



**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:	144 Erie Street
2. Zip Code:	07302
3. Block(s):	10105
4. Lot(s):	36
5. Ward:	E

**2.  
APPROVALS  
BEING SOUGHT**

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

<b>7. APPROVALS BEING SOUGHT (mark all that apply)</b>			
	Minor Site Plan		
	Preliminary Major Site Plan		
	Final Major Site Plan		Site Plan Waiver
	Conditional Use		Site Plan Amendment
X	'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>	Rear Deck
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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>	C
10. Number of 'c' Variance(s):	1
11. Number of 'd' Variance(s):	0

**5.**  
**APPLICANT**

12.	Applicant Name:	James Cornell
13.	Street Address:	144 Erie Street
14.	City:	Jersey City
15.	State:	NJ
16.	Zip Code:	07302
17.	Phone:	(917) 406-0124
18.	Email:	jamescornelljr@gmail.com

**6.**  
**OWNER**

19.	Owner Name:	same
20.	Street Address:	
21.	City:	
22.	State:	
23.	Zip Code:	
24.	Phone:	
25.	Email:	

**7.**  
**ATTORNEY**

26.	Attorney's Name:	none
27.	Firm's Name:	
28.	Phone:	
29.	Email:	

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

ENGINEER		
30.	Engineer's Name:	
31.	NJ License Number:	
32.	Firm's Name:	
33.	Email:	
ARCHITECT		
34.	Architect's Name:	James Cornell
35.	NJ License Number:	21AI01796500
36.	Firm's Name:	James Conell Architect
37.	Email:	jamescornelljr@gmail.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):	1373	
51.	Lot Width (feet):	19'-4"	
52.	Lot Depth (feet):	75' irregular	
53.	Zone District(s):	HAMILTON PARK HISTORIC DISTRICT	
54.	Redevelopment Area:		
55.	Present Use:	residential	
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	
<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>	HAMILTON PARK HISTORIC DISTRICT	
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?		
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: <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):				
68.	Elevation of Grade (feet):				
69.	Number of New Buildings:				
70.	Number of Development Phases:				
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
71.	Building				
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:			
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 (%):			
83. Lot Coverage (%):			

### 12. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:		
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
<b>Affordability Level:</b>	
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):	
<b>Population Served:</b>	
95. Age Restricted:	
96. Special Needs:	
97. Other:	

#### 14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	
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 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 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 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: (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 <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](#)

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Jersey City NJ 07305

201-547-5010

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