



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: 350 Montgomery StreetBlock & Lots: 12808 / 21Ward: E

**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 & Nature of Use (describe project)

Conversion of former Jersey City Museum site to administrative offices for RWJBarnabas (Jersey City Medical Center). The proposed work includes the fitout of all former museum space; and exterior rehabilitation/renovation to add new windows into previously enclosed openings. Replacement of the existing entry storefront and vestibule is proposed, which includes a new 20 sf sign to be added above the main entryway.

**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:

Proposed interior and exterior work is cosmetic in nature and will improve the existing condition of the building and be consistent with the historic nature of both the building and the surrounding neighborhood.

**6.
APPLICANT**

Jersey City Medical Center

Applicant's Name

862-236-0241

Phone

Fax

355 Grand Street

Street Address

Jersey City NJ

City

State

07302

Zip

Jay.Beispiel@rwjbh.org

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**

Robert A. Verdibello

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

**9.
PLAN
PREPARERS**

John Oskwarek

Engineer's Name & License Number		Street Address	
ICOR Associates		485C Route 1 South, Suite 200	
Firm's Name		City	State Zip
201-602-0340	908-272-4440	Iselin	NJ 08830
Phone	Fax	OSKWAREK@ICORASSOCIATES.COM	
		e-mail address	

N/A

Surveyor's Name & License Number		Street Address	
Firm's Name		City	State Zip
Phone	Fax	e-mail address	

N/A

Planner's Name & License Number		Street Address	
Firm's Name		City	State Zip
Phone	Fax	e-mail address	

Caitlin DiMarzio

Architect's Name & License Number		Street Address	
NORR		1617 John F. Kennedy Boulevard, Suite 1600	
Firm's Name		City	State Zip
267-283-0267		Philadelphia	PA 19103
Phone	Fax	caitlin.dimarzio@norr.com	
		e-mail address	

0.2743AC sf x (dimensions)

Montgomery Gateway

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

11. PARKING & SIGNAGE

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

Number of Signs: 1
 Height of monument and/or pylon signs: 20 sf

12. INFRA- STRUCTURE

WATER		
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	8"	
Material		
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 checked="" type="checkbox"/> Yes	<input 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	8"	
Material		
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
MISC		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> No _____
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 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**

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

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

Feb 12, 2021


Signature of Applicant Anthony G. Applicant

Property Owner Authorizing Application if
other than Applicant



Notary Public

W. Marie McLean
Attorney at Law
State of N.J.

18.
CONTACT

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