



# 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](mailto: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:

615 Pavonia Avenue; 605 Pavonia Avenue; and 595 Pavonia Avenue; f/k/a 595-621 Pavonia Avenue; 535-539 Summit Avenue, 136 Magnolia Avenue

Block &amp; Lots:

Block 9501; Lot 4.01 Qual.

Ward:

C

C0001, C0002, C0003; f/k/a Block 9501, Lots 4-8 and 10-16

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

See attached.

### 5. VARIANCE/ DEVIATION NOTES

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

See attached Statement of Principal Points.

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

See attached Statement of Principal Points.

### 6. APPLICANT

Journal Square II Urban Renewal LLC

Applicant's Name

908-725-1800

908-575-2237

Phone

Fax

c/o The KRE Group, 520 US Hwy 22, P.O. Box 6872

Street Address

Bridgewater, NJ

08807

City

State

Zip

[tg@thekregroup.com](mailto:tg@thekregroup.com)

e-Mail address

7.  
**OWNER**

\*

Owner's Name		Street Address	
Phone	Fax	City	State Zip
		e-mail address	

8.  
**APPLICANT'S  
ATTORNEY**

James C. McCann, Esq.		Harborside 5, 185 Hudson Street, Suite 2510	
Attorney's Name		Street Address	
Connell Foley		Jersey City, NJ 07311	
Firm's Name		City State Zip	
201-521-1000	201-521-0100	jmccann@connellfoley.com	
Phone	Fax	e-mail address	

9.  
**PLAN  
PREPARERS**

Joseph Mele 24GB04323900		1 Evertrust Plaza, #901	
Engineer's Name & License Number		Street Address	
Dresdner Robin		Jersey City, NJ 07302	
Firm's Name		City State Zip	
201-217-9200		jmele@dresdnerrobin.com	
Phone	Fax	e-mail address	

Greg Gloor, PLS 24GS03718900		55 Lane Road, Suite 220	
Surveyor's Name & License Number		Street Address	
Dresdner Robin		Fairfield, NJ 07004	
Firm's Name		City State Zip	
973-696-2600	973-696-1362	ggloor@dresdnerrobin.com	
Phone	Fax	e-mail address	

Edward V. Kolling, PP, AICP, CIA 33LI00306800		1 Evertrust Plaza, #901	
Planner's Name & License Number		Street Address	
Dresdner Robin		Jersey City, NJ 07302	
Firm's Name		City State Zip	
201-217-9200	201-217-9607	ekolling@dresdnerrobin.com	
Phone	Fax	e-mail address	

Gary Handel, AIA 21A101921300		120 Broadway, 6th Floor	
Architect's Name & License Number		Street Address	
Handel Architects, LLP		New York, NY 10271	
Firm's Name		City State Zip	
212-595-4112	212-515-9032	ghandel@handelarchitects.com	
Phone	Fax	e-mail address	

\* Journal Square I Urban Renewal LLC owns Block 9501, Lot 4.01, Qual. C0001  
 Journal Square II Urban Renewal LLC owns Block 9501, Lot 4.01, Qual. C0002  
 Journal Square III Urban Renewal LLC owns Block 9501, Lot 4.01, Qual. C0003

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

Site Acreage (square footage and dimensions):  
**97,147** sf **472'** x **250'** irregular lot  
 (dimensions)

Zone District(s): Zone 1

Present use: Residential and Commercial

Redevelopment Area:  
 Historic District: Journal Square: 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)?:  
 FEMA Flood Zone "X" (it is not in the 100-year floodplain)

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 bldg. (w/3 towers)

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building			53/71/60	563'/742'/635'
Addition/Extension			n/a	
Rooftop Appurtenances				approx. 16'/25'
Accessory Structures				

#

# Note: Overall square footages shown reflect anticipated changes to Phase 3, which will be the subject of a separate future application.

Square Footage of applicable building(s) for this project by use:		
Residential	1,818,860 *	sf
Retail	29,900 *	sf
Office		sf
Industrial		sf
Parking Garage	446,341 *	sf
Other		sf
TOTAL:	2,295,101 *	sf

Number of dwelling units (if applicable):		
Studio	430 **	units
1 bedroom	1111 ***	units
2 bedroom	258 ****	units
3 bedroom	43 *****	units
4+ bedroom		units
TOTAL:	1842	units

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

% of lot to be covered by buildings:	78.2	%
% of lot to be covered by buildings & pavement:	98	%
Gross floor area (GFA):	2,295,101	sf
Floor Area Ratio (FAR):	23.62	

+

\* 730,260 residential square feet, 17,500 retail square feet, and 232,341 parking garage square feet in Phase 2; \*\* 135 studios in Phase 2; \*\*\* 407 1-bedroom units in Phase 2; \*\*\*\* 142 2-bedroom units in Phase 2; \*\*\*\*\* 20 3-bedroom units in Phase 2

+ Includes Pavonia-Magnolia pedestrian walkway and Pavonia drop off area

# 11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 786 / Dimensions: 448 9'X18'; 338 8'X15' \*\* Full Build Out  
 Number of loading spaces & dimensions: number: 3 / Dimensions: 12'x40'

Number of Signs: 132 including 25 signs to be removed during phased development of project  
 Height of monument and/or pylon signs: None

# 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	12"	
Material	DIP	
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 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 checked="" type="checkbox"/> Yes	<input 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 TBD _____
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

\* It is currently proposed that 786 parking spaces will be constructed within podium upon full build-out. Interim surface parking totaling 72 spaces in Phase 1 will be eliminated with the development of Phase 2. 492 parking spaces including valet parking spaces, 296 9'x18' and 196 8'x15', are proposed in Phase 2. Alternatively, with the future construction of Phase 3, it is proposed that Phase 2 parking will be reduced to 477 parking spaces, including valet parking spaces. Any anticipated parking changes in Phase 3 will be the subject of a separate future application.

+ 136 Magnolia Building has been demolished.

**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>
New structure containing residential units	1842*		
Conversion from a non-residential structure to a structure containing residential units			
Conversion from market rate housing units to NJ COAH defined affordable housing units			

\*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.	N/A	0
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	up to 17,500 s.f.**	0
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	232,341 s.f.**	0
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
<b>A1:</b> Assembly uses including concert halls and TV studios.	0	0
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.	0	0
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
<b>E:</b> Schools K – 12	0	0
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
<b>R1:</b> Hotels, motels and dormitories	0	0
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

\* For full build out.

\*\* For Phase 2 only.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	12/18/12; 12/3/13; 6/3/14; 1/24/17; 11/14/17
Variance(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	12/18/12; 12/3/13; 6/3/14; 1/24/17; 11/14/17
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

*November 5<sup>th</sup> 2020*

Signature of Applicant  
Journal Square II Urban Renewal LLC

Property Owner Authorizing Application if  
other than Applicant

*Julia Nordheim*

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

**Julia Nordheim**  
Notary Public of New Jersey  
My Commission Expires 6-7-2021

#### 4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project):

The Applicant proposes amended final site plan approval with deviations for Phase 2 of previously approved development of "Journal Squared," a 3-phase mixed-use project to permit a total of approximately 1,842 residential units, parking for approximately 786 vehicles, up to 29,900 square feet of retail, restaurant, and other permitted commercial space, and 132 signs, 25 of which will be removed during the course of the phased development of the project. In addition, as part of the previously approved project, the Applicant has redesigned the Magnolia Avenue kiss-and-ride drop off area to create a new plaza entry to the Journal Square Transportation Center.

In particular, Phase 2 will consist of 704 residential units, up to 17,500 square feet of commercial space, and 60 signs. Upon completion of Phase 2, there will be 492 parking spaces, including valet spaces, 296 9'x18' and 196 8'x15'. Alternatively, with the future construction of Phase 3, it is proposed that Phase 2 parking will be reduced to 477 parking spaces, including valet parking spaces.

In addition to the minor changes outlined in the enclosed landscape architecture memo dated October 30, 2020 and the engineering memo dated October 30, 2020, the proposed amended final site plan approval for Phase 2 will permit the Applicant to make the following changes to the previously approved site plan, in accordance with the architectural memo dated October 30, 2020:

1. Redesign of the overall interior lobby extent and change Retail Area C to an interim mailroom with ceiling at 13'-1". **Complies with the Redevelopment Plan.**

2. Change north façade of Retail Area C to a shadow box. **Complies with the Redevelopment Plan.**

3. Removal of metal panel cladding and addition of 6 antennas at core bulkhead in coordination with Port Authority requirements for PA Room. **Requires Deviation from the Redevelopment Plan.**

4. Street frontage for Phase 2 was previously approved at 535.75'. As an alternative (but not a replacement) to this previous approval, after construction of Phase 3, street frontage for Phase 2 will decrease from 535.75' to 353.75'. With the construction of Phase 3, as an alternative (but not a replacement) to the previous approval, non-permitted street frontage such as meter rooms, blank walls, garage doors, etc. will remain the same at 140.6 feet and percentage of permitted use will increase to 40% from previously approved 26%. - **Requires Deviation from the Redevelopment Plan.**

5. Ground Floor transparency was previously approved at 59%. As an alternative (but not a replacement), with the construction of Phase 3, the Ground Floor transparency in Phase 2 will increase to 60% from 59% with the reduction of street frontage. - **Deviation previously approved.**

6. Phase 2 was previously approved for 492 parking spaces, including valet parking spaces. With the construction of Phase 3, as an alternative (but not a replacement), the drive aisle connection from Phase 2 to Phase 3 will remove 15 parking spots in Phase 2, which will reduce the overall parking spaces including valet parking spaces from 492 to 477 in Phase 2.- **Complies with the Redevelopment Plan.**

7. East ground floor exterior façade of Retail Area C now classified as an interim mailroom has been changed to include an interim wall in preparation for future construction of Phase 3. - **Requires Deviation from the Redevelopment Plan.**

8. Similar to Phase 1, a new Phase 2 building sign approximately 77 sf in area and 14% of the first story of the wall along Pavonia Avenue indicating the building name has been added. - **Requires Deviation from the Redevelopment Plan.**

9. Added 2 bollards for security at Magnolia Avenue sidewalk with an aggregate dimension of 16'-5" clear width. Preliminary Site Plan Approval allowed deviation of 16'-0" at Magnolia for Phase 2. – **Deviation previously approved.**

10. Residential Bike Storage count in basement has been reduced from 675 to 670, which still meets the minimum requirement of .5 spaces per unit and 13 retail indoor bike parking spaces. Outdoor retail bike parking has been increased from 8 spaces to 14 spaces and is located in the Porte Cochere. **Complies with the Redevelopment Plan.**

In connection with the application, the Applicant requires the following deviations from the Journal Square 2060 Redevelopment Plan:

1. Section III.A.10.a of the Redevelopment Plan, which requires that all mechanical equipment located on any roof of a building shall be screened from view from all vantage points with a material complementary with the façade of the structure, and Section III.A.10.f of the Redevelopment Plan, which requires the screening of new telecom equipment, where metal panel cladding is proposed to be removed and 6 antennas added at the core bulkhead of Phase 2 in coordination with Port Authority requirements for the PA Room.

2. Section III.D.10.e. of the Redevelopment Plan, which requires that no more than 15% of the first floor street frontage along a public right of way may be dedicated to other uses such as meter rooms, blank walls, garage doors, emergency exits, etc., where 40% of the first floor frontage will be dedicated to such uses in Phase 2 upon the future construction of Phase 3.

3. Section III.A.6 of the Redevelopment Plan, which requires that large blank walls without fenestration surrounding large residential and commercial uses must incorporate architectural techniques to provide visual interest, where an interim wall around the eastern façade of Phase 2 is proposed in preparation for future construction of Phase 3.

4. Section IV.B.3.b of the Redevelopment Plan to permit relief from the requirement along all rights of way where retail/similar uses are not now but were previously mandatory that



other uses be permitted a total exterior sign area not to exceed the equivalent of 5% of the first story of the wall to which the sign is attached and no greater than 20 square feet, where 14% and 77 square feet are being proposed for a new residential entry sign along Pavonia Avenue for Phase 2 that is in addition to the previously approved residential entry sign along Magnolia Avenue for Phase 2.