



**CITY OF JERSEY CITY
GENERAL DEVELOPMENT
APPLICATION (“GDA”)**



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#) (the “Portal”). To submit you will need a username and to then select the [correct application type and board](#). Fill in the fields below and upload your completed GDA as well as applicable supporting documents listed – see [Section 15 on last page](#).

**1.
SUBJECT
PROPERTY**

| | | |
|----|-----------------|------------------|
| 1. | Street Address: | 278 Grand Street |
| 2. | Zip Code: | 07302 |
| 3. | Block(s): | 14105 |
| 4. | Lot(s): | 9 |

**2.
APPROVALS
BEING SOUGHT**

| | | |
|-------------------------------------|----------------|----------------------------|
| 5. BOARD DESIGNATION | | |
| <input checked="" type="checkbox"/> | Planning Board | Zoning Board of Adjustment |

| | | |
|--|--------------------------------------|---|
| 6. APPROVALS BEING SOUGHT (mark all that apply) | | |
| <input type="checkbox"/> | Minor Site Plan | Site Plan Waiver |
| <input type="checkbox"/> | Preliminary Major Site Plan | <input checked="" type="checkbox"/> Site Plan Amendment |
| <input type="checkbox"/> | Final Major Site Plan | Administrative Amendment |
| <input type="checkbox"/> | Conditional Use | Interim Use |
| <input checked="" type="checkbox"/> | ‘c’ Variance(s) | Extension |
| <input type="checkbox"/> | ‘d’ Variance(s) - use, density, etc. | Other (fill in below): |
| <input type="checkbox"/> | Minor Subdivision | |
| <input type="checkbox"/> | Preliminary Major Subdivision | |
| <input type="checkbox"/> | Final Major Subdivision | |

**3.
PROPOSED
DEVELOPMENT**

| | | |
|-----------|---|--|
| 7. | Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i> | Amendment to site plan approvals modifying the facade design and increasing building height from 42' to 42'-7 1/4" |
|-----------|---|--|

**4.
VARIANCES
BEING SOUGHT**

| | | |
|------------|--|--|
| 8. | List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i> | C variance for building height where 42 feet are permitted and 42-7 1/4" are proposed. |
| 9. | Number of ‘c’ Variance(s): | 1 |
| 10. | Number of ‘d’ Variance(s): | 0 |

**5.
APPLICANT**

| | | |
|-----|-----------------|---------------------|
| 11. | Applicant Name: | Ocean Woodland LLC |
| 12. | Street Address: | 278 Grand Street |
| 13. | City: | Jersey City |
| 14. | State: | NJ |
| 15. | Zip Code: | 07302 |
| 16. | Phone: | 201-413-9000 |
| 17. | Email: | mhiggins@cqclaw.com |

**6.
OWNER**

| | | |
|-----|-----------------|-------------------|
| 18. | Owner Name: | Same as applicant |
| 19. | Street Address: | |
| 20. | City: | |
| 21. | State: | |
| 22. | Zip Code: | |
| 23. | Phone: | |
| 24. | Email: | |

**7.
ATTORNEY**

| | | |
|-----|------------------|--------------------------------|
| 25. | Attorney's Name: | Michael Higgins |
| 26. | Firm's Name: | Castano, Quigley & Cherami LLC |
| 27. | Phone: | 201-413-9000 |
| 28. | Email: | mhiggins@cqclaw.com |

**8.
PLAN
PREPARERS**

| | | |
|---------------------------|--------------------|------------------------------------|
| ENGINEER | | |
| 29. | Engineer's Name: | |
| 30. | NJ License Number: | |
| 31. | Firm's Name: | |
| 32. | Email: | |
| ARCHITECT | | |
| 33. | Architect's Name: | Jingjun Zhou |
| 34. | NJ License Number: | 19969 |
| 35. | Firm's Name: | JZ Architectural & Interior Design |
| 36. | Email: | |
| PLANNER | | |
| 37. | Planner's Name: | |
| 38. | NJ License Number: | |
| 39. | Firm's Name: | |
| 40. | Email: | |
| SURVEYOR | | |
| 41. | Surveyor's Name: | |
| 42. | NJ License Number: | |
| 43. | Firm's Name: | |
| 44. | Email: | |
| OTHER PROFESSIONAL | | |
| 45. | Name, Profession: | |
| 46. | NJ License Number: | |
| 47. | Firm's Name: | |
| 48. | Email: | |

9. HEIGHTS

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

| 49. | Elevation of Grade (feet): | | | | |
|---------|----------------------------|----------|------|-----------|------------|
| HEIGHTS | | EXISTING | | PROPOSED* | |
| | | Stories | Feet | Stories | Feet |
| 50. | Building | 0 | 0 | 4 | 47' 7 1/4" |
| 51. | Addition or Extension | | | N/a | N/a |
| 52. | Rooftop Appurtenance | | 0 | | 8' 6" |
| 53. | Accessory Structures | | | | |

10. GROSS FLOOR AREA AND COVERAGE

| | | PHASE 1 | PHASE 2 (if applicable) | PHASE 3 & UP (if applicable) |
|-----|-------------------------|---------|----------------------------|---------------------------------|
| 54. | Residential sf: | 2680 | | |
| 55. | Retail sf: | N/a | | |
| 56. | Office sf: | N/a | | |
| 57. | Industrial sf: | N/a | | |
| 58. | Parking Garage sf: | N/a | | |
| 59. | Other sf: | N/a | | |
| 60. | GROSS FLOOR AREA (sf): | 2680 | | |
| 61. | Floor Area Ratio (FAR): | 4 | | |
| 62. | Lot area (square feet): | 670 | | |
| 63. | Building Coverage (%): | 100 | | |
| 64. | Lot Coverage (%): | 100 | | |

11. RESIDENTIAL DWELLING UNITS

| | | TOTAL UNIT MIX | INCOME RESTRICTED UNIT MIX |
|-----|--------------------------|----------------|----------------------------|
| 65. | Studio Units: | 0 | |
| 66. | 1 Bedroom Units: | 0 | |
| 67. | 2 Bedroom Units: | 0 | |
| 68. | 3 Bedroom Units: | 2 | |
| 69. | 4 bedroom or More Units: | 0 | |
| 70. | TOTAL UNIT COUNT: | 2 | |
| 71. | Percent Affordable: | 0 | |
| 72. | Percent Workforce: | 0 | |

12. 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: | | |
| 73. | Very Low Income (<30% AMI): | NOT APPLICABLE |
| 74. | Low Income (30% to 50% AMI): | |
| 75. | Moderate Income (50% to 80% AMI): | |
| 76. | Workforce Income (80% - 120% AMI): | |
| Population Served: | | |
| 77. | Age Restricted: | |
| 78. | Special Needs: | |
| 79. | Other: | |

13. PARKING AND SIGNAGE

| | | |
|-----|--------------------------------|-----|
| 80. | Number of Parking Spaces: | 0 |
| 81. | Dimensions of Parking Spaces: | N/a |
| 82. | Number of Bike Parking Spaces: | 0 |
| 83. | Location of Bike Parking: | N/a |
| 84. | Number of Loading Spaces: | N/a |
| 85. | Number of Signs: | 0 |
| 86. | Type of Signs: | N/a |

14. 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) |
| 87. | Subdivision: | | |
| 88. | Site Plan: | P16-117 | April 11, 2017 |
| 89. | Variance(s) App: | | |
| 90. | Appeal: | | |
| 91. | Building Permits: | | |

15. SUBMISSION INFORMATION

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#). To submit you will need to first register a username.

[To review available City Planning applications available of the Portal click here.](#)

Please upload all required affidavits and supplemental forms, plans, reports, and other documents needed to process your application.

FORMS, SUPPORT DOCUMENTS, AND RESOURCES

- [Application Checklist](#)
- [10% Disclosure Form](#)
- [Affidavit of ownership](#)
- [Affidavit of performance](#)
- [NJDCA Certification for ePlans](#)
- [Request for Certified 200' List](#)
- [Sample Notice Form Planning Board](#)
- [Sample Notice Form Zoning Board](#)
- [Proof of Service](#)
- [Payment of Property Taxes Form](#)
- [Payment of Water Bill Instructions](#)
- [GAR Calculation Worksheet](#)
- [Appeal Application](#)
- [Land Development Ordinance](#)
- [Redevelopment Plans](#)
- [Interactive Zoning Map](#)

CONTACT:

[Jersey City Division of City Planning](#)

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