

Connell Foley LLP  
Harborside 5  
185 Hudson Street, Suite 2510  
Jersey City, NJ 07311  
P 201.521.1000 F 201.521.0100

**Jennifer J. Bogdanski**  
Of Counsel  
Direct Dial 201.631.7814  
JBogdanski@connellfoley.com

June 14, 2023

**SUBMITTED VIA TYLER SYSTEM ONLY**

Joey-ann Morales  
Jersey City Division of Planning  
1 Jackson Square, 2<sup>nd</sup> Floor  
Jersey City, NJ 07305

- and -

Tasha Miller  
Jersey City Division of Planning  
1 Jackson Square, 2<sup>nd</sup> Floor  
Jersey City, NJ 07305

**Re: Application for Preliminary and Final Major Site Plan Approval**

**Property: 118-130 Monitor Street  
Block 17504, Lots 20, 21, 22, 23, 24, 25 & 26.01  
Jersey City, New Jersey**

**Applicant: LDF III, LLC**

**Our File No. 18730/129648**

Dear Ms. Morales & Ms. Miller:

Please be advised that this office represents LDF III, LLC (“Applicant”). The Applicant is the operating entity of Point Capital Development, LLC, the designated redeveloper for the subject property known as 118-130 Monitor Street and designated as Block 17504, Lots 20, 21, 22, 23, 24, 25 & 26.01 on the Official Tax Map of the City of Jersey City (“Property”). Title to the Property is currently held by the Applicant (Lots 20, 23 & 24), Murali (Kris) Adusumilli (Lots 21 & 22), LDF II, LLC an affiliate of the Applicant (Lot 25) and LDF I, LLC an affiliate of the Applicant (Lot 26.01). The Property is located within the TOD North District of the Morris Canal Redevelopment Plan Area and is subject to the Morris Canal Redevelopment Plan (“Redevelopment Plan”) and the Jersey City Land Development Ordinance.

The Property is 24,565 sf. Lot 26.01 of the Property is an occupied 8-story, 70 unit apartment building recently constructed and developed under previous approvals (Case P20-157). Lot 25 of the Property contains a vacant 3-story, 6 unit building which has been approved for demolition (control #182226). Lots 20, 21, 22, 23 & 24 of the Property are vacant land. The Applicant is proposing to construct a 8-story addition containing 70 residential units and 35 ground level bicycle parking spaces (Lots 20, 21, 22, 23, 24 & 25) to the existing 8-story building containing 70 residential units, 5 ground level vehicle parking space and 35 ground level bicycle parking spaces (Lot 26.01).

Please allow this letter and its attachments to serve as a request for Preliminary and Final Major Site Plan approval.

In connection with the Project, the Applicant requests the Planning Board grant any additional approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed for the Project (as same may be amended or revised from time to time without further notice) or that are determined to be necessary during the review and processing of this Application.

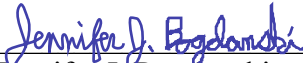
Please find attached the following as a supplement to the above-referenced requests:

1. City of Jersey City General Development Application (“GDA”)
2. 10% Ownership Disclosure Statement Form
3. Affidavit of Ownership – Lots 20, 23 & 24
4. Affidavit of Ownership – Lot 25
5. Affidavit of Ownership – Lot 26.01
6. Affidavit of Performance
7. Affidavit of Submission
8. Architectural Plans (including Shadow Study) prepared by Palmero | Edwards Architecture, dated 6/6/23
9. Engineering Plans (including Landscape Plans) prepared by MatrixNewworld, dated 6/7/23
10. Stormwater Management Report prepared by MatrixNewworld, dated 6/6/23
11. As Built Survey of Lot 26.01 prepared by Behar Surveying Associates, PC, dated 3/1/23
12. Survey of Lots 20, 21, 22, 23, 24 & 25 prepared by DMC Associates, Inc., dated 3/29/22
13. Sample Public Notice for Hearing

Please note that outstanding application documents will be filed by separate submission(s).

If you have any questions regarding this Application, please do not hesitate to contact me.

Very truly yours,

  
\_\_\_\_\_  
Jennifer J. Bogdanski

Encls.