



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



1 Jackson Square, 2nd 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:

AMENDED APPLICATION

1. SUBJECT PROPERTY

Address: 41 Gardner Avenue Block & Lots: 16803 - 19
Ward: F

2. BOARD DESIGNATION

☐ Planning Board ☒ Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

☐ Conceptual Plan/Informal Review	☒ "c" variance(s)/Deviation	☐ "A" appeal
☒ Minor Site Plan	☒ (d) variance(s): use, density, etc.	☐ Waiver of Site Plan Requirements
☐ Preliminary Major Site Plan	☐ Minor Subdivision	☐ Interpretation ("B" appeal)
☐ Final Major Site Plan	☐ Prelim. Major Subdivision	☐ Site Plan Amendment
☐ Conditional Use	☐ Final Major Subdivision	☐ Other (fill in) _____

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

Expansion of non-conforming 3-unit multifamily in the R-1 Zone

5. VARIANCE/ DEVIATION NOTES

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

D: expansion of non-conforming multifamily use, height in feet (30' permitted, 34'-5" existing, 35'-5" proposed)

C: expansion of non-conforming bulk, floor to ceiling height, front yard landscaping

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:
see statement of principal points

6. APPLICANT

Gardner NJ LLC

Applicant's Name

Phone

Fax

41 Gardner Avenue

Street Address

Jersey City NJ

City

State

07306

Zip

e-Mail address

7.
OWNER

SAME AS APPLICANT

Owner's Name	
Phone	Fax

Street Address		
City	State	Zip
e-mail address		

8.
APPLICANT'S
ATTORNEY

STEPHEN JOSEPH, ESQ.

Attorney's Name	
THE CHERAMI LAW FIRM	
Firm's Name	
201.413.9000	NONE
Phone	Fax

236A NEWARK AVENUE

Street Address		
JERSEY CITY NJ 07302		
City	State	Zip
SJOSEPH@CHERAMILAW.COM		
e-mail address		

9.
PLAN
PREPARERS

Engineer's Name & License Number	
Firm's Name	
Phone	Fax

DAVID J VON 34500	
Surveyor's Name & License Number	
MORGAN ENGINEERING	
Firm's Name	
732 270 9690	
Phone	Fax

Street Address		
City	State	Zip
e-mail address		

CHARLES HEYDT	
Planner's Name & License Number	
DRESDNER ROBIN	
Firm's Name	
973 384 1071	
Phone	Fax

1 EVERTRUST PLAZA SUITE 901		
Street Address		
JERSEY CITY NJ 07302		
City	State	Zip
CHEYDT@DRESDNERROBIN.COM		
e-mail address		

JEFFREY LEWIS

Architect's Name & License Number	
JEFFREY V LEWIS	
Firm's Name	
Phone	Fax

277 RIDGE STREET

Street Address		
NEWARK NJ 07104		
City	State	Zip
jeffreylvlewis@gmail.com		
e-mail address		

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):
2500 sf 25 x 100 (dimensions)
Zone District(s): R-1

Present use: MULTI-FAMILY
Redevelopment Area:
Historic District: NONE

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: _____ ☐ no

Number of New Buildings: 0

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	3	34'5"	3	35' - 5"
Addition/Extension			3	35
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	5322	sf
Retail	0	sf
Office	0	sf
Industrial	0	sf
Parking Garage	0	sf
Other	0	sf
TOTAL:	5322	sf

Number of dwelling units (if applicable):		
Studio	0	units
1 bedroom	0	units
2 bedroom	0	units
3 bedroom	3	units
4+ bedroom	0	units
TOTAL:	3	units

Number of lots before subdivision:	1
Number of lots after subdivision:	1

% of lot to be covered by buildings:	58	%
% of lot to be covered by buildings & pavement:	82.3	%
Gross floor area (GFA):	5322	sf
Floor Area Ratio (FAR):	2.12	

**11.
PARKING &
SIGNAGE**

Number of parking spaces & dimensions: number: 0 / Dimensions: 0
 Number of loading spaces & dimensions: number: 0 / Dimensions: 0
 Number of Signs: 0
 Height of monument and/or pylon signs: 0

**12.
INFRA-
STRUCTURE**

<u>WATER</u>		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	☐ Yes	☒ No
Size		
Material		
Does the existing water service have a curb stop?	☐ Yes	☐ No
Is there existing combined fire/domestic service?	☐ Yes	☐ No
Is there existing domestic service only?	☐ Yes	☐ No
Is new water service being proposed?	☐ Yes	☒ No
Is there new combined fire/domestic service?	☐ Yes	☒ No
Is there new domestic service only?	☐ Yes	☒ No
<u>SEWER</u>		
Is existing sewer service proposed to be reused? If yes, specify size and material.	☒ Yes	☐ No
Size		
Material		
Will there be sewer curb cleanout?	☐ Yes	☒ No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	☒ Yes	☐ No
Is new sewer service proposed?	☐ Yes	☒ No
Are storm drains proposed?	☐ Yes	☐ No
Are any new streets or utility extensions proposed?	☐ Yes	☒ No
<u>MISC</u>		
Are existing streets being widened	☐ Yes	☒ No
Are utilities underground	☐ Yes	☒ No
Is site in a flood plain?	☐ Yes	☒ No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	☐ Yes	☒ No <u> </u>
Are any structures being removed?	☐ Yes	☒ No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	☒ Yes	☐ No
Is the property within 200 feet of an adjacent municipality? If yes, which?	☐ Yes	☒ No
Municipalities:		
Is the property on a County Road?	☐ Yes	☒ No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	☐ Yes	☒ No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	☐ Yes	☒ No

**13.
TYPE OF
DEVELOPMENT**

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

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*	0	0	0	0	0

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

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

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

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

**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 4-1-2021

Signature of Applicant Attorney for Applicant
Stephen Joseph
 An Attorney at Law of
 The State of New Jersey

Property Owner Authorizing Application if
 other than Applicant

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

**18.
CONTACT**

Jersey City Division of City Planning
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 Jersey City NJ 07305
 P:201-547-5010
 cityplanning@jcnj.org