P2024-0096 REVISED

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:	2973 Kennedy Boulevard and 96-102 Cottage Street
2.	Zip Code:	07306
3.	Block(s):	9402
4.	Lot(s):	15-18

2. APPROVALS BEING SOUGHT

5.	**BOARD DESIGNATION**		
✔	Planning Board		Zoning Board of Adjustment

6.	**APPROVALS BEING SOUGHT** *(mark all that apply)*		
	Minor Site Plan		Site Plan Waiver
✔	Preliminary Major Site Plan		Site Plan Amendment
✔	Final Major Site Plan		Administrative Amendment
	Conditional Use		Interim Use
✔	'c' Variance(s)		Extension
	'd' Variance(s) - use, density, etc.		Other (fill in below):
	Minor Subdivision		
	Preliminary Major Subdivision		
	Final Major Subdivision		

3. PROPOSED DEVELOPMENT

7.	Project Description: *(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)*	Construction of 51-story tower building containing 503 dwelling units (50 affordable units (10%)), 108 hotel rooms, 39 vehicle parking spaces and 280 bicycle parking spaces utilizing the Journal Square Affordable Housing and Office Space bonuses to achieve proposed height.

4. VARIANCES BEING SOUGHT

8.	List Variances: *(reference sections of the Ordinance]or Redevelopment Plan from which relief is requested)*	Minimum lot width. Minimum lot depth. Minimum front yard setback to provide for required sidewalk width on JFK Boulevard. Minimum sidewalk width on JFK Boulevard. Minimum floor to ceiling height for non-residential ground floor. Minimum side yard tower setback. Minimum building base setback from lower density zone. Minimum tower setback from lower density zone. Minimum tower setback from adjacent rear lot line. Minimum drive aisle width. Head-in/head-out loading design. Maximum driveway width.
9.	Number of 'c' Variance(s):	12
10.	Number of 'd' Variance(s):	0

5. APPLICANT

11.	Applicant Name:	Hyde Park Development LLC
12.	Street Address:	30 Hudson Street, Suite 301, 30th Floor
13.	City:	Jersey City
14.	State:	NJ
15.	Zip Code:	07302
16.	Phone:	arvinder@gnmgt.com
17.	Email:	(917)346-0009

6. OWNER

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

7. ATTORNEY

25.	Attorney's Name:	Thomas P. Leane
26.	Firm's Name:	Connell Foley LLP
27.	Phone:	201-521-1000
28.	Email:	Tleane@connellfoley.com

8. PLAN PREPARERS

		ENGINEER
29.	Engineer's Name:	Matthew Neuls
30.	NJ License Number:	24GE04313300
31.	Firm's Name:	Dresdner Robin
32.	Email:	MNeuls@dresdnerrobin.com
		ARCHITECT
33.	Architect's Name:	Anthony Vandermark
34.	NJ License Number:	17698
35.	Firm's Name:	MVMK Architecture and Design
36.	Email:	anthonyvandermark@mvmkarchitecture.com
		PLANNER
37.	Planner's Name:	Charles Heydt
38.	NJ License Number:	33LI00621100
39.	Firm's Name:	Dresdner Robin
40.	Email:	cheydt@dresdnerrobin.com
		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	3		51	593'
51.	Addition or Extension				
52.	Rooftop Appurtenance				
53.	Accessory Structures				

10. GROSS FLOOR AREA AND COVERAGE

*65,763 sq. ft. dedicated as hotel use.

		PHASE 1	**PHASE 2 (if applicable)**	**PHASE 3 & UP (if applicable)**
54.	Residential sf:	298,143		
55.	Retail sf:	0		
56.	Office sf:	0		
57.	Industrial sf:	HOTEL: 66,374		
58.	Parking Garage sf:	15,938		
59.	Other sf:	74,929		
60.	GROSS FLOOR AREA (sf):	455,384		
61.	Floor Area Ratio (FAR):	29.62:1		
62.	Lot area (square feet):	15,372		
63.	Building Coverage (%):	83.8%		
64.	Lot Coverage (%):	92.9%		

11. RESIDENTIAL DWELLING UNITS

		TOTAL UNIT MIX	**INCOME RESTRICTED UNIT MIX**
65.	Studio Units:	209	2
66.	1 Bedroom Units:	146	8
67.	2 Bedroom Units:	106	32
68.	3 Bedroom Units:	42	8
69.	4 bedroom or More Units:	0	
70.	TOTAL UNIT COUNT:	503	50
71.	Percent Affordable:	10%	
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):	7
74.	Low Income (30% to 50% AMI):	18
75.	Moderate Income (50% to 80% AMI):	25
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:	39
81.	Dimensions of Parking Spaces:	29 standard - 9'x18'; 8 compact - 8' x 15'2"; 2 ADA
82.	Number of Bike Parking Spaces:	280 / 4
83.	Location of Bike Parking:	cellar bike rooms / outdoors
84.	Number of Loading Spaces:	1
85.	Number of Signs:	2
86.	Type of Signs:	building identification; parking

14. APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.

		CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
87.	Subdivision:			
88.	Site Plan:			
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:

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