



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: 224 Freeman Avenue Block & Lots: 14602 & 58
 Ward: B

**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 checked="" 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)
 Subdivision of 50x100 lot into two 25x100 lots in the R-1 Zone. Existing 3-Family will be maintained, new 2-family proposed.

**5.
VARIANCE/
DEVIATION
NOTES**

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

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:
 Statement of Principal Points to follow

**6.
APPLICANT**

Dov Braun and Yochanon Gross	6220 19th Avenue
Applicant's Name	Street Address
917.749.1164	Brooklyn NY 11204
Phone	City State Zip
	dovbraun01@gmail.com
Fax	e-Mail address

7.
OWNER

SAME

Owner's Name

Street Address

Phone Fax

City State Zip

e-mail address

8.
**APPLICANT'S
ATTORNEY**

Stephen Joseph, Esq.

Attorney's Name

236A Newark Avenue

Street Address

The Cherami Law Firm, LLC

Firm's Name

Jersey City NJ 07302

City State Zip

201.413.9000

Phone Fax

SJoseph@cheramilaw.com

e-mail address

9.
**PLAN
PREPARERS**

Engineer's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

William Klapper 24GS03317500

Surveyor's Name & License Number

61 Locust Lane

Street Address

Behar Surveying Associate

Firm's Name

East Rutherford NJ 07073

City State Zip

973.277.9185

Phone Fax

e-mail address

Planner's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

Jeffrey Lewis AI018118

Architect's Name & License Number

277 Ridge Street

Street Address

Jeffrey W. Lewis

Firm's Name

Newark NJ 07104

City State Zip

973.941.5780

Phone Fax

e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):
5000 sf 50 x 100 (dimensions)

Zone District(s): R-1

Present use: three family residence

Redevelopment Area:
 Historic District: no

Check all that apply for present conditions:

<input type="checkbox"/> Conforming Use	<input checked="" type="checkbox"/> Non-Conforming Use
<input type="checkbox"/> Conforming Structure	<input type="checkbox"/> Non-Conforming Structure
<input type="checkbox"/> Vacant Lot	

What is your FEMA flood zone and base flood elevation (BFE)?: X

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: 1

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building				
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):	

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):
2500 sf 25 x 100 (dimensions)

Zone District(s): R-1

Present use: vacant

Redevelopment Area:
 Historic District: no

Check all that apply for present conditions:

<input type="checkbox"/> Conforming Use	<input checked="" type="checkbox"/> Non-Conforming Use
<input type="checkbox"/> Conforming Structure	<input type="checkbox"/> Non-Conforming Structure
<input type="checkbox"/> Vacant Lot	

What is your FEMA flood zone and base flood elevation (BFE)?:
 X

Check all that Apply:

<input type="checkbox"/> Application for a new building on undeveloped tract	<input type="checkbox"/> Application for new use of existing building	<input type="checkbox"/> Application for use of a portion of a building
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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: 1

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	2.5		3	
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	3919	sf
Retail	0	sf
Office	0	sf
Industrial	0	sf
Parking Garage	0	sf
Other	0	sf
TOTAL:	3919	sf

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

Number of lots before subdivision:	n/a
Number of lots after subdivision:	n/a

% of lot to be covered by buildings:	51.6	%
% of lot to be covered by buildings & pavement:	69.2	%
Gross floor area (GFA):	3919	sf
Floor Area Ratio (FAR):	1.57	

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):
2500 sf 25 x 100 (dimensions)

Zone District(s): R-1

Present use: three family residence

Redevelopment Area:
 Historic District: no

- 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)?:
X

- 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	2.5		2.5	
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	3946	sf
Retail	0	sf
Office	0	sf
Industrial	0	sf
Parking Garage	0	sf
Other	0	sf
TOTAL:	3946	sf

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

Number of lots before subdivision:	n/a
Number of lots after subdivision:	n/a

% of lot to be covered by buildings:	41.9	%
% of lot to be covered by buildings & pavement:	70.4	%
Gross floor area (GFA):	3946	sf
Floor Area Ratio (FAR):	1.57	

**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**

<u>WATER</u>		
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
<u>SEWER</u>		
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
<u>MISC</u>		
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 checked="" 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 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	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 12-22-2020

Signature of Applicant *Attorney for Applicant*

Property Owner Authorizing Application if other than Applicant

Notary Public *[Signature]*

18. CONTACT

Jersey City Division of City Planning
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 Jersey City NJ 07305
 P:201-547-5010
 cityplanning@jcnj.org

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