



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



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#) (the "Portal"). To submit you will need a username and to then select the [correct application type and board](#). Fill in the fields below and upload your completed GDA as well as applicable supporting documents listed – see [Section 15 on last page](#).

**1.
SUBJECT
PROPERTY**

1.	Street Address:	316 Fifteenth Street
2.	Zip Code:	07310
3.	Block(s):	6903
4.	Lot(s):	3.04

**2.
APPROVALS
BEING SOUGHT**

5.	BOARD DESIGNATION		
	<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/>	Zoning Board of Adjustment
6.	APPROVALS BEING SOUGHT (mark all that apply)		
	Minor Site Plan	<input type="checkbox"/>	Site Plan Waiver
	Preliminary Major Site Plan	<input checked="" type="checkbox"/>	Site Plan Amendment
	Final Major Site Plan	<input type="checkbox"/>	Administrative Amendment
	Conditional Use	<input type="checkbox"/>	Interim Use
	'c' Variance(s)	<input type="checkbox"/>	Extension
	'd' Variance(s) - use, density, etc.	<input type="checkbox"/>	Other (fill in below):
	Minor Subdivision		
	Preliminary Major Subdivision		
	Final Major Subdivision		

**3.
PROPOSED
DEVELOPMENT**

7.	Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Phase III amendments are fully outlined in the attached addendum. Applicant proposes eliminating the garage and entrance ramp, amending the ground floor plan to commercial use, and reducing unit count from 156 to 140
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**4.
VARIANCES
BEING SOUGHT**

8.	List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	none
9.	Number of 'c' Variance(s):	none
10.	Number of 'd' Variance(s):	none

5.
APPLICANT

11.	Applicant Name:	Emerson Leasing Co. III, LLC
12.	Street Address:	300 Coles Street
13.	City:	Jersey City
14.	State:	NJ
15.	Zip Code:	07310
16.	Phone:	201-656-0314
17.	Email:	srozzi@cityhomesmgmt.com

6.
OWNER

18.	Owner Name:	Coles Street Assoc. c/o Newmark and Co.
19.	Street Address:	125 Park Avenue
20.	City:	New York
21.	State:	NY
22.	Zip Code:	10017
23.	Phone:	201-656-0314
24.	Email:	

7.
ATTORNEY

25.	Attorney's Name:	George L. Garcia, Esq.
26.	Firm's Name:	Connell Foley
27.	Phone:	201.521-1000
28.	Email:	GGarcia@connellfoley.com

8.
PLAN
PREPARERS

ENGINEER		
29.	Engineer's Name:	Jeffrey Reeves
30.	NJ License Number:	24GE04036700
31.	Firm's Name:	Reeves Surveying & Engineering LLC
32.	Email:	jdreeves38@gmail.com
ARCHITECT		
33.	Architect's Name:	Ron Russell
34.	NJ License Number:	AI11408
35.	Firm's Name:	Urban Architecture LLC
36.	Email:	rrussell@urbanarch.design
PLANNER		
37.	Planner's Name:	
38.	NJ License Number:	
39.	Firm's Name:	
40.	Email:	
SURVEYOR		
41.	Surveyor's Name:	Greg Gloor
42.	NJ License Number:	GS03718900
43.	Firm's Name:	Dresdner Robin
44.	Email:	ggloor@dresdnerrobin.com
OTHER PROFESSIONAL		
45.	Name, Profession:	
46.	NJ License Number:	
47.	Firm's Name:	
48.	Email:	

9. HEIGHTS

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

49.	Elevation of Grade (feet):	Varies 8.5 to 11.5			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
50.	Building	5	+/- 77'	5	+/- 77'
51.	Addition or Extension				
52.	Rooftop Appurtenance				
53.	Accessory Structures				

10. GROSS FLOOR AREA AND COVERAGE

**: please note the changes to the Phase sections*

		PHASE 3 *	TOTAL * (Phase III)
54.	Residential sf:	190,000	190,000
55.	Retail sf:	38,400	38,400
56.	Office sf:	0	0
57.	Industrial sf:	0	0
58.	Parking Garage sf:	0	0
59.	Other sf:	28,000	28,000
60.	GROSS FLOOR AREA (sf):	256,400	256,400
61.	Floor Area Ratio (FAR):	3.96	3.96
62.	Lot area (square feet):	64,600	64,600
63.	Building Coverage (%):	100	100
64.	Lot Coverage (%):	100	100

11. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65.	Studio Units:	8
66.	1 Bedroom Units:	84
67.	2 Bedroom Units:	32
68.	3 Bedroom Units:	16
69.	4 bedroom or More Units:	0
70.	TOTAL UNIT COUNT:	140
71.	Percent Affordable:	0
72.	Percent Workforce:	0

12. 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:	N/a
73.	Very Low Income (<30% AMI):
74.	Low Income (30% to 50% AMI):
75.	Moderate Income (50% to 80% AMI):
76.	Workforce Income (80% - 120% AMI):
Population Served:	N/a
77.	Age Restricted:
78.	Special Needs:
79.	Other:

13. PARKING AND SIGNAGE

80.	Number of Parking Spaces:	0
81.	Dimensions of Parking Spaces:	0
82.	Number of Bike Parking Spaces:	PH3 = 96
83.	Location of Bike Parking:	First Floor, Interior
84.	Number of Loading Spaces:	PH3 = 1
85.	Number of Signs:	** signage to be addressed in separate
86.	Type of Signs:	application **

14. APPROVAL HISTORY

*: please note
the changes to
approval history
sections

<i>List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.</i>			
	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
87. Subdivision:	P18-041	Y	07/24/2018
88. Site Plan:	P18-047	Y	07/10/2018
89. Amended Site Plan *	P19-187	Y	1/19/2021
90. Admin. Amendment*	P21-051	Y	09/23/2021
91. Building Permits:			

15. SUBMISSION INFORMATION

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#). To submit you will need to first register a username.

[To review available City Planning applications available of the Portal click here.](#)

Please upload all required affidavits and supplemental forms, plans, reports, and other documents needed to process your application.

FORMS, SUPPORT DOCUMENTS, AND RESOURCES

- [Application Checklist](#)
- [10% Disclosure Form](#)
- [Affidavit of ownership](#)
- [Affidavit of performance](#)
- [NJDCA Certification for ePlans](#)
- [Request for Certified 200' List](#)
- [Sample Notice Form Planning Board](#)
- [Sample Notice Form Zoning Board](#)
- [Proof of Service](#)
- [Payment of Property Taxes Form](#)
- [Payment of Water Bill Instructions](#)
- [GAR Calculation Worksheet](#)
- [Appeal Application](#)
- [Land Development Ordinance](#)
- [Redevelopment Plans](#)
- [Interactive Zoning Map](#)

CONTACT:

[Jersey City Division of City Planning](#)

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