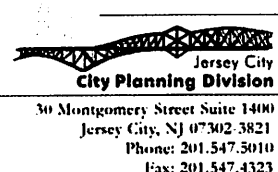




# CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



## 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: 170 MONTICELLO AVENUE  
Ward: F

Block &amp; Lots: B 16803, L 75,76,77

### 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)

"170 MONTICELLO AVENUE"

Five (5) story mixed use building with twenty two (22) residential units and 835 sf of retail on the ground floor.

### 5. VARIANCE/ DEVIATION NOTES

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

None, complies with provisions of Jackson Hill Redevelopment Plan- Neighborhood Mixed Use

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

Project complies with the Jackson Hill Redevelopment Plan without deviations.

### 6. APPLICANT

170 Monticello LLC

Applicant's Name

917-330-3737

Phone

Fax

DAVE.NTMGMT@GMAIL.COM

e-Mail address

497 WESTSIDE AVENUE, SUITE 101

Street Address

JERSEY CITY NJ

07304

City

State

Zip

**7.**  
**OWNER**

(same as applicant)

Owner's Name

Street Address

Phone

Fax

City

State

Zip

**8.**  
**APPLICANT'S**  
**ATTORNEY**

Ronald H. Shaljian

Attorney's Name

Schumann Hanlon Margulies LLC

Firm's Name

201-451-1400

201-432-3103

Phone

Fax

30 Montgomery Street, Suite 990

Street Address

Jersey City NJ

07302

City

State

Zip

rshaljian@shdlaw.com

e-mail address

**9.**  
**PLAN**  
**PREPARERS**

Mark Chisvette Lic #28164

Engineer's Name & License Number

Chisvette Engineering

Firm's Name

973-897-7968

973-970-2010

Phone

Fax

320 Lenox Ave.

Street Address

Pompton Lakes NJ

07442

City

State

Zip

mark@chisvette.com

e-mail address

Alan R. Boettger Lic #41997

Surveyor's Name & License Number

Clearpoint Services LLC

Firm's Name

732-905-5463

Phone

Fax

2105 W. Country Line Rd., Suite 8

Street Address

Jackson NJ

08527

City

State

Zip

www.clearpointservices.com

e-mail address

Planner's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Richard Garber #21A101735200

Architect's Name & License Number

GRO Architects

Firm's Name

212-346-0705

646-357-9730

Phone

Fax

264 Water Street, 1M

Street Address

New York NY

10038

City

State

Zip

richard@groarc.com

e-mail address

# 10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):

5,111.3 sf 61.7' x 92.5' (dimensions)

Zone District(s):

see below

Present use: vacant lots

Redevelopment Area:

Historic District:

Jackson Hill -Neighborhood Mixed Use

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	N/A	N/A	5	55'-0"
Addition/Extension				
Rooftop Appurtenances		0		68'-0"
Accessory Structures	0	0	N/A	N/A

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

Residential	15,510	sf
Retail	835	sf
Office		sf
Industrial		sf
Parking Garage		sf
Other	6,958	sf
TOTAL:	23,303	sf

Number of dwelling units (if applicable):

Studio	4	units
1 bedroom	4	units
2 bedroom	14	units
3 bedroom	0	units
4+ bedroom	0	units
TOTAL:	22	units

Number of lots before subdivision:

Number of lots after subdivision:

% of lot to be covered by buildings:

82 %

% of lot to be covered by buildings &amp; pavement:

84 %

Gross floor area (GFA):

23,303 sf

Floor Area Ratio (FAR):

4.6

# 11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0 / Dimensions: \_\_\_\_\_Number of loading spaces & dimensions: number: 0 / Dimensions: \_\_\_\_\_Number of Signs: 2

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	D.I.P.	
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		
Material		
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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>80 cut</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 checked="" type="checkbox"/> Yes	<input 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>22</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>835</b>	
<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. ☐ 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

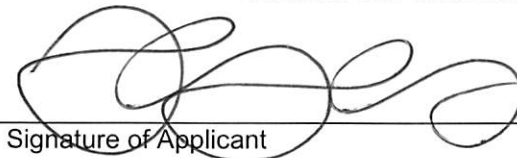
Please Attach the required additional forms and information, if applicable (see attached **FORMS** and **CHECKLISTS**)

#### 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

10/27/20



Signature of Applicant

- State of NEW YORK  
- County of Kings

DAVID DENIS

Property Owner Authorizing Application if  
other than Applicant



Notary Public

HAMMES ASA JAMES  
Notary Public, State of New York  
No. 01-HA6261308  
Qualified in Kings County  
Commission Expires 05 14, 2024

### 10% OWNERSHIP DISCLOSURE STATEMENT FORM

A corporation or partnership submitting a development application to the Jersey City Planning Board or Board of Adjustment must list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership.

Subject Property Address:	<u>170 Monticello Avenue</u>	Block(s):	<u>16803</u>
		Lot(s):	<u>75, 76, 77</u>
Applicant:	<u>170 Monticello LLC</u>	Owner	<u>(same as applicant)</u>
	<u>497 Westside Ave</u>		
Applicant's Address:	<u>Suite 101</u>	Owner's Address:	
	<u>Jersey City, NJ 07304</u>		

Entity/Individual	Address	Ownership Interest (%)
David Denis	497 Westside Ave Suite 101 Jersey City, NJ 07304	25%
Barry Septimus	497 Westside Ave Suite 101 Jersey City, NJ 07304	75%

Please attach additional sheet(s) if necessary.