



**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:	681 and 683-685 Newark Avenue
2.	Zip Code:	07306
3.	Block(s):	7902
4.	Lot(s):	34 & 33

**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)		
<input type="checkbox"/>	Minor Site Plan	<input type="checkbox"/>	Site Plan Waiver
<input checked="" type="checkbox"/>	Preliminary Major Site Plan	<input type="checkbox"/>	Site Plan Amendment
<input checked="" type="checkbox"/>	Final Major Site Plan	<input type="checkbox"/>	Administrative Amendment
<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	Interim Use
<input checked="" type="checkbox"/>	'c' Variance(s)	<input type="checkbox"/>	Extension
<input type="checkbox"/>	'd' Variance(s) - use, density, etc.	<input type="checkbox"/>	Other (fill in below):
<input type="checkbox"/>	Minor Subdivision		
<input type="checkbox"/>	Preliminary Major Subdivision		
<input type="checkbox"/>	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>	Applicant proposes to construct a 5-Story mixed use development with 36 Studios, and 4 One-Bedrooms.
----	--	--

**4.
VARIANCES
BEING SOUGHT**

8.	List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	Maximum Roof Structure Building Height (Elevator bulkhead)
9.	Number of 'c' Variance(s):	1
10.	Number of 'd' Variance(s):	N/A

5.
APPLICANT

11.	Applicant Name:	Cottage Realty Development, LLC
12.	Street Address:	135 Terrace Avenue
13.	City:	Jersey City
14.	State:	NJ
15.	Zip Code:	07307
16.	Phone:	201-838-5485
17.	Email:	kanaiya@canbisllc.com

6.
OWNER

18.	Owner Name:	Same ad Applicant
19.	Street Address:	
20.	City:	
21.	State:	
22.	Zip Code:	
23.	Phone:	
24.	Email:	

7.
ATTORNEY

25.	Attorney's Name:	Eugene P. O'Connell
26.	Firm's Name:	Eugene P. O'Connell
27.	Phone:	201-963-3668
28.	Email:	gene@eugeneoconnell.com

8.
PLAN
PREPARERS

ENGINEER		
29.	Engineer's Name:	Edwin A. Reimon
30.	NJ License Number:	
31.	Firm's Name:	Edwin A. Reimon, P.E.
32.	Email:	edwin@edwinreimonengineeringservices.co
ARCHITECT		
33.	Architect's Name:	Min W. Kil
34.	NJ License Number:	21A101985300
35.	Firm's Name:	Hampton Hill Architecture
36.	Email:	bob.a@hamptonhillnj.com
PLANNER		
37.	Planner's Name:	Charles Heydt
38.	NJ License Number:	
39.	Firm's Name:	Dresdner Robin
40.	Email:	Cheydt@dresdnerRobin.com
SURVEYOR		
41.	Surveyor's Name:	Miloslav Rehak
42.	NJ License Number:	43233
43.	Firm's Name:	First Sight Surveying LLC
44.	Email:	
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):				
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
50.	Building	3		5	54'
51.	Addition or Extension				
52.	Rooftop Appurtenance				14'
53.	Accessory Structures				

10. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
54. Residential sf:	18,468		
55. Retail sf:	5,143		
56. Office sf:			
57. Industrial sf:			
58. Parking Garage sf:			
59. Other sf:	5,685-Cellar		
60. GROSS FLOOR AREA (sf):	29,029		
61. Floor Area Ratio (FAR):	4.66		
62. Lot area (square feet):	7,370		
63. Building Coverage (%):	92.7		
64. Lot Coverage (%):	100.0		

11. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65. Studio Units:	36	
66. 1 Bedroom Units:	4	
67. 2 Bedroom Units:		
68. 3 Bedroom Units:		
69. 4 bedroom or More Units:		
70. TOTAL UNIT COUNT:	40	
71. Percent Affordable:		
72. Percent Workforce:		

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:	
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:	
77. Age Restricted:	
78. Special Needs:	
79. Other:	

13. PARKING AND SIGNAGE

80.	Number of Parking Spaces:	0
81.	Dimensions of Parking Spaces:	N/A
82.	Number of Bike Parking Spaces:	52
83.	Location of Bike Parking:	Cellar
84.	Number of Loading Spaces:	0
85.	Number of Signs:	1 (address)
86.	Type of Signs:	wall-mounted raised

14. APPROVAL HISTORY

<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:		
88.	Site Plan:		
89.	Variance(s) App:		
90.	Appeal:		
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	
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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](#)

1 Jackson Square, 2nd Floor

Jersey City NJ 07305

201-547-5010

CityPlanning@jcnj.org