



**REVISED**  
**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**

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:	118-130 Monitor Street
2.	Zip Code:	07304
3.	Block(s):	17504
4.	Lot(s):	20, 21, 22, 23, 24, 25 & 26.01

**2.**  
**APPROVALS**  
**BEING SOUGHT**

5.	<b>BOARD DESIGNATION</b>		
<input checked="" type="checkbox"/>	Planning Board	<input type="checkbox"/>	Zoning Board of Adjustment
6.	<b>APPROVALS BEING SOUGHT (mark all that apply)</b>		
<input type="checkbox"/>	Minor Site Plan	<input type="checkbox"/>	Site Plan Waiver
<input checked="" type="checkbox"/>	Preliminary Major Site Plan	<input type="checkbox"/>	Site Plan Amendment
<input checked="" type="checkbox"/>	Final Major Site Plan	<input type="checkbox"/>	Administrative Amendment
<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	Interim Use
<input type="checkbox"/>	'c' Variance(s)	<input type="checkbox"/>	Extension
<input type="checkbox"/>	'd' Variance(s) - use, density, etc.	<input type="checkbox"/>	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>	Construction of 8-story addition containing 70 residential units and 52 ground level bicycle parking spaces as well as an approx. 5,197sf child care center (Lots 20-25) to existing 8-story building containing 70 residential units, 5 ground level vehicle parking spaces and 35 ground level bicycle parking spaces (Lot 26.01).
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**4.**  
**VARIANCES**  
**BEING SOUGHT**

8.	List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	N/A
9.	Number of 'c' Variance(s):	N/A
10.	Number of 'd' Variance(s):	N/A

**5.**  
**APPLICANT**

11.	Applicant Name:	LDF III, LLC
12.	Street Address:	130 Monitor Street, Management Office
13.	City:	Jersey City
14.	State:	NJ
15.	Zip Code:	07304
16.	Phone:	914 589 7405
17.	Email:	john@pointcapdev.com

**6.**  
**OWNER**

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

**7.**  
**ATTORNEY**

25.	Attorney's Name:	Charles J. Harrington, III, Esq.
26.	Firm's Name:	Connell Foley LLP
27.	Phone:	201 521 1000
28.	Email:	CHarrington@connellfoley.com

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

<b>ENGINEER</b>		
29.	Engineer's Name:	Sean M. Savage
30.	NJ License Number:	24GE04451000
31.	Firm's Name:	MatrixNewworld
32.	Email:	ssavage@mnwe.com
<b>ARCHITECT</b>		
33.	Architect's Name:	Jennifer Palermo
34.	NJ License Number:	AI015932
35.	Firm's Name:	Palmero   Edwards Architecture
36.	Email:	jpalermo@palermoedwards.com
<b>PLANNER</b>		
37.	Planner's Name:	
38.	NJ License Number:	
39.	Firm's Name:	
40.	Email:	
<b>SURVEYOR</b>		
41.	Surveyor's Name:	Jeremy A. Klapper      Robert L. Cigol
42.	NJ License Number:	24GS04331800      24GS04026100
43.	Firm's Name:	Behar Surveying Assocs    DMC Assocs
44.	Email:	jklapper@beharsurveying.com
<b>OTHER PROFESSIONAL</b>		
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):	approx. 11ft			
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
50.	Building	8	89' 7 3/4"	N/A	N/A
51.	Addition or Extension			8	90ft
52.	Rooftop Appurtenance		17' 1 "		19' 1 "
53.	Accessory Structures				

## 10. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
54. Residential sf:	67,489		
55. Retail sf:	childcare 5,197		
56. Office sf:	0		
57. Industrial sf:	0		
58. Parking Garage sf:	0		
59. Other sf:	0		
60. GROSS FLOOR AREA (sf):	72,686		
61. Floor Area Ratio (FAR):			
62. Lot area (square feet):	24,565		
63. Building Coverage (%):	86%		
64. Lot Coverage (%):	95%		

## 11. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65. Studio Units:	28+28 existing = 56	N/A
66. 1 Bedroom Units:	35+35 existing = 70	N/A
67. 2 Bedroom Units:	7 + 7 existing = 14	N/A
68. 3 Bedroom Units:	N/A	N/A
69. 4 bedroom or More Units:	N/A	N/A
70. TOTAL UNIT COUNT:	70+70 existing=140	N/A
71. Percent Affordable:	N/A	
72. Percent Workforce:	N/A	

## 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
<b>Affordability Level:</b>	
73. Very Low Income (<30% AMI):	
74. Low Income (30% to 50% AMI):	
75. Moderate Income (50% to 80% AMI):	
76. Workforce Income (80% - 120% AMI):	
<b>Population Served:</b>	
77. Age Restricted:	
78. Special Needs:	
79. Other:	

### 13. PARKING AND SIGNAGE

80.	Number of Parking Spaces:	0 + 5 existing = 5
81.	Dimensions of Parking Spaces:	4 reg / 1 ADA
82.	Number of Bike Parking Spaces:	52 + 35 existing = 87
83.	Location of Bike Parking:	ground level
84.	Number of Loading Spaces:	N/A
85.	Number of Signs:	N/A
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:	SEE ATTACHED		
88. Site Plan:	SEE ATTACHED		
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	
<ul style="list-style-type: none"> <li>• <a href="#">Application Checklist</a></li> <li>• <a href="#">10% Disclosure Form</a></li> <li>• <a href="#">Affidavit of ownership</a></li> <li>• <a href="#">Affidavit of performance</a></li> <li>• <a href="#">NJDCA Certification for ePlans</a></li> <li>• <a href="#">Request for Certified 200' List</a></li> <li>• <a href="#">Sample Notice Form Planning Board</a></li> <li>• <a href="#">Sample Notice Form Zoning Board</a></li> <li>• <a href="#">Proof of Service</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Payment of Property Taxes Form</a></li> <li>• <a href="#">Payment of Water Bill Instructions</a></li> <li>• <a href="#">GAR Calculation Worksheet</a></li> <li>• <a href="#">Appeal Application</a></li> <li>• <a href="#">Land Development Ordinance</a></li> <li>• <a href="#">Redevelopment Plans</a></li> <li>• <a href="#">Interactive Zoning Map</a></li> </ul>

### CONTACT:

[Jersey City Division of City Planning](#)

1 Jackson Square, 2<sup>nd</sup> Floor

Jersey City NJ 07305

201-547-5010

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

## **6. OWNER**

### **As To Lots 20, 23 & 24**

- 19. Owner Name: LDF III, LLC (*Same as Applicant*)
- 20. Street Address: (*Same as Applicant*)
- 21. City: (*Same as Applicant*)
- 22. State: (*Same as Applicant*)
- 23. Zip Code: (*Same as Applicant*)
- 24. Phone: (*Same as Applicant*)
- 25. Email: (*Same as Applicant*)

### **As To Lots 21 & 22**

- 19. Owner Name: Murali (Kris) Adusumilli
- 20. Street Address: 900 Pavonia Avenue, 2nd Floor
- 21. City: Jersey City
- 22. State: NJ
- 23. Zip Code: 07306
- 24. Phone:
- 25. Email: adusumk@gmail.com

### **As To Lot 25**

- 19. Owner Name: LDF II, LLC
- 20. Street Address: *Same as Applicant*
- 21. City: *Same as Applicant*
- 22. State: *Same as Applicant*
- 23. Zip Code: *Same as Applicant*
- 24. Phone: *Same as Applicant*
- 25. Email: *Same as Applicant*

### **As To Lot 26.01**

- 19. Owner Name: LDF I, LLC
- 20. Street Address: *Same as Applicant*
- 21. City: *Same as Applicant*
- 22. State: *Same as Applicant*
- 23. Zip Code: *Same as Applicant*
- 24. Phone: *Same as Applicant*
- 25. Email: *Same as Applicant*

**14. APPROVAL HISTORY**

	<b>CASE NUMBER(S)</b>	<b>APPROVAL (Y/N)</b>	<b>DATE(S)</b>
87. Subdivision:	P16-111	Y	2/28/17
88. Site Plan:	P18-126	Y	1/8/19
	P20-050	Y	11/17/20
	P20-157	Y	4/13/21