



**CITY OF JERSEY CITY
GENERAL DEVELOPMENT
APPLICATION ("GDA")**



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

THIS SECTION IS FOR STAFF ONLY

Intake Date:	
Case Number:	
X, Y Coordinate:	

**1.
SUBJECT
PROPERTY**

1. Street Address:	81-83 Hutton Street
2. Zip Code:	07307
3. Block(s):	4404
4. Lot(s):	22
5. Ward:	F

**2.
APPROVALS
BEING SOUGHT**

6. BOARD DESIGNATION			
	Planning Board	X	Zoning Board of Adjustment

7. APPROVALS BEING SOUGHT (mark all that apply)			
	Minor Site Plan		
X	Preliminary Major Site Plan		
X	Final Major Site Plan		Site Plan Waiver
	Conditional Use		Site Plan Amendment
X	'c' Variance(s)		Administrative Amendment
X	'd' Variance(s) - use, density, etc.		Interim Use
	Minor Subdivision		Extension
	Preliminary Major Subdivision		Other (fill in below):
	Final Major Subdivision		

**3.
PROPOSED
DEVELOPMENT**

8. Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Demolition of the interior of the existing building (facade to remain) and construction of 5-story multi-family residential building with 9 dwelling units, cellar and 9 parking spaces on the 1st floor.
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**4.
VARIANCES
BEING SOUGHT**

9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	Use variance for multi-family use. Variance from total minimum of rear + front yard setbacks. Variance from minimum rear yard set back. Variance from building height in stories. Variance from building height in feet. Variance from maximum building coverage. Variance from maximum lot coverage.
10. Number of 'c' Variance(s):	6
11. Number of 'd' Variance(s):	1

5.
APPLICANT

12.	Applicant Name:	81-83 Hutton Street JC LLC
13.	Street Address:	33-41 Newark St., 4th Flr.
14.	City:	Hoboken
15.	State:	NJ
16.	Zip Code:	07030
17.	Phone:	
18.	Email:	joseph@m2mjc.com

6.
OWNER

19.	Owner Name:	81-83 Hutton Street JC LLC
20.	Street Address:	33-41 Newark St., 4th Flr.
21.	City:	Hoboken
22.	State:	NJ
23.	Zip Code:	07030
24.	Phone:	
25.	Email:	joseph@m2mjc.com

7.
ATTORNEY

26.	Attorney's Name:	Charles J. Harrington, III, Esq.
27.	Firm's Name:	Connell Foley LLP
28.	Phone:	201 520 1000
29.	Email:	charrington@connellfoley.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	
31.	NJ License Number:	
32.	Firm's Name:	
33.	Email:	
ARCHITECT		
34.	Architect's Name:	Min W. Kil
35.	NJ License Number:	21 AI 01985300
36.	Firm's Name:	Hampton Hill Architecture
37.	Email:	minwkil@msn.com
PLANNER		
38.	Planner's Name:	
39.	NJ License Number:	
40.	Firm's Name:	
41.	Email:	
SURVEYOR		
42.	Surveyor's Name:	
43.	NJ License Number:	
44.	Firm's Name:	
45.	Email:	
OTHER PROFESSIONAL		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	6,461 sf	
51.	Lot Width (feet):	64.20 ft / 65.08 ft	
52.	Lot Depth (feet):	100 ft	
53.	Zone District(s):	R-1 One and Two Family Housing District	
54.	Redevelopment Area:	N/A	
55.	Present Use:	Elks Lodge	
56.	Amount of impervious surface added, replaced, or disturbed (square feet): <i>(if greater or equal to 1,000 square feet provide stormwater report)</i>	6,420 sf	
ANSWER THE FOLLOWING YES –OR– NO			
57.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	NO	
58.	Is the subject building or property <u>IS</u> on the list of properties eligible for the Historic Register? <i>(if yes, apply to Historic Preservation Commission)</i>	NO	
59.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	YES	
60.	Is a bonus provision being utilized?	No	
61.	Is the subject property within 200 feet of another municipality?	No	
62.	Are there performance guarantees and/or maintenance agreements with City Council? <i>(if yes, attach 1 copy)</i>	No	
63.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	No	
64.	Are new streets and/or utility extensions proposed?	No	
65.	Are existing streets being widened?	No	
66.	Is the subject property in a flood plain?*	No	
<i>(if yes, see GAR details and form):</i>			
* Flood plain boundaries and base flood elevation can be found by visiting: http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/			

10. HEIGHTS

* if proposed height is 40 feet or greater provide shadow study and visual assessment report

67.	Base Flood Elevation (feet):			
68.	Elevation of Grade (feet):			
69.	Number of New Buildings:	1		
70.	Number of Development Phases:	1		
HEIGHTS	EXISTING		PROPOSED*	
	Stories	Feet	Stories	Feet
71.	Building	2	5	61'7"
72.	Addition or Extension			
73.	Rooftop Appurtenance			6 ft
74.	Accessory Structures			

11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	13,583 sf		
75. Retail sf:	0		
76. Office sf:	0		
77. Industrial sf:	0		
78. Parking Garage sf:	3,062 sf		
79. Other sf:	4,600 sf		
80. GROSS FLOOR AREA (sf):	21,245 sf		
81. Floor Area Ratio (FAR):			
82. Building Coverage (%):	81.4%		
83. Lot Coverage (%):	90.3%		

12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	0	0
84. 1 Bedroom Units:	0	0
85. 2 Bedroom Units:	3	0
86. 3 Bedroom Units:	5	0
87. 4 bedroom or More Units:	1	0
88. TOTAL UNIT COUNT:	9	0
89. Percent Affordable:	N/A	
90. Percent Workforce:	N/A	

13. INCOME RESTRICTED* HOUSING

**According to definitions established by N.J.A.C. 5:80-26.1 et seq.. Workforce Income is defined as households up to 120% of the area median income*

	INCOME RESTRICTED* HOUSING UNITS CREATED
Affordability Level:	N/A
91. Very Low Income (<30% AMI):	
92. Low Income (30% to 50% AMI):	
93. Moderate Income (50% to 80% AMI):	
94. Workforce Income (80% - 120% AMI):	
Population Served:	
95. Age Restricted:	
96. Special Needs:	
97. Other:	

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	9
99.	Dimensions of Parking Spaces:	18' x 9' (7), 18' x 6' (1), 16' x 16' (1)
100.	Number of Bike Parking Spaces:	5
101.	Location of Bike Parking:	1st floor
102.	Number of Loading Spaces:	0
103.	Number of Signs:	
104.	Type of Signs:	parking

15. APPROVAL HISTORY

<i>List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.</i>			
	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
105. Subdivision:			
106. Site Plan:	Z22-057	N	4/13/23
107. Variance(s) App:			
108. Appeal:			
109. Building Permits:			

16. SUBMISSION CHECKLIST

<input type="checkbox"/>	Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application. Download Application Forms and Support Documents here
<input type="checkbox"/>	Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will <u>NOT</u> be accepted. Make an Online Payment by click here
<input type="checkbox"/>	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if one is <u>NOT</u> submitted.
<input type="checkbox"/>	Initials of the Applicant/Preparer: JJB (Must match Affidavit of Submission)
<input type="checkbox"/>	Once you have completed all of the Submission Checklist items above, you can email you application to jmorales@jcnj.org -and- tmiller@jcnj.org . Please send us a pdf version of this application which has <u>NOT</u> been scanned.

CONTACT:

[Jersey City Division of City Planning](#)

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