

EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NEW JERSEY 07307
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GENE@EUGENEOCONNELL.COM

March 29, 2021

Ms. Joey-Ann Morales
City of Jersey City
Department of Housing, Economic Development and Commerce
Division of City Planning
1 Jackson Square
Jersey City, New Jersey 07305

Re: 819 West Side Avenue, LLC
819 West Side Avenue
Jersey City, NJ 07306
Block 14705, Lots 1

Dear Ms. Morales:

I represent the owner of the above referenced matter.

Enclosed are:

1. General Development Application.
2. Affidavit of Performance.
3. Affidavit of Ownership.
4. 10% Disclosure Statement.
5. Zoning Letter.
6. Color photo. *on file*
7. Check for \$150.00.
8. Survey. *on file*
9. Statement of Principal Points.
10. 200 feet certified list of property owners.
11. Certificate of tax and water bills paid.
12. *N/A*
13. Plans.

Please review and advise.

Very truly yours,

Eugene P. O'Connell

EUGENE P. O'CONNELL
EPOC/zt

Encls.



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date: _____ Application No. _____

Date Validated as an Application for Development: _____

Date Deemed Complete: _____

1. SUBJECT PROPERTY 819 West Side Avenue Block & Lots: Block 14705 Lot 1

Address: _____

Ward: B

2. BOARD DESIGNATION

Planning Board Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

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

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

applicant proposes to construct a 40 unit apartment building, a 5,347 sf commercial area and 2,392 sf basement storage.

5. VARIANCE/ DEVIATION NOTES

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

345-45e7 - Rear setback - 20' required, 0.75' exists

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

This is an existing condition.

6. APPLICANT

819 West Side Avenue, LLC	253 Main Street
Applicant's Name	Street Address
732-526-5730	Matawan NJ 07747
Phone Fax	City State Zip
e-Mail address	

**7.
OWNER**

Same as applicant

Owner's Name

Phone Fax

Street Address

City State Zip

**8.
APPLICANT'S
ATTORNEY**

Leon Consales

Attorney's Name

Firm's Name
973-890-4445

Phone Fax

409 Minnisink Road, 2nd Fl

Street Address
Totowa NJ 07512

City State Zip

e-mail address

**9.
PLAN
PREPARERS**

Brian P. Murphy 42000

Engineer's Name & License Number
FWH Associates, P.A.

Firm's Name
732-797-3100 732-797-3223

Phone Fax

1856 Route 9

Street Address
Toms River NJ 08755

City State Zip
bmurphy@fwhassociates.com

e-mail address

Marc Cifone 4132900

Surveyor's Name & License Number
Lakeland Surveying

Firm's Name
973-625-5670 973-625-4121

Phone Fax

117 Hibernia Avenue

Street Address
Rockaway NJ

City State Zip
lakelandsurveying.com

e-mail address

Brian P. Murphy 42000

Planner's Name & License Number
FWH Associates, P.A.

Firm's Name
732-797-3100 732-797-3223

Phone Fax

1856 Route 9

Street Address
Toms River NJ 08755

City State Zip
bmurphy@fwhassociates.com

e-mail address

Dwayne Dancy 21A102081100

Architect's Name & License Number
AKT Designs LLC

Firm's Name
2019824452

Phone Fax

2 North Dean Street, suite 204

Street Address
Englewood NJ 07631

City State Zip
kirk@akt-designs.com

e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):

7274 sf 60 x 116.75 (dimensions)

Zone District(s): NC

Present use: restaurant/banquet hall

Redevelopment Area: _____
Historic District: _____

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)?:

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	35	5	55
Addition/Extension			5	55
Rooftop Appurtenances		N/A		60
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	22,179	sf
Retail	5,347	sf
Office		sf
Industrial		sf
Parking Garage		sf
Other	2,747	sf
TOTAL:	30,273	sf

Number of dwelling units (if applicable):		
Studio	32	units
1 bedroom	8	units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:	40	units

Number of lots before subdivision:	N/A
Number of lots after subdivision:	N/A

% of lot to be covered by buildings:	96 %
% of lot to be covered by buildings & pavement:	96 %
Gross floor area (GFA):	30,273 sf
Floor Area Ratio (FAR):	4.16

**11.
PARKING &
SIGNAGE**

Number of parking spaces & dimensions: number: 0 / Dimensions: _____
 Number of loading spaces & dimensions: number: 0 / Dimensions: _____

Number of Signs: _____
 Height of monument and/or pylon signs: N/A

**12.
INFRA-
STRUCTURE**

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	2"	
Material	DIP	
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No exist. 4" Fire
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Will there be sewer curb cleanout?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
MISC		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____
Are any structures being removed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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	38	0	0
Conversion from a non-residential structure to a structure containing residential units			
Conversion from market rate housing units to NJ COAH defined affordable housing units			

*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*					

*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.		
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.		
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.		
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.		
A1: Assembly uses including concert halls and TV studios.		
A2: Assembly uses including casinos, night clubs, restaurants and taverns.		
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship		
A4: Assembly uses including arenas, skating rinks and pools.		
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums		
E: Schools K – 12		
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.		
R1: Hotels, motels and dormitories		
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.		

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		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

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 03/26/2021



 Signature of Applicant



 Property Owner Authorizing Application if other than Applicant


DANNA COLON
 Commission # GG 250804
 EXPIRES: August 20, 2022
 Bonded Thru Budget Notary Services


 Notary Public

Preliminary and Final Major Site Plan Checklist

CASE #: _____
 DATE: _____
 PROPERTY ADDRESS: 819 West Side Avenue
 APPLICANT: 819 West Side Avenue LLC
 OWNER: 819 West Side Avenue LLC

Planning Completeness	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).	X				
2. Affidavit of Ownership	X				
3. Affidavit of Performance	X				
4. 10% disclosure, if applicable	X				
5. Letter of Rejection from Zoning Officer, if available					
6. Current color site photo and photo including adjacent properties, where applicable.	X				
7. Application Fee	X				
8. Certificate of tax and water bills paid	X				
9. The following number of plans shall be submitted: A) One when initial application is filed. B) Review agent sets (when instructed by Staff) C) Fourteen for planning Board (when complete) D) Eleven for Zoning Board (when complete)	X				
10. All plans shall include: A) A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application. To be located on the first numbered drawing sheet. B) Signature and seal of map preparer; Licensed Engineer, Architect or Land Surveyor in New Jersey on all pages. C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variance or design standard waiver request, if any, clearly noted). One table per plan set, to be located on the first numbered drawing sheet. (1) Density (2) Height (3) Floor Area Ratio (4) Setbacks (5) Vehicle parking (# of spaces, dimensions) (6) Bike parking (# of spaces) (7) Loading (# of berths, dimensions) (8) Access (circulation, driveway width, curbcut dimensions) (9) Signage (10) Landscaping (11) Bonus provisions (12) Building coverage for each structure, if more than one is part of the development parcel. (13) Lot Dimensions (14) Lot size in square feet (15) Buffer areas (16) Gross floor area (17) lot coverage (18) Design standards (list all for which a waiver is requested)	X				
11. The scale shall be a minimum of 1"=20' for tracts up to 40 acres or 1"=50' for tracts over 40 acres. (No 15' scale)	X				

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
12. Map size: 8.5x13"; 15x21"; 24x36"; or 30x42".	X				
13. The following details shall be on all site plans:	X				
A) Tax block, lot numbers and street address of site	X				
B) Dates of drawings and revisions, if any					
C) Graphic Scale					
D) Project title					
E) North arrow					
F) Landscaping			X		
(1) Type					
(2) Caliper					
(3) Square Footage					
(4) Height					
(5) Planting Schedule					
(6) Maintenance procedures and guarantees					
G) GAR details needed to calculate ratio, if applicable	X				
H) Survey showing block and lot numbers with metes and bounds description; existing and proposed easements, and size and location of any existing or proposed structures with setbacks dimensions.	X				
I) Demolition Plan, if applicable			X		
J) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.	X				
K) Floor plans with all room dimensions including basement plan and roof plan.	X				
L) Locations of all mechanical and other equipment	X				
M) Materials used in paved areas and walks and all other surface treatments.					
N) Lighting: wattage, location, height, attachment details, areas of diffusion					
O) Fences/walls: height, materials, width of internal details (e.g.: pickets), spacing of internal details.			X		
P) Refuse: location of dumpster, etc., screening height, materials, details of removal path.					
Q) Signage: Lettering, dimensions, location, materials equipment, and lighting.					
R) Recreation areas: location, square footage, materials, equipment and lighting			X		
S) Elevations of all façades indicating colors and materials and window dimensions	X				
T) Enlarged elevations of the first two floors, including details of windows, doors, signs, lighting, façade materials, etc. at 1/4" scale where appropriate	X				
U) Enlarged details of typical upper story windows, including dimensions, glazing details, sills and headers, projections, etc. at 1/4" scale where appropriate	X				
V) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.					
W) Elevation of roof indicating heating, ventilation and air-conditioning equipment, communication equipment, and antennae specifying screening height, colors and materials.					
X) Utility connection points into proposed structures (eg: façade conduits, transformers) to be detailed on site plans and façade elevations.	X				
Y) One illustrative site plan depicting details using the following color scheme:	X				
(1) Asphalt paved areas: gray concrete					
(2) Paved areas: beige					
(3) Buildings: dark brown					
(4) Landscaped areas: light green					
(5) Trees and shrubs: dark green					
(6) Water: light blue					
(7) Signs: red					
(8) Lighting fixtures: black					
Z) Circulation: parking spaces, dimensions, aisle widths, location of accessible bike racks/storage, car sharing, sidewalk details, etc.			X		
AA) Shadow study, if applicable			X		
BB) Visual assessment, if required					

10% OWNERSHIP DISCLOSURE STATEMENT FORM

A corporation or partnership submitting a development application to the Jersey City Planning Board or Board of Adjustment must list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership.

Subject Property Address: 819 West Side Ave Block(s): 14705
 Address: _____ Lot(s): 1

Applicant: 819 West Side Avenue, LLC Owner Same as applicant
253 Main Street
 Applicant's Address: Matawan, NJ Owner's Address: _____

Entity/Individual	Address	Ownership Interest (%)
Alex	Same as 14705	100%

Please attach additional sheet(s) if necessary.



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF TAX COLLECTIONS

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5124 / 5125



JOANNE SISK CTC
TAX COLLECTOR

MEMORANDUM

TO:
FROM: Jersey City Tax Collector's Office
DATE: 4.12.21.
RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 14705, Lot # 1, Qual # _____
Property Location: 819 Westside ave.

In the City of Jersey City are as follows:

0 Paid thru 1st quarter 20 21.

_____ Delinquent for _____ quarter 20 _____

_____ Tax Exempt

0 In Lien Status Certificate # 2020-0793.

N/A Payroll Tax _____ quarter filed 20 _____

I verify that this information accurately reflects the municipal tax record
Tax Collector: Jersey City
Municipality: Jersey City
County: Hudson





CITY OF JERSEY CITY

Office of the City Assessor
280 Grove Street, Room 116
Jersey City, New Jersey 07302
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

April 14, 2021

PROPERTY LOCATION OF APPLICATION: 819 West Side Avenue

BLOCK(S): 14705 LOT(S): 1

NAME OF APPLICANT: Eugene P. O'Connell
853 Summit Avenue
Jersey City, NJ 07307

APPLICANT'S TELEPHONE #: (201) 963-3668

Pursuant to your request, attached herewith is a list of properties located within the 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

C E R T I F I E D

A handwritten signature in black ink, appearing to read "E. Tolozza", is written over a horizontal line. To the right of the signature, the date "4/14/21" is handwritten.

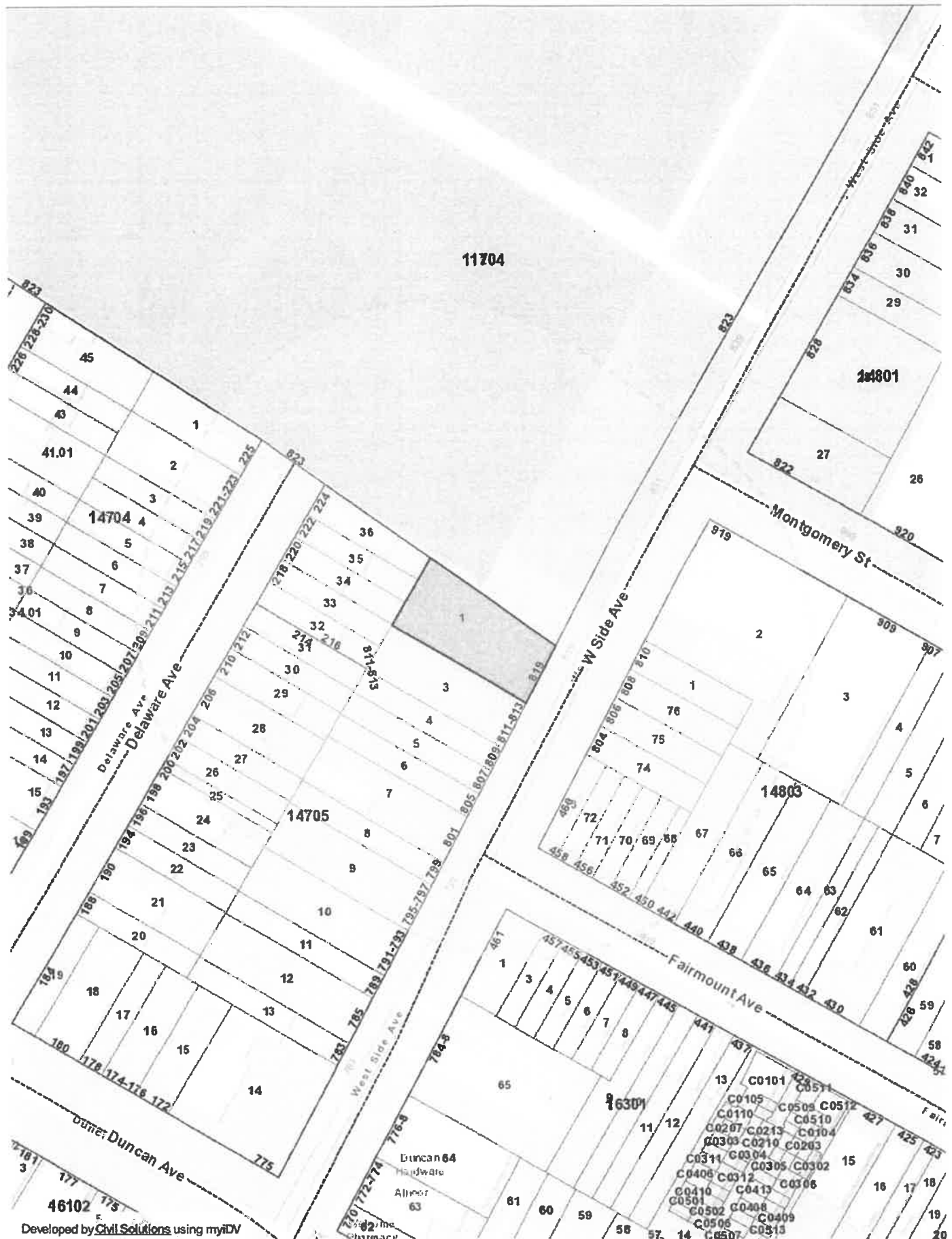
EDUARDO TOLOZA, City Assessor

Also be advised that the following companies must be notified:

P.S.E.& G.	80	PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121	KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200	HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555	ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540	BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 14705 - Lot 1

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 819 West Side Avenue

Date: April 14, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11704	2		823 WEST SIDE AVE	HOLY NAME CMTRY. % R.C. ARCHDIOCESE	171 CLIFTON AVE.	NEWARK, NJ	07104
14704	1		225 DELAWARE AVE.	ZAMRUDEEN, M&B., & LOPEZ, JOSEPH	225 DELAWARE AVE.	JERSEY CITY, NJ	07306
14704	2		221-223 DELAWARE AVE	ZAMRUDEEN, MOHAMMED	221-23 DELAWARE AVE.	JERSEY CITY, NJ	07306
14704	3		219 DELAWARE AVE.	GAD, WAGIH	219 DELAWARE AVE.	JERSEY CITY, NJ	07306
14704	4		217 DELAWARE AVE	PARKER,BRUCE & SIGNORELLI,BARRY M.	217 DELAWARE AVENUE	JERSEY CITY, NJ	07306
14704	5		215 DELAWARE AVE	RODRIGUEZ, FRANCISCO & BEINY	215 DELAWARE AVE.	JERSEY CITY, NJ	07306
14704	6		213 DELAWARE AVE.	DENTON, JOHN & MARGUERITE	213 DELAWARE AVE	JERSEY CITY, NJ	07306
14704	7		211 DELAWARE AVE	ARKAIS, MAHENDRANARINE	107 HIGHLAND AVE.	JERSEY CITY, NJ	07306
14704	8		209 DELAWARE AVE	ARKAIS, MAHENDRANARINE	107 HIGHLAND AVE.	JERSEY CITY, NJ	07306
14704	9		207 DELAWARE AVE.	ARKAIS, MAHENDRANARINE	107 HIGHLAND AVE.	JERSEY CITY, NJ	07306
14705	3		811-813 WEST SIDE AV	VENIERO, SALVATORE J. & PAUL A.	388 PAGE LYNDHURST AVE.	LYNDHURST, NJ	07071
14705	4		809 WEST SIDE AVE.	VENIERO, SALVATORE J. & PAUL A.	388 PAGE AVE.	LYNDHURST, NJ	07071
14705	5		807 WEST SIDE AVE.	VENIERO, SALVATORE J. & PAUL A.	388 PAGE LYNDHURST AVE.	LYNDHURST, NJ	07071
14705	6		805 WEST SIDE AVE.	801 WEST SIDE, LLC	2 WEXFORD COURT	WARREN, NJ	07059
14705	7		801 WEST SIDE AVE.	801 WEST SIDE, LLC	2 WEXFORD COURT	WARREN, NJ	07059
14705	8		799 WEST SIDE AVE.	SMS INVESTMENT ASSOCIATES II, LLC	2 WEXFORD COURT	WARREN, NJ	07059
14705	9		795-797 WEST SIDE AVE.	BLACKMAN FAMILY LTD. PTNSHP.	2 WEXFORD CT	WARREN, NJ	07059
14705	24		198 DELAWARE AVE.	198 DELAWARE, LLC	33 E MIDLAND AVE.STE 1821	PARAMUS, NJ	07653

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
14705	25		200 DELAWARE AVE.	BLACKMAN FAMILY LIMITED PARTNERSHIP	2 WEXFORD CT.	WARREN, NJ	07059
14705	26		202 DELAWARE AVE.	GEELONG, LLC % DIXON ADVISORY	1000 PLAZA 2, 10 FL	JERSEY CITY, NJ	07311
14705	27		204 DELAWARE AVE.	KARLSSON, SUSANNAH J.	204 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	28		206 DELAWARE AVE.	BLANCH, ERICA	206 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	29		210 DELAWARE AVE.	RAMZAN, MUHAMMAD & IMRAN, MUHAMMAD	210 DELAWARE AVE.	JERSEY CITY, N.J.	07306
14705	30		212 DELAWARE AVE.	SEECHARAN, DENNIS & SEECHARAN, ROY	232 OLD BERGEN ROAD	JERSEY CITY, NJ	07305
14705	31		214 DELAWARE AVE.	SMITH, TATIANA	214 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	32		216 DELAWARE AVE.	TRIKHA, MANMOHAN K. & SEEMA	216 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	33		218 DELAWARE AVE.	SING, CYRENE C., & STEPHENS, M.&M.	218 DELAWARE AVE	JERSEY CITY, NJ	07306
14705	34		220 DELAWARE AVE.	JUNG, SANG HYUN & RENATA R.	220 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	35		222 DELAWARE AVE.	SOOFI, KHIZER YOUNAS & KHAN, GUI R.	222 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	36		224 DELAWARE AVE.	NEIRA, XIMENA	224 DELAWARE AVE.	JERSEY CITY, N.J.	07306
14803	1		810 WEST SIDE AVE.	804 WEST SIDE AV., LLC.	27 SKILLMAN AVE.	JERSEY CITY, NJ	07306
14803	2		919 MONTGOMERY ST.	99 MONTGOMERY LLC.	164 RIVER ROAD	MONROE, NJ	08831
14803	3		909 MONTGOMERY ST.	DAYTONA PARTNERS, XVIII, LLC	415 WEST MAIN ST.	ROCHESTER, NY	14608
14803	66		440 FAIRMOUNT AVE.	JAGROOP, NAVINDRA & VISHNU	440 FAIRMOUNT AVE.	JERSEY CITY, N.J.	07306
14803	67		442 FAIRMOUNT AVE.	RAMRAJU, HEMWATTEE	442 FAIRMOUNT AVE.	JERSEY CITY, NJ	07306
14803	68		450 FAIRMOUNT AVE.	RODRIGUEZ, ELIZABETH & PIENCIAK, R.	450 FAIRMOUNT AVE.	JERSEY CITY, NJ	07306
14803	69		452 FAIRMOUNT AVE.	DEICHL, LUCAS & KUCHTA ELIZABETH	452 FAIRMOUNT AVE.	JERSEY CITY, NJ	07306
14803	70		454 FAIRMOUNT AVE.	PARRENO, CYNTHIA	454 FAIRMOUNT AVE.	JERSEY CITY, N.J.	07306
14803	71		456 FAIRMOUNT AVE.	ROZALINDA, INC.	456 FAIRMOUNT AVE.	JERSEY CITY, NJ	07306
14803	72		458 FAIRMOUNT AVE.	IQBAL, AAMER & NADEEM TIC	458 FAIRMOUNT AVE.	JERSEY CITY, N.J.	07302
14803	73		460 FAIRMOUNT AVE.	SOTO, CHANDRA	460 FAIRMOUNT AVE.	JERSEY CITY, N.J.	07306
14803	74		804 WEST SIDE AVE.	804 WEST SIDE AV., LLC.	27 SKILLMAN AVE.	JERSEY CITY, NJ	07306
14803	75		806 WEST SIDE AVE.	804 WEST SIDE AV., LLC.	27 SKILLMAN AVE.	JERSEY CITY, NJ	07306
14803	76		808 WEST SIDE AVE.	804 WEST SIDE AV., LLC.	27 SKILLMAN AVE.	JERSEY CITY, NJ	07306

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
16301	1		461 FAIRMOUNT AVE.	461 REALTY, LLC	776 WEST SIDE AVE.	JERSEY CITY, NJ	07306
16301	3		457 FAIRMOUNT AVE.	461 REALTY, LLC	776 WEST SIDE AVE.	JERSEY CITY, NJ	07306
16301	4		455 FAIRMOUNT AVE.	GAITAN, MARIA VILMA G.	455 FAIRMOUNT AVE.	JERSEY CITY, N.J.	07306
16301	5		453 FAIRMOUNT AVE.	LLANES, HERMES F. & VERONICA	453 FAIRMOUNT AVE	JERSEY CITY, N.J.	07306

Preliminary and Final Major Site Plan Checklist

CASE #: P21-055
 DATE: 06.10.2021
 PROPERTY ADDRESS: 819 West Side Ave
 APPLICANT: 819 West Side Ave LLC
 OWNER: 819 West Side Ave LLC

Planning Completeness	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).		X			attorney of record?
2. Affidavit of Ownership	X				
3. Affidavit of Performance	X				
4. 10% disclosure, if applicable	X				
5. Letter of Rejection from Zoning Officer, if available	X				
6. Current color site photo and photo including adjacent properties, where applicable.					
7. Application Fee	X				150
8. Certificate of tax and water bills paid	X				
9. The following number of plans shall be submitted: A) One when initial application is filed. B) Review agent sets (when instructed by Staff) C) Fourteen for planning Board (when complete) D) Eleven for Zoning Board (when complete)	X				
10. All plans shall include: A) A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application. To be located on the first numbered drawing sheet. B) Signature and seal of map preparer; Licensed Engineer, Architect or Land Surveyor in New Jersey on all pages. C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variance or design standard waiver request, if any, clearly noted). One table per plan set, to be located on the first numbered drawing sheet. (1) Density (2) Height (3) Floor Area Ratio (4) Setbacks (5) Vehicle parking (# of spaces, dimensions) (6) Bike parking (# of spaces) (7) Loading (# of berths, dimensions) (8) Access (circulation, driveway width, curbcut dimensions) (9) Signage (10) Landscaping (11) Bonus provisions (12) Building coverage for each structure, if more than one is part of the development parcel. (13) Lot Dimensions (14) Lot size in square feet (15) Buffer areas (16) Gross floor area (17) lot coverage (18) Design standards (list all for which a waiver is requested)	X				Zoning Map Nedded Need digital seal Needs to be on plans not in separate doc IZO Triggered
11. The scale shall be a minimum of 1"=20' for tracts up to 40 acres or 1"=50' for tracts over 40 acres. (No 15' scale)	X				

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
12. Map size: 8.5x13"; 15x21"; 24x36"; or 30x42".	X				
13. The following details shall be on all site plans:					
A) Tax block, lot numbers and street address of site	X				
B) Dates of drawings and revisions, if any	X				
C) Graphic Scale		X			
D) Project title	X				
E) North arrow					
F) Landscaping		X			Street Trees?
(1) Type					
(2) Caliper					
(3) Square Footage					
(4) Height					
(5) Planting Schedule					
(6) Maintenance procedures and guarantees					
G) GAR details needed to calculate ratio, if applicable			X		
H) Survey showing block and lot numbers with metes and bounds description; existing and proposed easements, and size and location of any existing or proposed structures with setbacks dimensions.	X				
I) Demolition Plan, if applicable		X			
J) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.		X			Site Plan not provided
K) Floor plans with all room dimensions including basement plan and roof plan.		X			See Comments
L) Locations of all mechanical and other equipment		X			Variance Triggered
M) Materials used in paved areas and walks and all other surface treatments.		X			Roof materials?
N) Lighting; wattage, location, height, attachment details, areas of diffusion		X			
O) Fences/walls: height, materials, width of internal details (e.g.: pickets), spacing of internal details.			X		
P) Refuse: location of dumpster, etc., screening height, materials, details of removal path.		X			Trash plan needed
Q) Signage: Lettering, dimensions, location, materials equipment, and lighting.		X			
R) Recreation areas: location, square footage, materials, equipment and lighting		X			Roof deck area?
S) Elevations of all façades indicating colors and materials and window dimensions	X				
T) Enlarged elevations of the first two floors, including details of windows, doors, signs, lighting, façade materials, etc. at 1/4" scale where appropriate	X				
U) Enlarged details of typical upper story windows, including dimensions, glazing details, sills and headers, projections, etc. at 1/4" scale where appropriate	X				
V) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.		X			Arrange side-by-side each floor
W) Elevation of roof indicating heating, ventilation and air-conditioning equipment, communication equipment, and antennae specifying screening height, colors and materials.	X				
X) Utility connection points into proposed structures (eg: façade conduits, transformers) to be detailed on site plans and façade elevations.		X			
Y) One illustrative site plan depicting details using the following color scheme:		X			
(1) Asphalt paved areas: gray concrete					
(2) Paved areas: beige					
(3) Buildings: dark brown					
(4) Landscaped areas: light green					
(5) Trees and shrubs: dark green					
(6) Water: light blue					
(7) Signs: red					
(8) Lighting fixtures: black					
Z) Circulation: parking spaces, dimensions, aisle widths, location of accessible bike racks/storage, car sharing, sidewalk details, etc.					
AA) Shadow study, if applicable			X		
BB) Visual assessment, if required			X		

Engineering Completeness

1.	<p>The following engineering details shall be included on Plans. Plans will be forwarded to the Division of Engineering and/or other appropriate municipal review agents for comment:</p> <p>A) Survey, signed and sealed by a licensed surveyor, showing block and lot numbers with metes and bounds description; existing and proposed easements, and size and location of any existing or proposed structures with setbacks dimensions.</p> <p>B) Location of project relative to adjacent properties and improvements, including encroachments</p> <p>C) Topographic data with existing and proposed elevations.</p> <p>D) Existing public rights-of-way with the existing and proposed utilities and service connections to the project showing pipe sizes, materials, lengths, rim and invert elevations for sewers, valves and other relevant information.</p> <p>Also, all existing conditions and structures in the adjacent public right-of-way, including but not limited to signposts, hydrants, street trees and tree pits, bus</p> <p>E) Proposed and exact location of above and below-ground utilities and amenities, including but not limited to traffic control poles, hydrants, street furniture, and signal boxes.</p> <p>F) Entrance to the project from public streets with curbs, drop curbs, aprons, and sidewalks.</p> <p>G) Storm system demand, strategy and design with drainage calculations and impact on existing drainage detailed in an Engineering Report, in compliance with the Stormwater Control Ordinance.</p> <p>H) Standards and details for curbs, wheel stops, walks, catch basins, trenches, street grade and intersections, pavement cross sections and profiles, traffic control and directional signs.</p> <p>I) Parking lot drainage</p> <p>J) Water service connections including valves, hydrants</p> <p>K) Proposed erosion control plan and method of control</p> <p>L) Water supply system demand, strategy and design</p> <p>M) Sanitary sewer system demand, strategy and design</p> <p>N) Traffic study, if required by Planning Director, showing existing and proposed traffic flows and volumes. (Per §345-17)</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X
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* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.