



# CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



## 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: 3373-3379 JFK BLVD

Ward: D

Block &amp; Lots: 3406 - 17 &amp; 18

### 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 type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input checked="" 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 &amp; Nature of Use (describe project)

AMENDMENT TO PRIOR APPROVAL DUE TO HUDSON COUNTY COMMENTS AND BUILDING CODE CORRECTIONS

### 5. VARIANCE/ DEVIATION NOTES

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

3 TOTAL PARKING SPACES ARE PROPOSED WHERE 5 PARKING SPACES WERE PREVIOUSLY APPROVED

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

### 6. APPLICANT

RAMZI SAWAGED

Applicant's Name

391 LIBERTY AVENUE

Street Address

JERSEY CITY NJ

07307

Phone

Fax

City

State

Zip

e-Mail address

**7.  
OWNER**

**SAME**

Owner's Name

Street Address

Phone

Fax

City

State

Zip

**8.  
APPLICANT'S  
ATTORNEY**

**Stephen Joseph, Esq.**

Attorney's Name

**236A NEWARK AVENUE**

Street Address

**THE CHERAMI LAW FIRM**

Firm's Name

**JERSEY CITY NEW JERSEY 07302**

City

State

Zip

**201.433.9000**

**201.603.6489**

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

Surveyor's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

Planner's Name & License Number

Street Address

Firm's Name

City

State

Zip

Phone

Fax

e-mail address

**RAUL CABATO 21A101463700**

Architect's Name & License Number

**35 JOURNAL SQUARE SUITE 402**

Street Address

**RA DESIGN AND CONSULTANTS**

Firm's Name

**JERSEY CITY NJ**

**07306**

City

State

Zip

Phone

Fax

**RAUL@RADCLLP.COM**

e-mail address

**10.  
SUBJECT  
PROPERTY  
DESCRIPTION**

Site Acreage (square footage and dimensions):

**5162.14** sf **102** x **62** (dimensions)

Zone District(s):

**R-1**Present use: **MIXED USE**

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)?:

**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: **N/A** ☒ noNumber of New Buildings: **0**

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	2	24	3	33-1
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for  
this project by use:

Residential	9638	sf
Retail	824.6	sf
Office	252.9	sf
Industrial	0	sf
Parking Garage	0	sf
Other	1419	sf
<b>TOTAL:</b>	<b>12134.5</b>	<b>sf</b>

Number of dwelling units (if applicable):

Studio	0	units
1 bedroom	4	units
2 bedroom	6	units
3 bedroom	0	units
4+ bedroom	0	units
<b>TOTAL:</b>	<b>10</b>	<b>units</b>

Number of lots before subdivision:

n/a

Number of lots after subdivision:

n/a

% of lot to be covered by buildings:

**79.1 %**% of lot to be covered by buildings &  
pavement:**97.0 %**

Gross floor area (GFA):

**13721 sf**

Floor Area Ratio (FAR):

**2.6**

# 11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 3 / Dimensions: \_\_\_\_\_  
 Number of loading spaces & dimensions: number: \_\_\_\_\_ / Dimensions: \_\_\_\_\_

Number of Signs: \_\_\_\_\_  
 Height of monument and/or pylon signs: \_\_\_\_\_

# 12. INFRA- STRUCTURE

<b><u>WATER</u></b>		
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b><u>SEWER</u></b>		
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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b><u>MISC</u></b>		
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
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 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 checked="" 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 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**

<b>REQUIRED FOR ALL DEVELOPMENT APPLICATIONS</b>	<b>Total number of new residential units created</b>	<b>Total number of affordable housing units* created</b>	<b>Total number of residential units demolished</b>
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.*

	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Age Restricted</b>	<b>Rental Units</b>
<b>Number of affordable housing units created*</b>	0	0	0	0	10

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

<b>Use Group Description</b> (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.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<b>B:</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
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	0	0
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	0	0
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
<b>A1:</b> Assembly uses including concert halls and TV studios.	0	0
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.	0	0
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
<b>E:</b> Schools K – 12	0	0
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
<b>R1:</b> Hotels, motels and dormitories	0	0
<b>U:</b> 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	Z18-011	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10-18-2020
Variance(s)	Z18-011	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10-18-2020
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

**15.  
FEES**  
(see attached fee  
schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
<b>TOTAL DUE</b>	\$
Amount Paid	\$
<b>BALANCE DUE</b>	\$

**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

7-14-2020

Signature of Applicant

**Stephen Joseph**  
An Attorney at Law of

Property of the State of New Jersey  
other than Applicant

Notary Public

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