



# CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



## 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: 67 Virginia Ave Block & Lots: Block 22102 Lot 43

Ward: \_\_\_\_\_

**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 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 checked="" 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)  
Redevelopment of the existing lot to propose a 4-story 4 unit multifamily residential 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**

Kontos Construction Co LTD

Applicant's Name

9085876052

Phone

Fax

val@kontosconstructiontd.com

e-Mail address

40 Oakwood Ave

Street Address

Woodbridge NJ

07095

City

State

Zip

**7.  
OWNER**

Valentino Kontos

Owner's Name

9085876052

Phone

Fax

40 Oakwood Ave

Street Address

Woodbridge NJ

07095

City

State

Zip

**8.  
APPLICANT'S  
ATTORNEY**

Chris J Murphy

Attorney's Name

Murphy Partners LLP

Firm's Name

9738776984

Phone

Fax

24 Commerce Street, Suite 1302

Street Address

Newark NJ

07102

City

State

Zip

cmurphy@murphyllp.com

e-mail address

**9.  
PLAN  
PREPARERS**

Arthur Kuyan 55741

Engineer's Name & License Number

Stonefield Engineering

Firm's Name

2013404468

2013404472

Phone

Fax

92 Park Ave

Street Address

Rutherford NJ

07070

City

State

Zip

akuyan@stonefieldeng.com

e-mail address

Juan Rodriguez 23000

Surveyor's Name & License Number

Amertech Engineering Inc.

Firm's Name

7328283535

7322490859

Phone

Fax

757 Ridgewood Avenue

Street Address

North Brunswick NJ

08902

City

State

Zip

main@amertechengineering.com

e-mail address

Planner's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Patrick Lesbirel 20605

Architect's Name & License Number

Brick City Reconstruction

Firm's Name

973-954-4227

2016837477

Phone

Fax

59 Lincoln Park

Street Address

Newark NJ

07102

City

State

Zip

pat@bcrpc.com

e-mail address

# 10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):

1583 sf 23 x 75.30 (dimensions)

Zone District(s): Zone-1 Neighborhood Mixed Use

Present use: Vacant

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)?:

N/A

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: 1

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building			4	42
Addition/Extension			4	48.67
Rooftop Appurtenances				
Accessory Structures				

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

Residential	1,273	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	1	units
3 bedroom	3	units
4+ bedroom		units
TOTAL:		units

Number of lots before subdivision:

Number of lots after subdivision:

% of lot to be covered by buildings:	80.4 %
% of lot to be covered by buildings & pavement:	100 %
Gross floor area (GFA):	5,092 sf
Floor Area Ratio (FAR):	3.22

# 11. PARKING & SIGNAGE

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

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

# 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	4"	
Material	DIP	
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
<b>SEWER</b>		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size	6"	
Material	SDR 35	
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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input 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 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 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>			
<b>Conversion from a non-residential structure to a structure containing residential units</b>			
<b>Conversion from market rate housing units to NJ COAH defined affordable housing units</b>			

\*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>					

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

**14.**  
**APPROVAL**  
**HISTORY**

List all past approvals, denials, appeals, or other activity for the subject property.  
If there are previous approvals, attach 2 copies of the approving resolution.

APPROVAL LISTED  
BELOW - CM  
☒ Check here if none

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	P19-069	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10-29-2019
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**

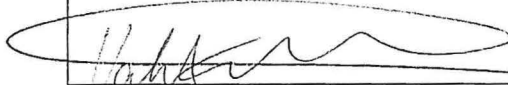
Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

**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

3.26.2020

  
Signature of Applicant

Property Owner Authorizing Application if  
other than Applicant

Christopher Murphy, Esq.  
Attorney at Law  
State of New Jersey

Notary Public