



# CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION (“GDA”)



**1 Jackson Square, 2<sup>nd</sup> 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: 23 Highland Avenue Block & Lots: Block 13303, Lot 15  
 Ward: B

**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 checked="" 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)  
 Proposed four (4) unit townhouse with four (4) proposed parking spaces.

**5.  
VARIANCE/  
DEVIATION  
NOTES**

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

D(1) use variance and attendant bulk variances; C height variance and C variance for parking buffer.

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

A Statement of Principal Points will follow under separate cover.

**6.  
APPLICANT**

Monroe Ventures, LLC  
 Applicant's Name  
 \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_

26 Potomac Avenue  
 Street Address  
Monroe NJ 08831  
 City State Zip  
mahendar820@icloud.com  
 e-Mail address

7.  
**OWNER**

**Same as Applicant**

Owner's Name

Street Address

Phone Fax

City State Zip

e-mail address

8.  
**APPLICANT'S  
ATTORNEY**

**Thomas P. Leane**

Attorney's Name

**Harborside 5, 185 Hudson Street, Suite 2501**

Street Address

**Connell Foley LLP**

Firm's Name

**Jersey City NJ 07302**

City State Zip

**201-521-1000 201-521-0100**

Phone Fax

**Tleane@connellfoley.com**

e-mail address

9.  
**PLAN  
PREPARERS**

Engineer's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

Surveyor's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

Planner's Name & License Number

Street Address

Firm's Name

City State Zip

Phone Fax

e-mail address

**Min W. Kil 21A101985300**

Architect's Name & License Number

**109 Liberty View Drive**

Street Address

**Hampton Hill Architecture**

Firm's Name

**Jersey City NJ 07302**

City State Zip

**201-516-2133**

Phone Fax

**bob.a@hamptonhillnj.com**

e-mail address

**10.  
SUBJECT  
PROPERTY  
DESCRIPTION**

Site Acreage (square footage and dimensions):  
**3,569.67** sf **25** x **143** (dimensions)

Zone District(s): R-1 One and Two Family Housing

Present use: Residential

Redevelopment Area:  
 Historic District: N/A

- Check all that apply for present conditions:
- Conforming Use
  - Non-Conforming Use
  - Conforming Structure
  - Non-Conforming Structure
  - Vacant Lot

What is your FEMA flood zone and base flood elevation (BFE)?: Area of Minimal Flood Hazard

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: 1

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	2.5	25	4	39
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	4,765	sf
Retail	0	sf
Office	0	sf
Industrial	0	sf
Parking Garage	0	sf
Other	0	sf
<b>TOTAL:</b>	<b>4,765</b>	<b>sf</b>

Number of dwelling units (if applicable):		
Studio	0	units
1 bedroom	0	units
2 bedroom	3	units
3 bedroom	1	units
4+ bedroom	0	units
<b>TOTAL:</b>	<b>0</b>	<b>units</b>

Number of lots before subdivision:	1
Number of lots after subdivision:	N/A

% of lot to be covered by buildings:	40.79	%
% of lot to be covered by buildings & pavement:	<b>86.66</b>	%
Gross floor area (GFA):	4,765	sf
Floor Area Ratio (FAR):	1.33:1	

**11.  
PARKING &  
SIGNAGE**

Number of parking spaces & dimensions: number: 4 / Dimensions: <sup>(1) Standard, (2) C</sup>  
 Number of loading spaces & dimensions: number: 0 / Dimensions: 0

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

**12.  
INFRA-  
STRUCTURE**

<b>WATER</b>		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size Material		
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>SEWER</b>		
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>MISC</b>		
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 <u>removal</u> or fill proposed? If yes, specify total in cubic yards.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <sup>420 cy</sup> <u>          </u>
Are any structures being removed?	<input checked="" 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 checked="" 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 type="checkbox"/> Yes	<input checked="" 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**

<b>REQUIRED FOR ALL DEVELOPMENT APPLICATIONS</b>	<b>Total number of new residential units created</b>	<b>Total number of affordable housing units* created</b>	<b>Total number of residential units demolished</b>
New structure containing residential units	4	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.*

	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Age Restricted</b>	<b>Rental Units</b>
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.*

<b>Use Group Description</b> (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.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<b>B:</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
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	0	0
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	0	0
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
<b>A1:</b> Assembly uses including concert halls and TV studios.	0	0
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.	0	0
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
<b>E:</b> Schools K – 12	0	0
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
<b>R1:</b> Hotels, motels and dormitories	0	0
<b>U:</b> 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)	\$
<b>TOTAL DUE</b>	<b>\$</b>
Amount Paid	\$
<b>BALANCE DUE</b>	<b>\$</b>

**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 12/22/2020  
 Monroe Ventures, LLC

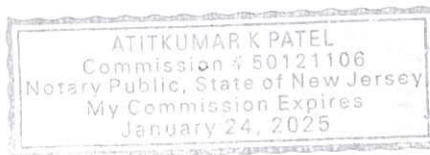
Mahe Reddy  
 Signature of Applicant

[Signature]  
 Property Owner Authorizing Application if other than Applicant

[Signature]  
 Notary Public

**18. CONTACT**

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



AFFIDAVIT OF OWNERSHIP

STATE OF NJ )

)ss.

COUNTY OF Hudson

I, Madala Vijay, Authorized Signatory of Monroe Ventures, LLC being of full age, being duly sworn according to the law on his oath deposes and says, that I have the authority to act on behalf of Monroe Ventures, LLC and that Monroe Ventures, LLC maintains an office located at 26 Potomac Avenue, Township of Monroe, County of Middlesex and State of New Jersey and that Bates Redevelopment, LLC is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City aforesaid, and known and designated as:

**23 Highland Avenue  
Block 13303, Lot 15  
Jersey City, New Jersey**

and on behalf of the owner, authorizes:

Monroe Ventures, LLC

to make the annexed application on its behalf and that the statements of fact contained in said application are true to the best of its knowledge and belief.

Monroe Ventures, LLC

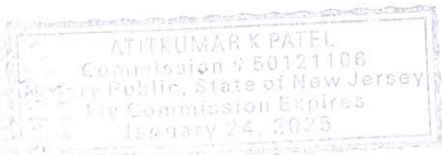
~~Madala Vijay~~ (VIJAYA K- MADALA)

Seep. (Sateesh Kotha)

, Authorized Signatory

Sworn to before me this 22  
day of December, 2020

AK Patel  
Notary Public



AFFIDAVIT OF PERFORMANCE

STATE OF NJ )

)ss.

COUNTY OF Hudson

VIJAY MADALA

, Authorized Signatory of Monroe Ventures, LLC being of full age, being duly sworn according to the law on his oath deposes and says, that the Site Plans submitted to the Jersey City Planning Board for the property located 23 Highland Avenue, Jersey City, New Jersey, and known as Block 13303, Lot 15 on the Jersey City Tax Maps, are a full and complete representation of the Site Plan application and that they shall be completed as submitted.

Monroe Ventures, LLC

[Signature] (VIJAY K MADALA)

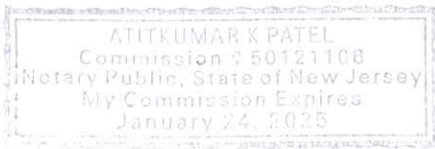
[Signature] (Sateesh Kothar)

, Authorized Signatory

Sworn to before me this 22  
day of December, 2020

[Signature]

Notary Public



**DISCLOSURE STATEMENT PURSUANT TO N.J.S.A. 40:55D-48.1  
MONROE VENTURES, LLC**

APPLICANT/OWNER:

Monroe Ventures, LLC  
26 Potomac Avenue  
Monroe, NJ 08831

SUBJECT PROPERTY:

21 Highland Avenue and 801 Bergen Avenue  
Block 13303, Lots 16.01 and 17  
Jersey City, NJ 07306

Monroe Ventures, LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
SDD Capital LLC, Member	442 Morning Glory Drive Monroe Township, NJ 08831	50%
M&T Partners, LLC, Member	26 Potomac Avenue Monroe, NJ 08831	50%

M&T Partners, LLC, Member		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
VIJAYA K. MADALA	26 POTOMAC AVE MONROE TWP, NJ 08831	50%
SRIDHAR TATINENI	6 BARNYARD CT. PLAINFIELD, NJ 08866	50%

SDD Capital LLC, Member		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
Sateesh Kolka	442 MGD, Monroe, NJ 08831	34%
Divya Saraw	52 Potomac, Monroe, NJ 08831	33%
Deepthi Karampudi	34 Saratoga Ln, Monroe NJ, 08831	33%