



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



1 Jackson Square, 2<sup>nd</sup> 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: 30 River Court

Block & Lots: B 7302, L33, 34, 44-46, 58

Ward: E

## 2. BOARD DESIGNATION

☒ Planning Board

☐ Zoning Board of Adjustment

## 3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input 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 checked="" type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input checked="" 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)

**Tower of America Open Space and Swimming Pool: Construction of private, residential swimming pool for residents of East Hampton Apartments, South Hampton Apartments, Atlantic Apartments and Riverside Apartments.**

## 5. VARIANCE/ DEVIATION NOTES

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

**Newport Redevelopment Plan, Par. 10 ("Recreation and Open Space Objectives")  
Jersey City Land Development Ordinance, Section 345-16**

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

Seek approval to reconfigure River Court, a private and undedicated street, and portions of the open space areas to construct a swimming pool, poolside seating area, landscaping and related amenities.

## 6. APPLICANT

T.A. Pool LLC

Applicant's Name

Phone

Fax

111 Town Square Place, Ste. 300

Street Address

Jersey City

City

NJ

State

07310

Zip

e-Mail address

**7.**  
**OWNER**

**See Attached**

Owner's Name

Street Address

Phone

Fax

City

State

Zip

e-mail address

**8.**  
**APPLICANT'S**  
**ATTORNEY**

**Maria P. Vallejo, Esq.**

Attorney's Name

**Chasan Lamparello Mallon & Cappuzzo, PC**

Firm's Name

**201-809-6008**

**201-348-6633**

Phone

Fax

**300 Lighting Way, Suite 200**

Street Address

**Secaucus**

**NJ**

**07094**

City

State

Zip

**mvallejo@chasanlaw.com**

e-mail address

**9.**  
**PLAN**  
**PREPARERS**

**Leonard D. Savino, Lic No. GE-39238**

Engineer's Name & License Number

**Langan Engineering & Environmental Services Inc.**

Firm's Name

**973-560-4900**

**973-560-4901**

Phone

Fax

**300 Kimball drive**

Street Address

**Parsippany**

**NJ**

**07054**

City

State

Zip

e-mail address

**Andrija Batistic, License No. 35822**

Surveyor's Name & License Number

**50 States Engineering**

Firm's Name

**201-507-8283**

**201-591-7907**

Phone

Fax

**85 Midtown Bridge Approach**

Street Address

**Hackensack**

**NJ**

**07601**

City

State

Zip

**ABatistic@50StatesEngineering.com**

e-mail address

Planner's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Architect's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

10.  
SUBJECT  
PROPERTY  
DESCRIPTION

Site Acreage (square footage and dimensions):

50,977 sf x (dimensions)

Zone District(s):

Office Commercial District

Present use: Open space and private, undedicated roadway

Redevelopment Area:

Historic District: Newport Redevelopment Area

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)?: FEMA Flood Zone: EI. 13.1 (NGVD29)

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: N/A

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building				
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

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

Number of dwelling units (if applicable):		
Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		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:	11.5	%
* % of lot to be covered by buildings & pavement:	64.5	%
Gross floor area (GFA):		sf
Floor Area Ratio (FAR):		

\*Note: Calculated based on area within the limit of disturbance for the proposed improvements.

## 11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: N/A / Dimensions: \_\_\_\_\_

Number of loading spaces & dimensions: number: N/A / Dimensions: \_\_\_\_\_

**Note: No new parking or loading docks proposed.**

Number of Signs: N/A

Height of monument and/or pylon signs: N/A

**Note: No new signs proposed.**

## 12. INFRA- STRUCTURE

<b>WATER</b>		
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	12"	
Material	Unknown	
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <b>N/A</b>
Is there existing combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>SEWER</b>		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	Existing 12" to continue servicing existing buildings.	
Material	Ductile Iron Pipe	
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <b>N/A</b>
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input checked="" 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
<b>MISC</b>		
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <b>400 CY (Fill)*</b>
Are any structures being removed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input 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 type="checkbox"/> No

**\*Note: This calculation is based on the approximate difference between the existing and proposed surfaces.**

**13,  
TYPE OF  
DEVELOPMENT**

<b>REQUIRED FOR ALL DEVELOPMENT APPLICATIONS</b>	<b>Total number of new residential units created</b>	<b>Total number of affordable housing units* created</b>	<b>Total number of residential units demolished</b>
<b>New structure containing residential units</b>	N/A		
<b>Conversion from a non-residential structure to a structure containing residential units</b>	N/A		
<b>Conversion from market rate housing units to NJ COAH defined affordable housing units</b>	N/A		

\*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Age Restricted</b>	<b>Rental Units</b>
<b>Number of affordable housing units created*</b>	N/A				

\*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

<b>Use Group Description</b> (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.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<b>B:</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	
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	N/A	
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	N/A	
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	N/A	
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	N/A	
<b>A1:</b> Assembly uses including concert halls and TV studios.	N/A	
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	N/A	
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	N/A	
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.	8,210 SF	
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums	N/A	
<b>E:</b> Schools K – 12	N/A	
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	N/A	
<b>R1:</b> Hotels, motels and dormitories	N/A	
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	N/A	

# 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	P97-14, P18-109, SPN-26, P18-110,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9/28/99, 10/16/18, 8/25/98, 10/16/18
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)	\$
<b>TOTAL DUE</b>	<b>\$</b>
Amount Paid	\$
<b>BALANCE DUE</b>	<b>\$</b>

# 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

March 26, 2020

André L. Lehman

Signature of Applicant

Property Owner Authorizing Application if  
other than Applicant

Monika V. Lehman

Notary Public

# 18. CONTACT

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

**MONIKA V. LEHMAN**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 02LE6147489**  
**Qualified in New York County**  
**My Commission Expires June 30, 2022**  
July 22, 2022

**ADDENDUM TO MAJOR SITE PLAN APPLICATION  
30 RIVER COURT (BLOCK 7302, LOTS 33, 34, 44-46, 58)**

**7. OWNERS:**

1. Tower America Urban Renewal Co.  
111 Town Square Place, Suite 300  
Jersey City, NJ 07301
2. Tower East Urban Renewal Co.  
111 Town Square Place, Suite 300  
Jersey City, NJ 07301
3. 20 River Court West Urban Renewal Co.  
111 Town Square Place, Suite 300  
Jersey City, NJ 07301
4. 30 River Court East Urban Renewal Co.  
111 Town Square Place, Suite 300  
Jersey City, NJ 07301
5. Newport Associates Development Company  
111 Town Square Place, Suite 300  
Jersey City, NJ 07301