



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

7/2/19

Application No.

219-071

Date Validated as an Application for Development:

Date Deemed Complete:

1. SUBJECT PROPERTY

Address: 29 Weldon Street

Ward:

B

Block & Lots: Block:6001 Lot:29

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 type="checkbox"/> Minor Site Plan	<input checked="" 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 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)

Addition to an existing, non-complying mixed use building

5. VARIANCE/ DEVIATION NOTES

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

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

6. APPLICANT

Nagi Eltemsah

Applicant's Name

201-616-6012

Phone

Fax

pediatricsa1@yahoo.com

e-Mail address

2775 Kennedy Blvd

Street Address

Jersey City New Jersey 07306

City

State

Zip

**7.
OWNER**

Nagi Eltemsah

Owner's Name

201-616-6012

Phone

Fax

2775 Kennedy Blvd

Street Address

Jersey City New Jersey 07306

City

State

Zip

**8.
APPLICANT'S
ATTORNEY**

Robert P. Weinberg

Attorney's Name

Robert P. Weinberg Atty at Law

Firm's Name

201-437-7000 201-437-1462

Phone

Fax

28 West 22 Street

Street Address

Bayonne NJ 07002

City

State

Zip

rpweinbergesq@aol.com

e-mail address

**9.
PLAN
PREPARERS**

Engineer's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Surveyor's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Planner's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Raul Cabato 21AI01463700

Architect's Name & License Number

RA Design

Firm's Name

(201) 680-7132

Phone

Fax

35 Journal Square Plaza

Street Address

Jersey City New Jersey 07083

City

State

Zip

raul@radcllp.com

e-mail address

10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):

1,825 sf 25' x 73' (dimensions)

Present use: Mixed Use(1 Commercial/1
~~Residential~~)

Zone District(s):

R-1

Redevelopment Area:

Historic District:

N/A

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)?:

Zone X (minimal flood hazard)

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 ☒ noIs demolition proposed? ☐ yes ☒ no If yes, is building 150+ years old? ☐ yes age: _____ ☒ no

Number of New Buildings: 0

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	2	21'7"	3	31'7"
Addition/Extension			1	10'
Rooftop Appurtenances		N/A		N/A
Accessory Structures	N/A	N/A	N/A	N/A

Square Footage of applicable building(s) for
this project by use:

Residential	2,563.922	sf
Retail	N/A	sf
Office	1,169.667	sf
Industrial	N/A	sf
Parking Garage	410.881	sf
Other	N/A	sf
TOTAL:	5,321.593	sf

Number of dwelling units (if applicable):

Studio	N/A	units
1 bedroom	N/A	units
2 bedroom	1	units
3 bedroom	1	units
4+ bedroom	N/A	units
TOTAL:	2	units

Number of lots before subdivision:

Number of lots after subdivision:

% of lot to be covered by buildings:	86.71 %
% of lot to be covered by buildings & pavement:	100 %
Gross floor area (GFA):	5,321.6sf
Floor Area Ratio (FAR):	2.92

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0 / Dimensions: 0
 Number of loading spaces & dimensions: number: 0 / Dimensions: 0

Number of Signs: 0
 Height of monument and/or pylon signs: 0



12. INFRA- STRUCTURE

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is new water service being proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size	4"	
Material	Cast Iron	
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 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
MISC		
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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 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

**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	0	0 2019	0
Conversion from a non-residential structure to a structure containing residential units	0	0	0
Conversion from market rate housing units to NJ COAH defined affordable housing units	0	0	0

*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*	0	0	0	0	0

*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.	0	0
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	0	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, parking garages, and lumberyards. S group includes S1 and S2.	0	0
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
A1: Assembly uses including concert halls and TV studios.	0	0
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
A4: Assembly uses including arenas, skating rinks and pools.	0	0
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
E: Schools K – 12	0	0
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
R1: Hotels, motels and dormitories	0	0
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

14.
APPROVAL
HISTORY

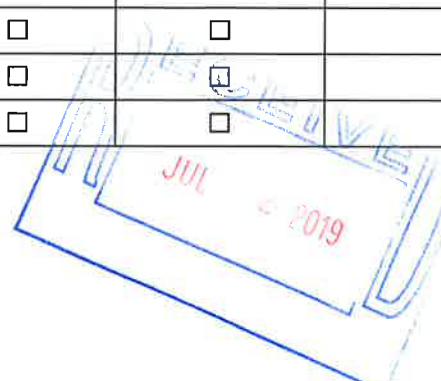
List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none
If there are previous approvals, attach 2 copies of the approving resolution.

	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

June 28, 2019

Signature of Applicant
Nagi Eitemseh

Property Owner Authorizing Application if
other than Applicant

Notary Public
ROBERT P. WEINBERG
Attorney At Law
of New Jersey