



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: 575 Washington Blvd.Block & Lots: Block 7303, Lot 5Ward: E

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 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)

The subject property contains a 22-story office building. Applicant proposes to install an approximate 920 square foot fuel cell on the property in order to independently support its energy needs.

5. VARIANCE/ DEVIATION NOTES

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

Applicant requests a deviation from the Green Area Ratio Requirements set forth in the Jersey City Zoning Code.

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

Applicant's proposed use will provide the subject property with sufficient electricity to independently support its needs. The proposed location is the only location on the subject property where the fuel cell can be installed without removing required parking spaces. Applicant will provide additional testimony.

6. APPLICANT

JPMorgan Chase Bank, N.A. c/o Tyler A. Deaton

Applicant's Name

212-270-7620

Phone

Fax

237 Park Avenue, 12th Floor

Street Address

New YorkNY10017

City

State

Zip

tyler.a.deaton@jpmchase.com

e-Mail address

7.
OWNER

JPMorgan Chase Bank, N.A.

Owner's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

8.
APPLICANT'S
ATTORNEY

Jennifer M. Porter, Esq.

Attorney's Name

Chiesa Shahinian & Giantomasi PC

Firm's Name

973-530-2071

973-530-2271

Phone

Fax

One Boland Drive

Street Address

West Orange NJ07052

City

State

Zip

jporter@csglaw.com

e-mail address

9.
PLAN
PREPARERS

Matthew Christian

Engineer's Name & License Number

Guth DeConzo Consulting Engineers, PC

Firm's Name

212-967-4306

212-967-4309

Phone

Fax

242 West 30th Street, 3rd Floor

Street Address

New York NY10001

City

State

Zip

e-mail address

N/A

Surveyor's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

N/A

Planner's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

N/A

Architect's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):
84,635 sf x (dimensions)

Zone District(s):
Regional Commercial District

Present use:
Bank/Financial Office

Redevelopment Area:
Historic District:
Newport Redevelopment Area

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)?:
Zones X/AE; 9 feet

Check all that Apply: Not applicable - Applicant proposes a fuel cell

☐ 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	22		no change	no change
Addition/Extension			no change	no change
Rooftop Appurtenances				no change
Accessory Structures			N/A	50 ft, 9 in

Square Footage of applicable building(s) for this project by use:		
Residential		sf
Retail		sf
Office	no change	sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:	no change	sf

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

Number of lots before subdivision:	N/A
Number of lots after subdivision:	N/A

% of lot to be covered by buildings:	N/A	%
% of lot to be covered by buildings & pavement:		%
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: N/A
 Number of loading spaces & dimensions: number: N/A / Dimensions: N/A

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

12.
INFRA-
STRUCTURE

WATER			Not Applicable	
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 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			Not Applicable	
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 checked="" type="checkbox"/> No		
Are utilities underground	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Is site in a flood plain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Proposed fuel cell is not in a flood plain	
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u> </u>	
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 checked="" 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 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	N/A	N/A	N/A
Conversion from a non-residential structure to a structure containing residential units	N/A	N/A	N/A
Conversion from market rate housing units to NJ COAH defined affordable housing units	N/A	N/A	N/A

*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*	N/A	N/A	N/A	N/A	N/A

*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.	N/A	N/A
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, <u>parking garages</u> , 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	N/A	N/A
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.	920sf	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. See Attached.

	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

June 10, 2021

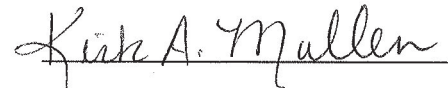


Signature of Applicant

JP Morgan Chase Bank, N.A.

By: Tyler A. Deaton, Authorized Representative

Property Owner Authorizing Application if
other than Applicant



Notary Public

18.
CONTACT

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

