



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



1 Jackson Square, 2nd 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:	286 and 296 Coles Street
2. Zip Code:	07310
3. Block(s):	6003
4. Lot(s):	1 & 2.02; 2.03
5. Ward:	E

**2.
APPROVALS
BEING SOUGHT**

6. BOARD DESIGNATION			
X	Planning Board		Zoning Board of Adjustment

7. APPROVALS BEING SOUGHT (mark all that apply)			
	Minor Site Plan		"A" Appeal
	Preliminary Major Site Plan		"B" Appeal - Interpretation
	Final Major Site Plan		Site Plan Waiver
	Conditional Use	X	Site Plan Amendment
X	'c' Variance(s)		Administrative Amendment
	'd' Variance(s) - use, density, etc.		Interim Use
	Minor Subdivision		Extension
	Preliminary Major Subdivision		Other (fill in below):
	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>	Mixed-use residential and commercial/retain development. Please see attached Planning and Variance Memo dated October 22, 2021 prepared by CPL Partnership.
---	---

**4.
VARIANCES
BEING SOUGHT**

9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	Please see attached Planning and Variance Memo dated October 22, 2021 prepared by CPL Partnership.	
10. Number of 'c' Variance(s):	6	
11. Number of 'd' Variance(s):	N/A	

5.
APPLICANT

12.	Applicant Name:	Coles Jersey Development Co., LLC
13.	Street Address:	305 Coles Steet
14.	City:	Jersey City
15.	State:	NJ
16.	Zip Code:	07310
17.	Phone:	201.792.3814
18.	Email:	dgans@hbrownstone.com

6.
OWNER

19.	Owner Name:	Coles Jersey Development Co., LLC and Coles Jersey Development Co. II, LLC
20.	Street Address:	305 Coles Street
21.	City:	Jersey City
22.	State:	NJ
23.	Zip Code:	07310
24.	Phone:	201.792.3814
25.	Email:	

7.
ATTORNEY

26.	Attorney's Name:	Donald M. Pepe
27.	Firm's Name:	Scarinci Hollenbeck
28.	Phone:	732.568.8379
29.	Email:	dpepe@sh-law.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	Michael Pucci, PE and Matthew Neuls
31.	NJ License Number:	33045 and 24GE0431300
32.	Firm's Name:	Chester, Ploussas, Lisowsky Parntership LLC
33.	Email:	mp@cplpartnership.com and mneuls@cplparntership.com
ARCHITECT		
34.	Architect's Name:	David J. Minno
35.	NJ License Number:	21A1010176000
36.	Firm's Name:	Minno & Wasko Architects
37.	Email:	dminno@minnowasko.com
PLANNER		
38.	Planner's Name:	Robert Larsen
39.	NJ License Number:	33LI00614400
40.	Firm's Name:	Chester, Ploussas, Lisowsky Parntership LLC
41.	Email:	rsl@cplpartnership.com
SURVEYOR		
42.	Surveyor's Name:	Greg S. Gloor, PLS
43.	NJ License Number:	37189
44.	Firm's Name:	Dresdner, Robin, Hanson Eng. Div.
45.	Email:	ggloor@dresdnerrobin.com
OTHER PROFESSIONAL		
46.	Name, Profession:	Dean Marchetto
47.	NJ License Number:	C07945
48.	Firm's Name:	Marchetto, Higgins, and Stieve
49.	Email:	dmarchetto@mhsarchitects.com

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	See site plan cover sheet and/or zoning chart	
51.	Lot Width (feet):	See site plan cover sheet and/or zoning chart	
52.	Lot Depth (feet):		
53.	Zone District(s):	Jesey Avenue Park Redevelopment Plan-Mixed Use District	
54.	Redevelopment Area:	Jersey Avenue Park	
55.	Present Use:		
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>		
ANSWER THE FOLLOWING YES –OR– NO			
57.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	NO	
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>	N/A	
59.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	NO	
60.	Is a bonus provision being utilized?		
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>	YES	
63.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	YES	
64.	Are new streets and/or utility extensions proposed?	YES	
65.	Are existing streets being widened?	NO	
66.	Is the subject property in a flood plain?*	YES	
<i>(if yes, see GAR details and form):</i>			
* Flood plain boundaries and base flood elevation can be found by visiting: http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/			

10. HEIGHTS

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

67.	Base Flood Elevation (feet):	El. 11			
68.	Elevation of Grade (feet):	Varies (8.5-12)			
69.	Number of New Buildings:	1			
70.	Number of Development Phases:	1			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building	See site plan	cover sheet	and/or zoning	chart
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance	See site plan cover sheet	and/or zoning chart		
74.	Accessory Structures	N/A	N/A	N/A	N/A

11. GROSS FLOOR AREA AND COVERAGE

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

12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	See site plan cover	sheet and/or zoning chart
84. 1 Bedroom Units:	See site plan cover	sheet and/or zoning chart
85. 2 Bedroom Units:	See site plan cover	sheet and/or zoning chart
86. 3 Bedroom Units:	See site plan cover	sheet and/or zoning chart
87. 4 bedroom or More Units:	See site plan cover	sheet and/or zoning chart
88. TOTAL UNIT COUNT:	See site plan cover	sheet and/or zoning chart
89. Percent Affordable:	N/A	
90. Percent Workforce:	N/A	

13. INCOME RESTRICTED* HOUSING

**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*

	INCOME RESTRICTED* HOUSING UNITS CREATED
Affordability Level:	
91. Very Low Income (<30% AMI):	N/A
92. Low Income (30% to 50% AMI):	N/A
93. Moderate Income (50% to 80% AMI):	N/A
94. Workforce Income (80% - 120% AMI):	N/A
Population Served:	
95. Age Restricted:	N/A
96. Special Needs:	N/A
97. Other:	N/A

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	See site plan cover sheet and/or zoning chart
99.	Dimensions of Parking Spaces:	See site plan cover sheet and/or zoning chart
100.	Number of Bike Parking Spaces:	See site plan cover sheet and/or zoning chart
101.	Location of Bike Parking:	See site plan cover sheet and/or zoning chart
102.	Number of Loading Spaces:	See site plan cover sheet and/or zoning chart
103.	Number of Signs:	See site plan cover sheet and/or zoning chart
104.	Type of Signs:	See site plan cover sheet and/or zoning chart

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.

approvals, attach 1 copy of the resolution.

	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
105. Subdivision:	P20-031; P14-040	Y	6/9/20
106. Site Plan:	P18-030; P19-183	Y	6/19/18; 6/9/20
107. Variance(s) App:			
108. Appeal:			
109. Building Permits:			

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. Download Application Forms and Support Documents here
<input checked="" type="checkbox"/>	Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will NOT be accepted. Make an Online Payment by click here
<input checked="" type="checkbox"/>	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if one is NOT submitted.
<input checked="" type="checkbox"/>	Initials of the Applicant/Preparer: (Must match Affidavit of Submission) <u> DJA </u>
<input checked="" type="checkbox"/>	Once you have completed all of the Submission Checklist items above, you can email you application to jmorales@jcnj.org -and- tmiller@jcnj.org . Please send us a pdf version of this application which has NOT been scanned.

CONTACT:

[Jersey City Division of City Planning](#)

1 Jackson Square, 2nd Floor

Jersey City NJ 07305

201-547-5010

CityPlanning@jcnj.org