



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: 99 Arlington AvenueBlock & Lots: 23602 - 4Ward: F

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 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)

demolition of existing structures and subdivision of two new lots of 25 x 100 each.

5. VARIANCE/ DEVIATION NOTES

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

New Lot 4.01: Minimum Lot Area - 2,500 SF required - 2,494.5 SF proposed

New Lot 4.02: Minimum Lot Area - 2,500 SF Required - 2,494.4 SF proposed

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

de minimis variance for minimum lot area. The lots are conforming in width and depth but short less than 5 SF of site area due to shape of lot.

6. APPLICANT

USHER LEVY

Applicant's Name

Phone

Fax

96 ARLINGTON AVENUE

Street Address

JERSEY CITY NJ

City

State

07305

Zip

e-Mail address

7.
OWNER

SAME AS APPLICANT

Owner's Name

PhoneFax

Street Address

CityStateZip

e-mail address

8.
APPLICANT'S
ATTORNEY

STEPHEN JOSEPH, ESQ.

Attorney's Name

Firm's Name

201.413.9000NONE

PhoneFax

236A NEWARK AVENUE

Street Address

JERSEY CITY NJ07302

CityStateZip

SJOSEPH@CHERAMILAW.COM

e-mail address

9.
PLAN
PREPARERS

Engineer's Name & License Number

Firm's Name

PhoneFax

Street Address

CityStateZip

e-mail address

GEORGE R PRONESTI 16202

Surveyor's Name & License Number

PRONESTI SURVEYING INC

Firm's Name

973.657.3319

PhoneFax

870 POMPTON AVENUE SUITE B1

Street Address

CEDAR GROVE NJ07009

CityStateZip

e-mail address

Planner's Name & License Number

Firm's Name

PhoneFax

Street Address

CityStateZip

e-mail address

Architect's Name & License Number

Firm's Name

PhoneFax

Street Address

CityStateZip

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):
4989 sf 50 x 100 (dimensions)

Zone District(s): R-1

Present use: RESIDENTIAL

Redevelopment Area:
Historic District: NONE

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)?:

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: 0

| Height table: | Existing | | Proposed | |
|-----------------------|----------|------|----------|------|
| | Stories | Feet | Stories | Feet |
| Building | 3 | 32 | | |
| Addition/Extension | | | | |
| Rooftop Appurtenances | | | | |
| Accessory Structures | | | | |

| Square Footage of applicable building(s) for this project by use: | | |
|---|---|----|
| Residential | 0 | sf |
| Retail | 0 | sf |
| Office | 0 | sf |
| Industrial | 0 | sf |
| Parking Garage | 0 | sf |
| Other | 0 | sf |
| TOTAL: | 0 | sf |

| Number of dwelling units (if applicable): | | |
|---|---|-------|
| Studio | 0 | units |
| 1 bedroom | 0 | units |
| 2 bedroom | 0 | units |
| 3 bedroom | 0 | units |
| 4+ bedroom | 0 | units |
| TOTAL: | 0 | units |

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

| | | |
|---|-----|----|
| % 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: 0 / Dimensions:0
 Number of loading spaces & dimensions: number: 0 / Dimensions:0

 Number of Signs: 0
 Height of monument and/or pylon signs: 0

12.
INFRA-
STRUCTURE

| | | |
|---|------------------------------|--|
| WATER | | |
| Is public water being extended to the tract and/or reused? If yes, specify size and material. | <input type="checkbox"/> Yes | <input checked="" 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 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 type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Size | | |
| 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 type="checkbox"/> Yes | <input checked="" 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 checked="" 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 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 checked="" 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. | 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, <u>parking garages</u> , 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 4-1-2021

Signature of Applicant Attorney for Applicant
Stephen Joseph
 An Attorney at Law of
 The State of New Jersey

Property Owner Authorizing Application if
 other than Applicant

Nicholas J. Cherami, Esq.
 Notary Public
 Attorney-at-Law
 State of New Jersey

**18.
CONTACT**

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