot Width (feet):	50
52.	Lot Depth (feet):	125
53.	Zone District(s):	R-1F
54.	Redevelopment Area:	
55.	Present Use:	Vacant Parking Lot
56.	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>		
57.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	
58.	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>	No
59.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	No
60.	Is a bonus provision being utilized?	No
61.	Is the subject property within 200 feet of another municipality?	No
62.	Are there performance guarantees and/or maintenance agreements with City Council? <i>(if yes, attach 1 copy)</i>	No
63.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	No
64.	Are new streets and/or utility extensions proposed?	No
65.	Are existing streets being widened?	No
66.	Is the subject property in a flood plain?*	
<i>* 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> </i>		

**10. HEIGHTS**

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

67.	Base Flood Elevation (feet):				
68.	Elevation of Grade (feet):				
69.	Number of New Buildings:				
70.	Number of Development Phases:				
	<b>HEIGHTS</b>	<b>EXISTING</b>		<b>PROPOSED*</b>	
		Stories	Feet	Stories	Feet
71.	Building			4	37ft, 6in
72.	Addition or Extension				
73.	Rooftop Appurtenance				
74.	Accessory Structures				detached garage

**11.  
GROSS FLOOR  
AREA AND  
COVERAGE**

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

**12.  
RESIDENTIAL  
DWELLING UNITS**

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. 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**

	INCOME RESTRICTED* HOUSING UNITS CREATED
<b>Affordability Level:</b>	None
91. Very Low Income (<30% AMI):	None
92. Low Income (30% to 50% AMI):	None
93. Moderate Income (50% to 80% AMI):	None
94. Workforce Income (80% - 120% AMI):	None
<b>Population Served:</b>	None
95. Age Restricted:	None
96. Special Needs:	None
97. Other:	None

*\*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:	5
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**

*List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.*

	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
105.	Subdivision:		
106.	Site Plan:		
107.	Variance(s) App:		
108.	Appeal:		
109.	Building Permits:	2020-3249	

**16. SUBMISSION CHECKLIST**

<input checked="" type="checkbox"/>	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>
<input checked="" type="checkbox"/>	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>
<input checked="" type="checkbox"/>	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if one is <u>NOT</u> submitted.
<input checked="" type="checkbox"/>	Initials of the Applicant/Preparer: <u>SN</u> (Must match Affidavit of Submission)
<input checked="" type="checkbox"/>	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> -and- <a href="mailto:tmiller@jcnj.org">tmiller@jcnj.org</a> .  Please send us a pdf version of this application which has <u>NOT</u> been scanned.

**CONTACT:**

[Jersey City Division of City Planning](#)

1 Jackson Square, 2<sup>nd</sup> Floor

Jersey City NJ 07305

201-547-5010

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