



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



**1 Jackson Square, 2<sup>nd</sup> 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:	270 Newark Avenue
2. Zip Code:	07302
3. Block(s):	11010
4. Lot(s):	4
5. Ward:	E

**2.  
APPROVALS  
BEING SOUGHT**

<b>6. BOARD DESIGNATION</b>			
X	Planning Board		Zoning Board of Adjustment

<b>7. APPROVALS BEING SOUGHT (mark all that apply)</b>			
	Minor Site Plan		"A" Appeal
X	Preliminary Major Site Plan		"B" Appeal - Interpretation
X	Final Major Site Plan		Site Plan Waiver
X	Conditional Use		Site Plan Amendment
	'c' Variance(s)		Administrative Amendment
	'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>	Applicant proposes to construct a two-story building on the Property. Applicant proposes to operate an adult-use cannabis retail facility in accordance with the applicable ordinances of the City of Jersey City and N.J.A.C. 17:30 et seq. on the ground floor with ancillary office above.
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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>	N/A	
10. Number of 'c' Variance(s):	N/A	
11. Number of 'd' Variance(s):	N/A	

**5.**  
**APPLICANT**

12.	Applicant Name:	Bud Space LLC
13.	Street Address:	1081 Roseberry Court
14.	City:	Morganville
15.	State:	New Jersey
16.	Zip Code:	07751
17.	Phone:	857-264-8437
18.	Email:	admin@budspacedispensary.com

**6.**  
**OWNER**

19.	Owner Name:	270 Newark Avenue, LLC
20.	Street Address:	22 Forest Lane
21.	City:	Monroe
22.	State:	New Jersey
23.	Zip Code:	08831
24.	Phone:	
25.	Email:	

**7.**  
**ATTORNEY**

26.	Attorney's Name:	Jennifer M. Porter, Esq.
27.	Firm's Name:	Chiesa Shahinian & Giantomasi PC
28.	Phone:	973-530-2071
29.	Email:	jporter@csglaw.com

**8.**  
**PLAN**  
**PREPARERS**

<b>ENGINEER</b>		
30.	Engineer's Name:	Guy Lagomarsino
31.	NJ License Number:	24GE04053400
32.	Firm's Name:	Optimized Engineering Associates
33.	Email:	guy@oea-corp.com
<b>ARCHITECT</b>		
34.	Architect's Name:	John A. Nastasi
35.	NJ License Number:	21AI01155000
36.	Firm's Name:	Nastasi Architects
37.	Email:	nastasij@gmail.com
<b>PLANNER</b>		
38.	Planner's Name:	Charles Heydt, PP, AICP, LEED AP, ND
39.	NJ License Number:	33LI00621100
40.	Firm's Name:	Dredner Robin
41.	Email:	cheydt@dresdnerrobin.com
<b>SURVEYOR</b>		
42.	Surveyor's Name:	William B. Klapper
43.	NJ License Number:	24GS03317500
44.	Firm's Name:	Behar Surveying Associates PC
45.	Email:	contactus@beharsurveying.com
<b>OTHER PROFESSIONAL</b>		
46.	Name, Profession:	
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

## 9. SUBJECT PROPERTY

50.	Lot Area (square feet):	1,931 sf	
51.	Lot Width (feet):	32.73 ft	
52.	Lot Depth (feet):	52.33 ft	
53.	Zone District(s):	NC - Neighborhood Commercial	
54.	Redevelopment Area:	N/A	
55.	Present Use:	vacant	
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>	1,895sf	
<b>ANSWER THE FOLLOWING YES –OR– NO</b>			
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>	No	
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?*	Yes, Zone AE	
<i>(if yes, see GAR details and form):</i>			
* Flood plain boundaries and base flood elevation can be found by visiting: <a href="http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/">http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/</a>			

## 10. HEIGHTS

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

67.	Base Flood Elevation (feet):	9 feet			
68.	Elevation of Grade (feet):	7.7 feet			
69.	Number of New Buildings:	1			
70.	Number of Development Phases:	1			
HEIGHTS	EXISTING		PROPOSED*		
	Stories	Feet	Stories	Feet	
71.	Building	0	0	2	30.5 ft
72.	Addition or Extension			N/A	N/A
73.	Rooftop Appurtenance	0	0		N/A
74.	Accessory Structures	0	0	N/A	N/A

## 11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	0	N/A	N/A
75. Retail sf:	1,520 sf	N/A	N/A
76. Office sf:	560 sf	N/A	N/A
77. Industrial sf:	0	N/A	N/A
78. Parking Garage sf:	0	N/A	N/A
79. Other sf:	0	N/A	N/A
80. GROSS FLOOR AREA (sf):	1,880 sf	N/A	N/A
81. Floor Area Ratio (FAR):	1.45	N/A	N/A
82. Building Coverage (%):	98%	N/A	N/A
83. Lot Coverage (%):	98%	N/A	N/A

## 12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:	N/A	N/A
84. 1 Bedroom Units:	N/A	N/A
85. 2 Bedroom Units:	N/A	N/A
86. 3 Bedroom Units:	N/A	N/A
87. 4 bedroom or More Units:	N/A	N/A
88. TOTAL UNIT COUNT:	N/A	N/A
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
<b>Affordability Level:</b>	N/A
91. Very Low Income (<30% AMI):	N/A
92. Low Income (30% to 50% AMI):	N/A
93. Moderate Income (50% to 80% AMI):	N/A
94. Workforce Income (80% - 120% AMI):	N/A
<b>Population Served:</b>	N/A
95. Age Restricted:	N/A
96. Special Needs:	N/A
97. Other:	N/A

#### 14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	0 spaces required; 0 provided
99.	Dimensions of Parking Spaces:	N/A
100.	Number of Bike Parking Spaces:	0
101.	Location of Bike Parking:	N/A
102.	Number of Loading Spaces:	0
103.	Number of Signs:	2 signs
104.	Type of Signs:	Facade signs

#### 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:	N/A	N/A	N/A
106. Site Plan:	P18-005; P21-097	Y	May 8, 2018; March 8, 2022
107. Variance(s) App:	P18-005; P21-097	Y	May 8, 2018; March 8, 2022
108. Appeal:	N/A	N/A	N/A
109. Building Permits:	N/A	N/A	N/A

#### 16. SUBMISSION CHECKLIST

<input checked="" type="checkbox"/>	Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application. <a href="#">Download Application Forms and Support Documents here</a>
<input checked="" 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. <a href="#">Make an Online Payment by click here</a>
<input checked="" 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 checked="" type="checkbox"/>	Initials of the Applicant/Preparer: <u>AS</u> (Must match Affidavit of Submission)
<input checked="" type="checkbox"/>	Once you have completed all of the Submission Checklist items above, you can email you application to <a href="mailto:jmorales@jcnj.org">jmorales@jcnj.org</a> -and- <a href="mailto:tmiller@jcnj.org">tmiller@jcnj.org</a> .  Please send us a pdf version of this application which has <u>NOT</u> been scanned.

#### CONTACT:

[Jersey City Division of City Planning](#)

1 Jackson Square, 2<sup>nd</sup> Floor

Jersey City NJ 07305

201-547-5010

[CityPlanning@jcnj.org](mailto:CityPlanning@jcnj.org)

## CITY OF JERSEY CITY PLANNING BOARD

### APPLICATION ATTACHMENT

The Applicant, Bud Space, LLC (The “Applicant”) is the prospective lessee of the property located at 270 Newark Avenue, and designated as Block 11010, Lot 4 on the Tax Maps of the City of Jersey City (the “Property”). The Property is located within Jersey City’s NC Neighborhood Commercial Zone (the “NC Zone”).

The Property is a vacant parcel and consists of approximately 1,931 square feet. The Applicant is seeking site plan and conditional use approval from the City of Jersey City Planning Board. More specifically, the Applicant proposes to construct a two-story building on the Property. The Applicant proposes to operate an adult-use cannabis retail establishment in accordance with the applicable ordinances of the City of Jersey City and N.J.A.C. 17:30, et seq. on the ground floor of the proposed building with ancillary office use on the second floor. Operation of a cannabis retail facility is a permitted conditional use within the NC Zone. As set forth more fully below, Applicant respectfully submits that it satisfies, or will satisfy, all required conditions for the proposed use.

In connection with the Applicant’s proposed use, Applicant has submitted an application to the City’s Cannabis Control Board. The Applicant is looking forward to appearing before the CCB, and hopes to receive the Board’s favorable endorsement.

<b>Applicable Requirements for Cannabis Dispensaries</b>	
<b>Requirement</b>	<b>Summary of Compliance</b>
Prior the operation of any cannabis establishment, a permit or license must be obtained from the State of New Jersey and from the City of Jersey City for the applicable type(s) of cannabis establishment and for cannabis consumption area endorsement. No cannabis establishment shall be permitted to operate without State and municipal permits or licenses.	The Applicant will comply with this requirement.
Permitted conditional uses shall, at all times, comply with the terms and conditions of the licensee’s cannabis establishment license for permits and licenses issued by the State of New Jersey and the City of Jersey City.	The Applicant will at all times comply with the terms and conditions of its cannabis establishment license.
The holder of a Class 5 Cannabis Retail license shall be permitted to sell cannabis items and related supplies between the hours of 7 am – 11 pm.	The Applicant’s hours of operations will comply with this requirement.

<p>A cannabis establishment and cannabis distributor shall have the equipment to mitigate cannabis-related odor. The building shall be equipped with a ventilation system with carbon filters sufficient in type and capacity to eliminate cannabis odors emanating from the interior of the premises. The carbon filters are required to be replaced regularly for the best effectiveness to mitigate odor. The ventilation system must be approved by the City of Jersey City Department of Health and Human Services.</p>	<p>The Applicant's operations will comply. All cannabis products will arrive pre-packaged from a licensed cultivator, processor or distributor and will be packaged in odor resistant containers. The Applicant will not open any packaged cannabis items except for quality control purposes.</p> <p>The proposed building will utilize the Clean Leaf Air Filtration system, which will eliminate cannabis-related odors through the use of carbon filters. Filters will be replaced regularly.</p> <p>The proposed system will be approved by the City's Department of Health and Human Services.</p>
<p>No cannabis items shall be visible from a public sidewalk, street, or right-of-way, or any other public view. All cannabis items shall be stored indoors and on-site.</p>	<p>Applicant's proposed operations will comply with this requirement. Applicant is proposing frosted glass to obstruct product visibility.</p> <p>All cannabis items will be stored indoors and on-site in a locked area with limited access.</p>
<p>No cannabis establishment shall be housed in a vehicle or any movable or mobile structure. This prohibition shall not include vehicles used for delivery services.</p>	<p>Applicant's proposed operations comply with this requirement.</p>
<p>Class 5 cannabis retailers must post visible signage within the retail establishment about age requirements and the prohibition of using cannabis on City streets, sidewalks, and parks. Class 5 retailers that are not consumption areas must also post signage that using cannabis within retail facility is prohibited.</p>	<p>Applicant's proposed operations will comply with this requirement.</p>
<p>All cannabis establishments and cannabis distributors shall be secured and have full-time security protocols in place. Security protocols shall be submitted to the Jersey City Police Department for compliance review with all safety and security standards</p>	<p>Applicant's proposed operations will comply with this requirement, including compliance with all applicable State requirements.</p> <p>Applicant proposes to install a fully functioning and continuously operating</p>

established by the State of New Jersey for cannabis establishments and distributors. The Jersey City Police Department may, at its discretion and upon review of the proposed location, recommend or require additional safety and security measures. At minimum, the following shall apply: A. A video recording system shall be employed covering all areas of the cannabis establishment and cannabis distributor and adjacent exterior of building with a 24/7 recording system that records for a minimum of thirty-day archive. B. The premises and right-of-way adjacent to the cannabis establishment and cannabis distributor shall be monitored by staff of the establishment or distributor and kept free of loitering, litter and other debris and the sidewalks shall be swept and cleaned on a regular basis.

security system. This includes an alarm system to detect unauthorized entry and protect against theft (which will be continuously monitored). The interior and exterior of the facility will be equipped with electronic monitoring, video cameras, and panic buttons, and the alarm system will feature immediate automatic or electronic notification to alert the Applicant's personnel and law enforcement of any breach of security. There will be a backup system in place in the event of any loss of electrical support.

The Applicant also proposes a video recording system in compliance with State requirements. This system will cover all critical control activities on the interior of the facility and all exterior areas of the facility, and will be monitored twenty-four hours a day, seven days per week, 365 days per year, either on or offsite. The Applicant will ensure that the system is tested and maintained in good working order. Cameras will also be placed in any areas that contain cannabis items, and cameras will be directed at all safes and vaults. The surveillance system will maintain data for a minimum of 30 days.

The Applicant also proposes an access management system and visitor management system.

Applicant's security protocols will be submitted to the City's Police Department for review and approval. Applicant will comply with any additional requirements or requests of the Police Department in connection with security protocols.

The Applicant will continuously monitor the premises to ensure that it is free of loitering, litter and debris. The Applicant's employees will regularly clean and sweep the sidewalks adjoining the premises.



Odor. A cannabis establishment shall have the equipment to mitigate cannabis-related odor. The building shall be equipped with a ventilation system with carbon filters sufficient in type and capacity to eliminate cannabis odors emanating from the interior of the premises. The carbon filters are required to be replaced regularly for the best effectiveness to mitigate odor.	As noted above, the Applicant's operations will comply with this requirement.
Noise. Outside generators and other mechanical equipment used for any kind of power supply, cooling, or ventilation shall be enclosed and have appropriate baffles, mufflers, and/or other noise reduction systems to mitigate noise pollution	No generator is proposed.
Security. All cannabis establishments shall be secured in accordance with State of New Jersey statutes and regulations and shall have a round-the-clock video surveillance system, 365 days a year.	The Applicant's operations will comply with all State of New Jersey security requirements for cannabis retailers.
Compliance with all other applicable chapters of the Jersey City Municipal Code.	The Applicant's operations will comply with this requirement.
The Cannabis Establishment shall be located wholly or partially within one or more of the following zoning districts: a. Neighborhood Commercial (NC), Palisade Avenue Mixed Use Multi-Family Attached Housing District (R-2D), Commercial/Automotive (C/A), Highway Commercial (HC), Waterfront Planned Development (WPD), Central Business District (CBD), and Office/Residential (O/R).	The Applicant's proposed location is in compliance with this requirement. The proposed property, 270 Newark Avenue is located within the Neighborhood Commercial Zone.
Separation Distances. a. The main entry door of any Cannabis Establishment subject to a class 5 license shall be at least two hundred (200) feet from any school identified on the City's Official Drug Free School and Park Zones Map, pursuant to Section 151-1 of the Jersey City Municipal Code and pursuant to regulations and definitions in N.J.S.A.	Applicant's facility is in compliance with this requirement. See enclosed determinations from the City Zoning and Engineering Departments. Additionally, the proposed facility is not within 600 feet of another cannabis facility.

<p>2C:35-7 et seq., and N.J.S.A. 2C:35- 7.1 et seq.. A copy of said map may be made available by the Division of Engineering or City Clerk. Distance is measured from the parcel boundary on which the School is located. b. Exception to school distance requirement: If a business was operation prior to February 21, 2021 and can prove a majority of sales were cannabis or hemp products, they may remain at their current location and are rendered exempt from the two hundred (200)-foot school distance requirement. c. The main entry door of any Cannabis Establishment subject to a Class 5 license (including microbusinesses) shall be separated from one another by a distance of at least six hundred (600) feet.</p>	
<p>The signage, bulk, coverage, design standards, loading, and parking regulations and standards of the zone in which the subject property is located shall apply. For the purposes of this Section, Cannabis Establishments subject to a class 5 license shall comport with regulations related to Retail Sales of Goods and Services.</p>	<p>The Applicant's is in compliance with this requirement.</p>