



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



**1 Jackson Square, 2<sup>nd</sup> 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: 80 Water Street and 244 Culver StreetBlock & Lots: 21701;1, 13, 14, 17, 24 & 25Ward: B

### 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 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 checked="" type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in) _____

### 4. PROPOSED DEVELOPMENT

#### Name & Nature of Use (describe project)

The proposed project consists of a multi-phase development consisting of three mixed-use, high-rise commercial and residential buildings, as well as a subdivision that will divide the subject property into five lots. Phase I includes the development of a 30-story, mixed-use building, along with the creation of a portion of the new Grant Avenue right-of-way, and the creation of a plaza connecting Claremont Avenue to the new Grant Avenue right-of-way. Phase II consists of the development of "New Lot 2" and the development of a two-tower, mixed-use building, including a 38-story residential tower ("Tower 1") and 55-story residential tower ("Tower 2"), along with the creation of a portion of the new Grant Avenue and Greenwich Drive rights-of-way, dedication of a portion of the HBLR extension right-of-way and Route 440 right-of-way widening, and the creation of an open space that connects Route 440 to the new Greenwich Drive right-of-way. Phase III includes the development of a 55-story, mixed-use building, along with the creation of a portion of the new Greenwich Drive right-of-way, dedication of a portion of the HBLR extension right-of-way, and the creation of an open space connecting Mallory Avenue to the new Greenwich Drive right-of-way.

### 5. VARIANCE/ DEVIATION NOTES

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

None. For further explanation, please see the Zoning Consistency Review Memorandum from Dresdner Robin.

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

N/A

### 6. APPLICANT

**Route 440 Developers LLC**

Applicant's Name

**718-417-1616**

Phone

Fax

**P.O. Box 180075**

Street Address

**Brooklyn**

City

**New York**

State

**11218**

Zip

**gitty@bushburg.com**

e-Mail address

**7.  
OWNER**

Abraham J. Hoffman c/o Bushberg Properties, Inc.

Owner's Name

718-417-1616

Phone

Fax

**8.  
APPLICANT'S  
ATTORNEY**

Donald M. Pepe

Attorney's Name

Scarinci Hollenbeck

Firm's Name

732-568-8370

732-568-8372

Phone

Fax

**9.  
PLAN  
PREPARERS**

Geoffrey R. Lanza, , PE, PP, LEED AP, CFM LIC 24GS02747700

Engineer's Name & License Number

Bowman Consulting Engineers

Firm's Name

732-665-5500

732.665.5501

Phone

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Martin F. Tirella LIC24GS02747700

Surveyor's Name & License Number

Bowman Consulting

Firm's Name

732-665-5500 732-665-5501

Phone

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CHARLES HEYDT, PP, AICP, LEED AP ND

Planner's Name & License Number

DRESDNER ROBIN

Firm's Name

973.384.1071

Phone

Fax

Dean Marchetto, FAIA

Architect's Name & License Number

Marchetto-Higgins-Stieve

Firm's Name

201.795.1505

Phone

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**P.O. Box 180075**

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Street Address

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07306

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State

Zip

dmarchetto@mhsarchitects.com

e-mail address

Phase 1 - Preliminary and Final Major Site Plan/Subdivision

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):
44,999 sf x (dimensions)
Zone District(s): Route 440-Culver Redevelopment Plan
Present use: Industrial 1 story building
Redevelopment Area:
Historic District:

Check all that apply for present conditions:
[ ] Conforming Use
[ ] Conforming Structure
[ ] Vacant Lot
[X] Non-Conforming Use
[ ] Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?: 11.0

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

Table with 5 columns: Height table, Existing (Stories, Feet), Proposed (Stories, Feet). Rows include Building (30 stories, +- 333'- 6" feet), Addition/Extension, Rooftop Appurtenances (20' elevator bulkhead), and Accessory Structures.

Table with 3 columns: Use Type, Square Footage, and Unit. Rows include Residential (358,360 sf), Retail (11,600 sf), Office (N/A sf), Industrial (N/A sf), Parking Garage (25,650 - 344 spaces sf), Other (17,055 sf), and TOTAL (419,035 sf).

Mechanical: 6,370

Table with 3 columns: Unit Type, Number of Units, and Units. Rows include Studio (110 units), 1 bedroom (121 units), 2 bedroom 1B (29 units), 3 bedroom (22 units), 1 BR + (109 units), TOTAL (473 units), and 2 BR 2B (82 units).

Table with 2 columns: Description and Value. Rows include Number of lots before subdivision (N/A) and Number of lots after subdivision (N/A).

Table with 2 columns: Description and Value. Rows include % of lot to be covered by buildings (75 %), % of lot to be covered by buildings & pavement (98.1 %), Gross floor area (GFA) (44,999 sf), and Floor Area Ratio (FAR) (419,035).

Parking - Phase 1, 344; Phase 2, 1,118; Phase 3, 529.

Number of parking spaces & dimensions: number: 1991 / Dimensions: 18'X9'

Number of loading spaces & dimensions: number:        / Dimensions:       

## 11. PARKING & SIGNAGE

Number of Signs: 1 (residential as per Redevelopment Plan)

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

## 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	8"	
Material	DIP	
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	8"	
Material	PVC	
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are utilities underground	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>12,000 CY FILL</u>
Are any structures being removed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <small>Yes as to Phase 1, No as to Phase 2 and 3.</small>
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 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 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>
<b>New structure containing residential units</b>	3,079		0
<b>Conversion from a non-residential structure to a structure containing residential units</b>			
<b>Conversion from market rate housing units to NJ COAH defined affordable housing units</b>			

\*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>					

\*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.	N/A	N/A
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.		
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	N/A	N/A
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	N/A	N/A
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	N/A	N/A
<b>A1:</b> Assembly uses including concert halls and TV studios.	N/A	N/A
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	N/A	N/A
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	N/A	N/A
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.	N/A	N/A
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums	N/A	N/A
<b>E:</b> Schools K – 12	N/A	N/A
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	N/A	N/A
<b>R1:</b> Hotels, motels and dormitories	N/A	N/A
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	N/A	N/A

Phase 2 - Preliminary Major Site Plan

10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):  
**174,112** sf **x** (dimensions)

Zone District(s):  
Route 440-Culver Redevelopment Plan

Present use:

Redevelopment Area:  
Historic District:

Check all that apply for present conditions:

☒ Conforming Use  
☐ Conforming Structure  
☒ Vacant Lot with no structures

☐ 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: age: ☐ no

Number of New Buildings: 1 Structure, 2 Buildings

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	N/A	N/A	North Tower 39 Stories +-439'-6"	
			South Tower 55 Stories +- 595'-6"	
Rooftop Appurtenances		N/A		
Accessory Structures	N/A	N/A		

Square Footage of applicable building(s) for this project by use:		
Residential	1,206,880	sf
Retail	131,712	sf
Mechanical	20,391	sf
Industrial	50,180 (mall circulation)	sf
Parking Garage	182,089 1118 space	sf
Other	33,465 (lobby/amenity)	sf
TOTAL:	1,624,717	sf

Number of dwelling units (if applicable): Tower 1 and Tower 2		
Studio	188; 239	units
1 bedroom	108; 190	units
2 bedroom	65; 93	units
3 bedroom	31; 48	units
2 bd + 2B	94; 119	units
TOTAL:	1,567	units

1 bedroom +D 152; 240

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

% of lot to be covered by buildings:	42 %
% of lot to be covered by buildings & pavement:	96.4 %
Gross floor area (GFA):	174,112 sf
Floor Area Ratio (FAR):	1,624,717

Phase 3 - Preliminary Major Site Plan/Subdivision

10.  
SUBJECT  
PROPERTY  
DESCRIPTION

Site Acreage (square footage and dimensions):

141,990 sf x (dimensions)

Zone District(s): Route 440-Culver Redevelopment Plan

Present use:

Redevelopment Area:  
Historic District:

Check all that apply for present conditions:  
☐ Conforming Use  
☐ Conforming Structure  
☒ Vacant Lot with no structures.  
☐ Non-Conforming Use  
☐ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?: 11.0

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	N/A	N/A	5 6	584' 3"
Addition/Extension			N/A	N/A
Rooftop Appurtenances		N/A		
Accessory Structures	N/A	N/A	N/A	N/A

Square Footage of applicable building(s) for this project by use:		
Residential	853,180	sf
Retail	7,000	sf
Office	6,000 (mechanical)	sf
Industrial	N/A	sf
Parking Garage	90,775	sf
Other	26,950 (lobby/amenity)	sf
TOTAL:	983,905	sf

Number of dwelling units (if applicable):		
Studio	282	units
1 bedroom	203	units
2 bedroom	103	units
3 bedroom	50	units
4+ bedroom	0	units
TOTAL:	1,039	units
1 bedroom+	252	
2 bedroom+	149	

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

% of lot to be covered by buildings:	24 %
% of lot to be covered by buildings & pavement:	98.2 %
Gross floor area (GFA):	141,990 sf
Floor Area Ratio (FAR):	983,905

#### 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)	\$
<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

1/18/21

  
Signature of Applicant

Property Owner Authorizing Application if  
other than Applicant

  
Notary Public

#### 18. CONTACT

Jersey City Division of City Planning  
1 Jackson Square, 2<sup>nd</sup> Floor  
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cityplanning@jcnj.org

