



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



1 Jackson Square, 2nd 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: 91-93 Pearsall AvenueBlock & Lots: 29402, 14Ward: A

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 type="checkbox"/> Preliminary Major Site Plan	<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input 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 & Nature of Use (describe project)

The Applicant proposes to subdivide the 6,250 square foot lot, located at 93 Pearsall Avenue, into two conforming lots of 3,125 square feet each. The new lots will be referred to as New Lot 14.01 and New Lot 14.02.

5. VARIANCE/ DEVIATION NOTES

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

N/A

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

N/A

6. APPLICANT

93 Pearsall, LLC.

Applicant's Name

(516) 344-7684

Phone

Fax

93 Pearsall Ave.

Street Address

Jersey CityNJ07305

City

State

Zip

Abetzour@gmail.com

e-Mail address

**7.
OWNER**

Same as applicant

Owner's Name

Street Address

Phone Fax

City State Zip

e-mail address

**8.
APPLICANT'S
ATTORNEY**

Charles J. Harrington, III, Esq.

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 07311

City State Zip

charrington@connellfoley.com

e-mail address

**9.
PLAN
PREPARERS**

N/A

Engineer's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

Valery Braginsky, PLS / No. 43217

Surveyor's Name & License Number

Braginsky Surveying, LLC

Firm's Name

(732) 326-9090 (866) 464-8910

Phone Fax

2 Austin Avenue

Street Address

Iselin NJ 08830

City State Zip

office@braginskysurvey.com

e-mail address

N/A

Planner's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

N/A

Architect's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

6,250 sf 50 x 125 (dimensions)

Zone District(s): R-1/one and two family

Present use: Three story; one family home

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)?:
Zone X / Area of Minimal Flood Hazard

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: Zero (0)

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	3	+/- 40'		
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential		sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:		sf

Number of dwelling units (if applicable):		
Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:		units

Number of lots before subdivision:	1
Number of lots after subdivision:	2

% of lot to be covered by buildings:	%
% of lot to be covered by buildings & pavement:	%
Gross floor area (GFA):	sf
Floor Area Ratio (FAR):	

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: N/A / Dimensions: _____
 Number of loading spaces & dimensions: number: N/A / Dimensions: _____

Number of Signs: N/A
 Height of monument and/or pylon signs: N/A

12. INFRA- STRUCTURE

WATER		N/A - Subdivision only	
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Size Material			
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is new water service being proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is there new domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
SEWER			
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Size Material			
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are storm drains proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
MISC			
Are existing streets being widened	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are utilities underground	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is site in a flood plain?	<input 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 type="checkbox"/> No _____	
Are any structures being removed?	<input 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 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 type="checkbox"/> No	
Municipalities:			
Is the property on a County Road?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input 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 type="checkbox"/> No	

**13.
TYPE OF
DEVELOPMENT**

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units	0	0	0
Conversion from a non-residential structure to a structure containing residential units	0	0	0
Conversion from market rate housing units to NJ COAH defined affordable housing units	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*	0	0	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

Use Group Description (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.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	0	0
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	0	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, parking garages, and lumberyards. S group includes S1 and S2.	0	0
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
A1: Assembly uses including concert halls and TV studios.	0	0
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
A4: Assembly uses including arenas, skating rinks and pools.	0	0
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
E: Schools K – 12	0	0
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
R1: Hotels, motels and dormitories	0	0
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

**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)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

**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

February 17, 2021

ahx Glee

Signature of Applicant

Attorney for Applicant

Property Owner Authorizing Application if
other than Applicant

Robert Conry

Notary Public

Att. at law

**18.
CONTACT**

Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
P:201-547-5010
cityplanning@jcnj.org

PUBLIC NOTICE

This notice is being provided pursuant to N.J.S.A. 40:55D-12 to advise that an application has been filed by 93 Pearsall, LLC with the Jersey City Planning Board for Minor Subdivision approval with regard to the property located at 91-93 Pearsall Avenue, Jersey City, New Jersey, also known on the Jersey City Tax Maps as Block 29402, Lot 14 (the "Property"). The Property is located within the R-1 One and Two Family Housing Zoning District ("R-1 Zone").

The Property is currently a three (3) story residential use on a 6,250 square foot lot. The purpose of the application is to subdivide the Property into two (2) conforming lots of 3,125 square feet each (the "Subdivision"); the new lots would be referred to as New Lot 14.01 and New Lot 14.02.

In conjunction with the Subdivision, the Applicant is requesting that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary by the Planning Board during the review and processing of this application.

Any person interested in this application will have the opportunity to address the Jersey City Planning Board at the virtual meeting on _____ at 5:30 p.m. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:	
Call-in Number and Webinar ID#:	

PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov. The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act. The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning>.

MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at jerseycitynj.gov/planning. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Zoning Board of Adjustment Secretary for assistance at the phone number or e-mail listed below.