



**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:	292 Barrow St
2. Zip Code:	07302
3. Block(s):	12906
4. Lot(s):	41
5. Ward:	E

**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		
	Preliminary Major Site Plan		
	Final Major Site Plan		Site Plan Waiver
	Conditional Use		Site Plan Amendment
	'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>	Seeking approval for a temporary seasonal sidewalk cafe on the Mercer St side of 292 Barrow St.
---	---

**4.
VARIANCES
BEING SOUGHT**

9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	D3
10. Number of 'c' Variance(s):	0
11. Number of 'd' Variance(s):	1

5.
APPLICANT

12.	Applicant Name:	The Junto Club LLC
13.	Street Address:	1296 Van Houten Ave
14.	City:	Clifton
15.	State:	NJ
16.	Zip Code:	07013
17.	Phone:	973.600.4134
18.	Email:	dean@skoposhospitality.com

6.
OWNER

19.	Owner Name:	Ricdanjo Copr c/o Arthur Pronti
20.	Street Address:	192 Christopher Columbus Dr
21.	City:	Jersey City
22.	State:	NJ
23.	Zip Code:	07302
24.	Phone:	
25.	Email:	

7.
ATTORNEY

26.	Attorney's Name:	Angelo Cifelli, Jr.
27.	Firm's Name:	Piro Zinna Cifelli Paris & Genitempo, LLC
28.	Phone:	973.661.0710 x122
29.	Email:	ACifelli@pirozinnalaw.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	n/a
31.	NJ License Number:	
32.	Firm's Name:	
33.	Email:	
ARCHITECT		
34.	Architect's Name:	Joseph Haines
35.	NJ License Number:	AI12995
36.	Firm's Name:	Dassa Haines Architectural Group
37.	Email:	jhaines@dassahaines.com
PLANNER		
38.	Planner's Name:	Christine Naazzaro-Cofone
39.	NJ License Number:	
40.	Firm's Name:	Cofone Consulting Group, LLC
41.	Email:	ccofone@cofoneconsulting.com
SURVEYOR		
42.	Surveyor's Name:	n/a
43.	NJ License Number:	
44.	Firm's Name:	
45.	Email:	
OTHER PROFESSIONAL		
46.	Name, Profession:	n/a
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	2,500	
51.	Lot Width (feet):	25	
52.	Lot Depth (feet):	100	
53.	Zone District(s):	H	
54.	Redevelopment Area:	No	
55.	Present Use:	Mixed Use	
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>	0	
ANSWER THE FOLLOWING YES –OR– NO			
57.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	Yes	
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>	Yes	
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?*	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:	0			
70.	Number of Development Phases:	0			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building	5			
72.	Addition or Extension				
73.	Rooftop Appurtenance				
74.	Accessory Structures				

11. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	n/a		
75. Retail sf:			
76. Office sf:			
77. Industrial sf:			
78. Parking Garage sf:			
79. Other sf:			
80. GROSS FLOOR AREA (sf):			
81. Floor Area Ratio (FAR):			
82. Building Coverage (%):	No Change		
83. Lot Coverage (%):	No Change		

12. RESIDENTIAL DWELLING UNITS

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

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:	n/a
95. Age Restricted:	
96. Special Needs:	
97. Other:	

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	n/a
99.	Dimensions of Parking Spaces:	
100.	Number of Bike Parking Spaces:	
101.	Location of Bike Parking:	
102.	Number of Loading Spaces:	
103.	Number of Signs:	
104.	Type of 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:		
106.	Site Plan:		
107.	Variance(s) App:		
108.	Appeal:		
109.	Building Permits:		

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. Download Application Forms and Support Documents here
<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. Make an Online Payment by click here
<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>DM</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 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](#)

1 Jackson Square, 2nd Floor

Jersey City NJ 07305

201-547-5010

CityPlanning@jcnj.org