



# 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: 310 Twelfth Street  
227 COLES STREET

Block & Lots: Block 7001, Lot 1-2

Ward: E

## 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 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)

The Applicant proposes to develop a Medical Cannabis Dispensary.

## 5. VARIANCE/ DEVIATION NOTES

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

The Applicant requests a "c" variance from the Green Area Ratio ("GAR") standards outlined in §345-66.1 of the Jersey City Land Development Ordinance ("JCLDO"); and approval of a bulk "c" variance from the minimum loading space dimension requirement of §345-70 of the JCLDO. Please also see the attached Principal Points Statement from Dresdner Robin.  
A design waiver is also requested from the minimum spacing requirements of the Jersey City forestry standards.  
Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

Please see the attached Principal Points Statement from Dresdner Robin.

## 6. APPLICANT

HARMONY FOUNDATION OF NEW JERSEY, INC.

Applicant's Name

(201) 356-7268

Phone

Fax

600 Meadowlands Parkway Avenue #15

Street Address

Secaucus NJ

07094

City

State

Zip

shaya@harmonydispensary.org

e-Mail address

**7.  
OWNER**

MILO REALTY CORP. c/o M Management, Inc.

Owner's Name

(201) 356-7268

Phone

Fax

215 COLES STREET

Street Address

JERSEY CITY NJ

07310

City

State

Zip

e-mail address

**8.  
APPLICANT'S  
ATTORNEY**

Donald M. Pepe, Esq.

Attorney's Name

Scarinci Hollenbeck

Firm's Name

732.568.8370

732.695.8108

Phone

Fax

331 Newman Springs Road, Building 3, Suite 310

Street Address

Red Bank

NJ

07701

City

State

Zip

dpepe@sh-law.com

e-mail address

**9.  
PLAN  
PREPARERS**

Matthew Neuls 24GE04313300

Engineer's Name &amp; License Number

Dresdner Robin

Firm's Name

(973) 384-1071

Phone

Fax

1 Evertrust Plaza, Suite 901

Street Address

Jersey City

NJ

07302

City

State

Zip

e-mail address

James J. Heiser 24GS04331100

Surveyor's Name &amp; License Number

DPK Consulting

Firm's Name

(732) 764-0100

(732) 764-0990

Phone

Fax

220 Old New Brunsick Rd, Ste 201

Street Address

Piscataway

NJ

08854

City

State

Zip

jheiser@dpkconsulting.net

e-mail address

Charles Heydt, PP, AICP, LEED AP ND

Planner's Name &amp; License Number

DRESDNER ROBIN

Firm's Name

(973) 384.1071

Phone

Fax

1 Evertrust Plaza, Suite 901

Street Address

Jersey City

NJ

07302

City

State

Zip

cheydt@dresdnerrobin.com

e-mail address

Greta Hansen 038655

Architect's Name &amp; License Number

Hite Studio Architecture PC

Firm's Name

(917) 262-0976

Phone

Fax

123 Bowery Street, 4th Floor

Street Address

New York

NY

10002

City

State

Zip

greta@wolfgangandhite.com

e-mail address

10.  
SUBJECT  
PROPERTY  
DESCRIPTION

Site Acreage (square footage and dimensions):

73,200 sf x (dimensions)

Zone District(s):

REDEVELOPMENT PLAN AREA - JERSEY AVE PARK

Present use:

2- story industrial/commercial building with large surface parking area

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)?:

Flood Overlay, Subdistrict AE ("F Overlay) zone

BFE 11

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: 0

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	2	27	no change	no change
Addition/Extension			n/a	n/a
Rooftop Appurtenances		4		no change
Accessory Structures	1	9	no change	no change

Square Footage of applicable building(s) for this project by use:		
Residential	0	sf
Retail	16,587 (including 5705 Storage)	sf
Office	2,283	sf
Industrial	0	sf
Parking Garage	0	sf
Other		sf
TOTAL:	18,870	sf

Number of dwelling units (if applicable):		
Studio	0	units
1 bedroom	0	units
2 bedroom	0	units
3 bedroom	0	units
4+ bedroom	0	units
TOTAL:	0	units

Number of lots before subdivision:	N/A
Number of lots after subdivision:	N/A

% of lot to be covered by buildings:	31.3	%
% of lot to be covered by buildings & pavement:	100	%
Gross floor area (GFA):	18,870	sf
Floor Area Ratio (FAR):	0.62	

11.  
PARKING &  
SIGNAGE

Number of parking spaces & dimensions: number: 17 / Dimensions: 8.5 feet x 18 feet  
 Number of loading spaces & dimensions: number: 1 / Dimensions: 15 feet x 24 feet

Number of Signs: 1  
 Height of monument and/or pylon signs: n/a

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	1.5" main	
Material	Copper	
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 checked="" type="checkbox"/> Yes	<input 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 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	6" (adding branch interval for new bathroom design)	
Material	Cast iron	
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 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
<b>MISC</b>		
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <u>          </u>
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**

<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	N/A	N/A
<b>Conversion from a non-residential structure to a structure containing residential units</b>	N/A	N/A	N/A
<b>Conversion from market rate housing units to NJ COAH defined affordable housing units</b>	N/A	N/A	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	N/A	N/A	N/A	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	N/A
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	18,870	
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	N/A	N/A
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	N/A	N/A
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	N/A	N/A
<b>A1:</b> Assembly uses including concert halls and TV studios.	N/A	N/A
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	N/A	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	N/A
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.	N/A	N/A
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums	N/A	N/A
<b>E:</b> Schools K – 12	N/A	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	N/A
<b>R1:</b> Hotels, motels and dormitories	N/A	N/A
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	N/A	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		<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)	\$
<b>TOTAL DUE</b>	\$
Amount Paid	\$
<b>BALANCE DUE</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

04/09/2021

Signature of Applicant

Property Owner Authorizing Application if  
other than Applicant

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

Commonwealth of Pennsylvania - Notary Seal  
JAMES SPENCE - Notary Public  
Bucks County  
My Commission Expires Aug 10, 2023  
Commission Number 1292590

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Sworn to and subscribed before me this date April 9<sup>th</sup>, 2021

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Property Owner Authorizing Application if other than Applicant

\_\_\_\_\_  
Notary Public

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CONTACT**

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