



# 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: 325-329 Newark Ave.  
Ward: E

Block & Lots: 11001/6

### 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 &amp; Nature of Use (describe project)

Applicant proposes to clear the property and construct a new five (5) story mixed-use building with sixteen (16) residential units and a ground floor commercial space.

### 5. VARIANCE/ DEVIATION NOTES

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

rear yard setback

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

Benefits outweigh any substantial detriments, see principal points statement for further reasoning

### 6. APPLICANT

BGT Enterprises

Applicant's Name

201-656-7200

Phone

Fax

189 Brunswick Street

Street Address

Jersey City NJ

City

State

07302

Zip

ben@torrei.com

e-Mail address

7.  
OWNER

Sunil & Maniga Patel

Owner's Name

Phone

Fax

310 Newark Ave.

Street Address

Jersey City NJ

07302

City

State

Zip

e-mail address

8.  
APPLICANT'S  
ATTORNEY

Charles J. Harrington III

Attorney's Name

Connell Foley, LLP

Firm's Name

201-521-1000 201-521-0100

Phone

Fax

185 Hudson Street, Suite 2510

Street Address

Jersey City NJ

07305

City

State

Zip

charrington@connellfoley.com

e-mail address

9.  
PLAN  
PREPARERS

Engineer's Name & License Number

Firm's Name

Phone

Fax

TBP

Surveyor's Name & License Number

Firm's Name

Phone

Fax

N/A

Planner's Name & License Number

Firm's Name

Phone

Fax

Murat Mutlu, AIA Z1A101972300

Architect's Name & License Number

INOA-International Office Of Architects

Firm's Name

212-564-0094

Phone

Fax

Street Address

City

State

Zip

e-mail address

Street Address

City

State

Zip

e-mail address

Street Address

City

State

Zip

e-mail address

225 West 36th Street, Suite 506

Street Address

New York NY

10018

City

State

Zip

info@in-oa.com

e-mail address

**10.**  
**SUBJECT**  
**PROPERTY**  
**DESCRIPTION**

Site Acreage (square footage and dimensions):

**3,698** sf **irr** x (dimensions)

Zone District(s):

NC - Neighborhood Commercial

Present use:

**gas station**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)?:

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	<b>1</b>	<b>12</b>	<b>5</b>	<b>58</b>
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	16,317	sf
Retail	1,976	sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
<b>TOTAL:</b>	<b>18,293</b>	<b>sf</b>

Number of dwelling units (if applicable):		
Studio	<b>0</b>	units
1 bedroom	<b>12</b>	units
2 bedroom	<b>4</b>	units
3 bedroom	<b>0</b>	units
4+ bedroom	<b>0</b>	units
<b>TOTAL:</b>	<b>16</b>	<b>units</b>

Number of lots before subdivision:	<b>N/A</b>
Number of lots after subdivision:	<b>N/A</b>

% of lot to be covered by buildings:	<b>91</b>	%
% of lot to be covered by buildings & pavement:	<b>91</b>	%
Gross floor area (GFA):	<b>18,293</b>	sf
Floor Area Ratio (FAR):	<b>4.94:1</b>	

# 11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0 / 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	6"	
Material	ductile iron	
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 type="checkbox"/> Yes	<input checked="" 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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	6"	
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 checked="" type="checkbox"/> Yes	<input 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 type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____
Are any structures being removed?	<input checked="" 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 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 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>16</b>	<b>0</b>	<b>0</b>
<b>Conversion from a non-residential structure to a structure containing residential units</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Conversion from market rate housing units to NJ COAH defined affordable housing units</b>	<b>0</b>	<b>0</b>	<b>0</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>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</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>0</b>	<b>0</b>
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	<b>3,269</b>	<b>0</b>
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	<b>0</b>	<b>0</b>
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	<b>0</b>	<b>0</b>
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	<b>0</b>	<b>0</b>
<b>A1:</b> Assembly uses including concert halls and TV studios.	<b>0</b>	<b>0</b>
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	<b>0</b>	<b>0</b>
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	<b>0</b>	<b>0</b>
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.	<b>0</b>	<b>0</b>
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums	<b>0</b>	<b>0</b>
<b>E:</b> Schools K – 12	<b>0</b>	<b>0</b>
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	<b>0</b>	<b>0</b>
<b>R1:</b> Hotels, motels and dormitories	<b>0</b>	<b>0</b>
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	<b>0</b>	<b>0</b>

	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"/>	

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
<b>TOTAL DUE</b>	\$
Amount Paid	\$
<b>BALANCE DUE</b>	\$

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

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.

April 9, 2021

Signature of Applicant

• Atty. for applicant

Property Owner Authorizing Application if  
other than Applicant

Lidia Chico

~~Notary Public~~

GLORIA ALICEA  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES DEC. 20, 2025

**Jersey City Division of City Planning**  
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P:201-547-5010  
[cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)