

**BOROUGH OF SAYREVILLE
STANDARD DEVELOPMENT APPLICATION**

(Page 1 of 3)

GENERAL INSTRUCTIONS: To the extent possible, Applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if and application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must be accompany the application. **Do not advertise for a public hearing until you are advised to do so by the Board.**

Indicate to which Board application is being made:

Planning Board *Board of Adjustment*

Indicate all approvals and variances being sought:

<input type="checkbox"/> <i>Informal Review</i>	<input checked="" type="checkbox"/> <i>Prelim. Major Site Plan</i>	<input type="checkbox"/> <i>Interpretation</i>
<input type="checkbox"/> <i>Bulk Variance(s)</i>	<input checked="" type="checkbox"/> <i>Final Major Site Plan</i>	<input type="checkbox"/> <i>Fill or Soil Removal Permit</i>
<input type="checkbox"/> <i>Use Variance</i>	<input type="checkbox"/> <i>Prelim. Major Subdivision</i>	<input type="checkbox"/> <i>Waiver of Site Plan Requirements</i>
<input type="checkbox"/> <i>Conditional Use Variance</i>	<input type="checkbox"/> <i>Final major Subdivision</i>	
<input type="checkbox"/> <i>Minor Site Plan</i>	<input type="checkbox"/> <i>Appeals from Decision of Admin. Officer (attach the denial/decision)</i>	
<input type="checkbox"/> <i>Minor Site Subdivision</i>		

1. APPLICANT:

Name Lot 15 Jernee Mill, LLC		Address 1590 Troy Avenue		
City Brooklyn	State NY	Zip 11530	Fax	Telephone

2. PROPERTY OWNER (if other than applicant)

Name Yonkers 300, LLC		Address 1590 Troy Avenue		
City Brooklyn	State NY	Zip 11530	Fax	Telephone

3. APPLICANT'S ATTORNEY (if applicable)

Name Karl P. Kemm, Esq.		Address 75 Livingston Avenue		
City Roseland	State NJ	Zip 07068	Fax	Telephone 973-622-5166

TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed:	Application No.
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BOROUGH OF SAYREVILLE			
Standard Development Application - (Page 2 of 3)			
4. SUBJECT PROPERTY (attach additional sheets if necessary)			
Street Address 18 Jernee Mill Road		Block(s) and Lot(s) Numbers Block 62, Lots 15 & 16	
Site Acreage (and Square Footage) 14.2 AC (618,957 SF)	Zone District(s) SED Zone	Tax Sheet Nos. Tax Map Sheet #26	
Present Use: Undeveloped			
Proposed Development Name and Nature of Use Proposed Self-Storage Facility			
Number of Buildings 1	Sq. Ft. of New Bldg(s) 33,250 Footprint 133,000 Total	Height 44.0 FT	% of Lot to be covered by Buildings 5.4%
% of Lot to be Covered by Pavement 11.78%	Number of Parking Spaces and Dimensions 27 Spaces (9' X 18')	Dimensions of Loading Area(s) N/A	
Exterior Construction Material/Design			
Total Cost of Building and Site Improvements TBD	Number of Lots Before Subdivision N/A	Number of Lots After Subdivision N/A	Are Any New Streets or Utility Extensions Proposed? No
Number of Existing Trees, Two Inch Caliper or Greater, to be Removed? TBD	Are Any Structures to be Removed? No		Number of Proposed Signs and Dimensions 2 Proposed Signs (See Plan)
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards Yes	Is the Property Within 200 ft. of an Adjacent Municipality? If so, Which? No		
5. Are there any existing or proposed deed restrictions or covenants? Please Detail. Existing 100' Wide Middlesex County Sewerage Authority ROW (Not Impacted By Proposed Development)			
6. HISTORY OF PAST APPROVALS <input checked="" type="checkbox"/> Check here if none			
	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			

BOROUGH OF SAYREVILLE
Standard Development Application - (Page 2 of 3)

7. NAMES OF PLAN PREPARERS

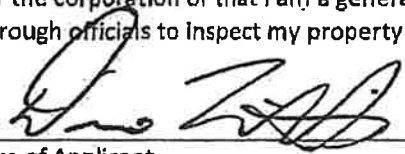
Engineer's Name Joshua M. Sewald, PE, PP		Address 1904 Main Street		
City Lake Como	State NJ	Zip 07719	Telephone 732-974-0198	License # 52908
Surveyor's Name James A. Conway Jr.		Address 1904 Main Street		
City Lake Como	State NJ	Zip 07719	Telephone 732-974-0198	License # 43235
Landscape Architect or Architect's Name		Address		
City	State	Zip	Telephone	License #

8. FEES SUBMITTED

Application Fees	\$2,000
Variance Fees	
Escrow Fees	\$15,960
Total Fees	\$17,960

CERTIFICATION

I certify that the foregoing statements and the 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 Borough officials to inspect my property in conjunction with this application.



Signature of Applicant

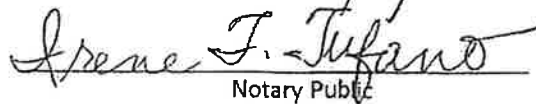
Sworn to and subscribed before me this date

Dec. 14, 2022



Property Owner Authorizing Application if
 Other Than Applicant

RENE T. TUFANO
 Notary Public, State of New York
 No. 24-4514585
 Qualified in Queens County
 My Commission Expires 5/31/23



Notary Public

26-75.2 Preliminary Major Subdivision And Site Plan Checklist

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)		Submitted	Not Applicable	Waiver Requested
	(Note: For details of all submissions, see Article III. Applicant should check off all items as submitted, not applicable, or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)			
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	✓		
2.	Scale: 1" = 30' or as approved by Board Engineer.	✓		
3.	Current survey upon which plat or plan is based, signed and sealed.	✓		
4.	Map size: 8 - 1/2" x 13"; 5" x 21"; 24" x 36"	✓		
5.	Title block and basic information: a. Title b. Date of original preparation and date(s) of revision c. North arrow and reference meridian. d. Ratio scale and graphic scale e. Tax map block, lot numbers and zone f. Name, address and license number of person preparing plat or plan g. Name and address of owner of record and applicant, if different from the owner. (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)	✓		
6.	The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following: a. A keymap at a scale of 1" = 500' or less showing zone boundaries b. The names and addresses, lot and block numbers of all property owners within 200' of the tract boundary line including adjoining municipalities c. Signature blocks for the Board Chairperson, Board Secretary and Board <u>Engineer</u> d. Chart of the zoning requirements for the zone, what is proposed, and variances indicated	✓		

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 2 of 5)		Submitted	Not Applicable	Waiver Requested
7.	For subdivisions, contour lines at vertical intervals not greater than 5 feet for land with natural slopes of 10 percent or greater and at vertical intervals of not greater than 2 feet for land with natural slopes of less than 10 percent.		✓	
8.	For site plans, a grading plan showing, at 2 foot contour intervals, existing and proposed contours and elevations.	✓		
9.	The location of existing watercourses and any natural features, including flood plains, wetlands and soil types on the site and within 50 feet.	✓		
10.	The area of the tract to be subdivided or developed in square footage and the location, lot area, width and depth of any existing lot or lots proposed to be subdivided.	✓		
11.	Location of all existing and proposed buildings and subsurface structures, with building setbacks, front, side and rear yard distances.	✓		
12.	Location of all structures within 200 feet of the property.	✓		
13.	A stormwater management plan showing the location, type and size of any existing and proposed bridges, culverts, drainpipes, catch basins and other storm drainage facilities, including Stormwater Analysis Report.	✓		
14.	A soil erosion and sediment control plan.	✓		
15.	Tree save plan.	✓		
16.	A circulation plan showing proposed vehicle, bicycle and pedestrian circulation systems. The plan shall include the locations, typical cross-sections, centerline profiles and type of paving for all proposed new streets and paths.	✓		
17.	Plans of proposed potable water and sanitary sewer utility systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan.	✓		
18.	Location of any proposed off-street parking areas with dimensions showing parking spaces, loading docks and access drives and a traffic circulation pattern showing all ingress and egress to the site.	✓		
19.	Location and description of all proposed signs and exterior lighting, including details.	✓		Waiver for sign details
20.	Provision for storage and disposal of solid wastes.	✓		

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 3 of 5)		Submitted	Not Applicable	Waiver Requested
21.	For site plans, the preliminary floor plans and preliminary building elevation drawings showing all sides of any proposed building or buildings. The final floor plans and building elevations drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawing approved by the Board. No change, deletion or addition shall be made to said final plans and drawings without resubmission and reapproval by the Board.	✓		
22.	Compliance with Fill Placement and Soil Removal Ordinance details.	✓		
23.	A staging plan for projects greater than 10 acres in area.		✓	
24.	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping material shall be indicated.	✓		
25.	A copy of any protective covenants or deed restrictions applying to the land and being subdivided or developed and a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles.	✓		
26.	A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings.		✓	
27.	A list of all licenses, permits or other approvals required by law, including proof of service.	✓		

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 4 of 5)		Submitted	Not Applicable	Waiver Requested
28.	For any subdivision of 6 or more lots, or for a variance to construct a multiple dwelling of 25 or more dwelling units, or for site plan approval of any non-residential use, a corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in the partnership, as the case may be. If a corporation or partnership owns 10 percent or more of the stock of a corporation, or 10 percent or greater interest in a partnership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10 percent or more of its stock or of 10 percent or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10 percent ownership criterion have been listed.		✓	
29.	The Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment.			✓
30.	The Board may require the applicant to submit a traffic impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site traffic and circulation.	✓		
31.	Applicant shall submit fifteen (15) sets of folded plans.	✓		

**APPLICATION FOR PRELIMINARY APPROVAL OF
MAJOR SUBDIVISIONS AND SITE PLANS (Page 5 of 5)**

Checklist prepared by Dynamic Engineering Consultants, PC

Date: 12/15/2022

Checklist reviewed by Board: _____

Date: _____

Application found complete on: _____

Application found incomplete on: _____

Applicant notified on: _____

26-75.3 Final Major Subdivision And Site Plan Checklist

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)		Submitted	Not Applicable	Waiver Requested
	(Note: For details of all submissions, see Article III. Applicant should check off all items as submitted, not applicable, or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)			
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	✓		
2.	Scale: 1" = 30' or as approved by Board Engineer.	✓		
3.	Current survey upon which plat or plan is based, signed and sealed.	✓		
4.	Map size: 8 - 1/2" x 13"; 5" x 21"; 24" x 36"	✓		
5.	Title block and basic information: a. Title b. Date of original preparation and date(s) of revision c. North arrow and reference meridian. d. Ratio scale and graphic scale e. Tax map block, lot numbers and zone f. Name, address and license number of person preparing plat or plan g. Name and address of owner of record and applicant, if different from the owner (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)	✓		
6.	Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lots lines and other site lines, with accurate dimensions, bearings or deflection angles, radii arcs and central angles of all curves, or as required by the Map Filing Act.	✓		
7.	The purpose of any easement or land reserved or dedicated to public use such as, but not limited to, sight triangle easements, and the proposed use of sites other than residential.	✓		
8.	The front, side and rear building setback lines.	✓		
9.	Improvement Plans in accordance with the Borough Standards for roads and utilities.	✓		

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)		Submitted	Not Applicable	Waiver Requested
10.	Statement that final plan is consistent with preliminary plan, and if not, how and why they differ.		✓	
11.	All additional information, changes or modifications required by the Board at the time of preliminary approval.		✓	
12.	A statement from the Borough Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws.		✓	
13.	If improvements have not been installed, then a statement from the Borough Clerk shall accompany the application for final approval stating that: a. A recordable developer's agreement with the Borough has been executed b. A satisfactory performance guarantee has been posted c. That the Borough has received all escrow and inspection fees		✓	
14.	Proof that all taxes and assessments for local improvements on the property have been paid.	✓		
15.	If the required improvements have been installed, the application for final approval shall be accompanied by a statement from the Borough Clerk that a satisfactory maintenance bond has been posted.		✓	
16.	Applicant shall submit fifteen (15) sets of folded plans.	✓		
Checklist prepared by <u>Dynamic Engineering Consultants, PC</u> Checklist reviewed by Board: _____ Application found complete on: _____ Application found incomplete on: _____ Applicant notified on: _____		Date: _____ Date: _____		

26-75.4 Variance Application Checklist.

VARIANCE SKETCH CHECKLIST (Page 1 of 2)		Submitted	Not Applicable	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within two hundred (200) feet of the property.</p> <p>b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the Borough, of all owners of property within two hundred (200) feet of the property affected by the application and upon whom the notice must be served in the manner provided by law.</p> <p>c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	X		
2.	<p>If the survey is more than one (1) year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance.</p>		X	
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property, and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	X		
4.	<p>At least ten (10) days prior to the hearing, the applicant shall serve prescribed notice on all owners of property within two hundred (200) feet. Note: This may require the inclusion of an adjoining municipality; the County Planning Board when county roads or lands are involved; and the Commissioner of Transportation of the State of New Jersey when a state or interstate highway is involved.</p>	X		

VARIANCE SKETCH CHECKLIST (Page 2 of 2)		Submitted	Not Applicable	Waiver Requested
5.	The applicant must submit the original and fifteen (15) copies of the application, property completed, and fifteen (15) folded copies of a plot plan, map or survey, drawn to scale, and affidavit of proof of service, with a copy of the notice and the list furnished by the Administrative Officer of the municipality of all those persons or entities served (service shall be made by certified mail or personal service).	X		
6.	All applications for consideration of the Board of Adjustment must be filed fourteen (14) days prior to the date of hearing. Proper notice given to those requiring service upon them, and publication made, at least ten (10) days prior to the date of hearing before the Board of Adjustment.		X	
7.	If a property is located within the "Waterfront Redevelopment Area," "Crossway Creek Redevelopment Area," or "Jernee Mill Road Redevelopment Area," a copy of the following shall be submitted: a. A fully executed redevelopment agreement and any amendments thereto; and b. Written verification that SERA has reviewed and approved the proposed development plans.		X	
Checklist prepared by: _____ Checklist reviewed by Board: _____ Application found complete on: _____ Application found incomplete on: _____ Applicant notified on: _____		Date: _____ Date: _____		