

Aimee Seungdamrong
Nikolaus Schultz
250 Barrow St
Jersey City, NJ 07302-4025

655
1-2210


3/16/2021

PAY TO THE
ORDER OF

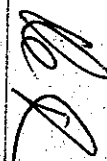
City of Jersey City

\$ -150.00

one hundred fifty
JP Morgan Chase Bank, N.A.
www.Chase.com

DOLLARS  Do Not Write
on This Side

FOR 280 Barrow St



⑆0⑆100002⑆⑆

944395540⑆0655

MP

Aimee Seungdamrong
Nikolaus Schultz
250 Barrow St
Jersey City, NJ 07302-4025

656
1-2210


3/16/2021

PAY TO THE
ORDER OF

Precision Keyway

\$ -280.00

two hundred eighty
JP Morgan Chase Bank, N.A.
www.Chase.com

DOLLARS  Do Not Write
on This Side

FOR 280 Barrow St



⑆0⑆100002⑆⑆

944395540⑆0655

MP

April 23, 2021

VIA E-MAIL AND REGULAR MAIL

Attn: Tanya Marione, Director
Jersey City Division of Planning
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: Nikolaus Schulz & Aimee Seungdamrong
250 Barrow Street
Block 14106, Lot 43
Application for Minor Site Plan Approval with “c” variances**

Dear Ms. Marione:

Please be advised this office represents Nikolaus Schulz & Aimee Seungdamrong (the “Applicant”). Applicant is currently the owner of 250 Barrow Street, also known as Block 14106, Lot 43 on the Official Tax Map of the City of Jersey City (the “Property”). The Property is located within the Van Vorst Park H-Historic District (the “Van Vorst Historic District”) and is subject to the requirements of the Jersey City Land Development Ordinance (the “JC LDO”).

The Property is an undersized 1,386 sf lot that is currently improved with a single family home. Applicant to remove an existing shed and stairway, and replace with a new outdoor deck; existing pavement in rear yard to be replaced with landscaping (the “Project”).

Please allow this letter to serve as Applicant’s request for “c” variance approval. The Project does not meet the site plan review thresholds laid out in § 345-16(B) so only “c” variance approval is needed. In conjunction with the Project, the Applicant is seeking the following variances:

- Rear yard setback, where 30 feet is required and 17 feet is proposed.

The Applicant is further seeking any variances or additional approvals, permits, interpretations, waivers or exceptions reflected in the plans and materials filed (as same

may be amended or revised from time to time) or determined to be necessary during the review and processing of this application.

Please find attached the following as a supplement to the above-referenced requests:

1. Two (2) General Development receipts;
2. One (1) original completed and executed General Development Application (the "Application");
3. One (1) set of architectural and civil site plans prepared by Lisbeth Mendizabal, RA dated April 12, 2021 containing 5 pages including Property pictures for your review;
4. One (1) copy of a draft notice to be distributed by mail and posted within the Jersey Journal pursuant to N.J.S.A. 40:55D-12;
5. One (1) check in the amount of two hundred and fifty dollars (\$250.00) made payable to Precision Reporting;
6. One (1) check in the amount of one hundred and fifty dollars (\$150.00) made payable to the City of Jersey City as a deposit for Application review.

Please note that the following will be submitted under separate cover: additional Site Plans to comply with the requirements of the General Development Application Checklist; letter of rejection from the City Zoning Officer; Certificate of Taxes Paid; an affidavit pursuant to N.J.S.A. 40:55D-12; affidavits of ownership and performance, and the remaining application balance will be submitted under separate cover. Applicant requests waivers from the Checklist Requirement to provide a Certificate of Water Bills Paid. If you have any questions regarding this application, please do not hesitate to contact the undersigned.

Respectfully,

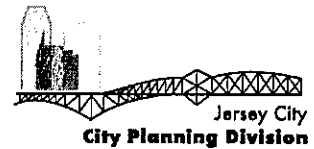


Patrick T. Conlon

PTC/
Enclosures



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:

1. SUBJECT PROPERTY

Address: 250 Barrow StreetBlock & Lots: 14106, Lot 43Ward: E

2. BOARD DESIGNATION

☐ Planning Board☒ Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input checked="" 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 type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input 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 remove existing shed and stairway and replace with a new outdoor deck. Existing concrete in rear yard to be replaced with landscaping.

5. VARIANCE/ DEVIATION NOTES

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

Section 345-58(G)(6) rear yard setback where 30 feet is required and 17 feet is proposed.

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

Benefits outweigh any substantial detriments; see principal points for further reasoning.

6. APPLICANT

Nikolaus Schulz & Aimee Seungdamrong
Applicant's Name

250 Barrow Street
Street Address

Phone _____

Fax _____

Jersey CityNJ07302

City

State

Zip

e-Mail address

**7.
OWNER**

same as applicant

<hr/> Owner's Name		<hr/> Street Address	
<hr/> Phone	<hr/> Fax	<hr/> City	<hr/> State <hr/> Zip
<hr/>		<hr/> e-mail address	

**8.
APPLICANT'S
ATTORNEY**

Patrick T. Conlon

<hr/> Attorney's Name	
<hr/> Connell Foley, LLP	
<hr/> Firm's Name	
<hr/> 201-521-1000	
<hr/> Phone	<hr/> Fax

185 Hudson Street

<hr/> Street Address		
<hr/> Jersey City	<hr/> NJ	<hr/> 07311
<hr/> City	<hr/> State	<hr/> Zip
<hr/> pconlon@connellfoley.com		
<hr/> e-mail address		

**9.
PLAN
PREPARERS**

<hr/> Engineer's Name & License Number	
<hr/>	
<hr/> Firm's Name	
<hr/>	
<hr/> Phone	<hr/> Fax

<hr/> Street Address		
<hr/>		
<hr/> City	<hr/> State	<hr/> Zip
<hr/>		
<hr/> e-mail address		

<hr/> Surveyor's Name & License Number	
<hr/>	
<hr/> Firm's Name	
<hr/>	
<hr/> Phone	<hr/> Fax

<hr/> Street Address		
<hr/>		
<hr/> City	<hr/> State	<hr/> Zip
<hr/>		
<hr/> e-mail address		

TBP

<hr/> Planner's Name & License Number	
<hr/>	
<hr/> Firm's Name	
<hr/>	
<hr/> Phone	<hr/> Fax

<hr/> Street Address		
<hr/>		
<hr/> City	<hr/> State	<hr/> Zip
<hr/>		
<hr/> e-mail address		

Lisbeth Mendizabal AI 01788300

<hr/> Architect's Name & License Number	
<hr/>	
<hr/> Firm's Name	
<hr/>	
<hr/> 917-365-6611	
<hr/> Phone	<hr/> Fax

24 Magnolia Avenue

<hr/> Street Address		
<hr/>		
<hr/> Jersey City	<hr/> NJ	<hr/> 07306
<hr/> City	<hr/> State	<hr/> Zip
<hr/> lismendizabal@gmail.com		
<hr/> e-mail address		

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

1,386 sf 21 x 66 (dimensions)

Zone District(s):

H-Historic

Present use: one family home

Redevelopment Area:

Historic District:

Van Vorst Park

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)?:

Zone AE

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	4	+ / - 38'	4	+ / - 38'
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	no change	sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:		sf

Number of dwelling units (if applicable):		
single family home, no change		
Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:		units

Number of lots before subdivision:	n/a
Number of lots after subdivision:	n/a

% of lot to be covered by buildings:	67	%
% of lot to be covered by buildings & pavement:	74	%
Gross floor area (GFA):	unknown	sf
Floor Area Ratio (FAR):	unknown	

11. PARKING & SIGNAGE

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

Number of Signs: 0
 Height of monument and/or pylon signs: 0

12. INFRA- STRUCTURE

TBP	
WATER	
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Size	
Material	
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes <input type="checkbox"/> No
SEWER	
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Size	
Material	
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
MISC	
Are existing streets being widened	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are utilities underground	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes <input type="checkbox"/> No _____
Are any structures being removed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input 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 type="checkbox"/> No
Municipalities:	
Is the property on a County Road?	<input 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 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 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	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		<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.

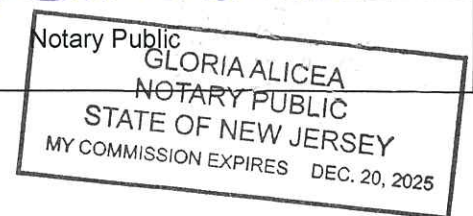
Sworn to and subscribed before me this date

April 23, 2021

Rafael Conley
Signature of Applicant *Atty. for applicant*

Property Owner Authorizing Application if
other than Applicant

Gloria Alicea



**18.
CONTACT**

Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
P:201-547-5010
cityplanning@jcnj.org

**NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
250 BARROW STREET, JERSEY CITY, NEW JERSEY
ALSO IDENTIFIED AS BLOCK 14106, LOT 43**

PLEASE TAKE NOTICE that an application has been filed by Nikolaus Schulz & Aimee Seungdamrong (the "Applicant") for "c" variance approval pursuant to N.J.S.A. 40:55 D-70(c) (rear yard setback) for the property located at 250 Barrow Street, Jersey City, New Jersey also known as Block 14106, Lot 43 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Van Vorst Park H-Historic District (the "Van Vorst Historic District") and is subject to the requirements of the Jersey City Land Development Ordinance (the "JC LDO").

The Property is an undersized 1,386 sf lot that is currently improved with a single family home. Applicant to remove an existing shed and stairway, and replace with a new outdoor deck; existing pavement in rear yard to be replaced with landscaping (the "Project").

In connection with the Project, the Applicant is requesting that the Zoning Board of Adjustment grant the following variances from the JC LDO:

1. The Applicant is seeking a variance for relief from rear yard setback requirements, where 30 feet is required and 17 feet is proposed.
2. The Applicant is requesting that the Zoning Board of Adjustment grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary by the Zoning Board of Adjustment during the review and processing of this application.

Any person interested in this application will have the opportunity to address the Zoning Board of Adjustment at the Virtual Zoom meeting on Thursday, _____, 2021 at 6:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:	
Call-in Number and Webinar ID#:	You may also call in to access the meeting. All public users calling in must use: +1 929 205 6099 or +1 312 626 6799 Webinar ID:

PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov. The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at jerseycitynj.gov/planning. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should

contact the Zoning Board of Adjustment Secretary for assistance at the phone number or e-mail listed below.

ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@icnj.org.

By: Charles J. Harrington, III
Connell Foley LLP
Attorney for the Applicant
201-521-1000