

*Feb
PB Sayreville II*

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

1. APPLICANT:

Name Insite Development Partners, LLC		Address 19191 S. Vermont Ave, Suite 680		
City Torrance	State CA	Zip 90502	Fax	Telephone (917) 583-2433

2. PROPERTY OWNER (If other than applicant)

Name Spector-Sayreville Company, LLC		Address 156 Second Street		
City Perth Amboy	State NJ	Zip 08861	Fax	Telephone

3. APPLICANT'S ATTORNEY (If applicable)

Name Bob Smith & Associates- Bob Smith		Address 216 Shelton Road		
City Piscataway	State NJ	Zip 08854	Fax	Telephone (732) 752-3100

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)

7. NAMES OF PLAN PREPARERS

Engineer's Name Thomas J. Muller, PE PP - Dynamic Engineering Consultants, PC	Address 1904 Main Street
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City Lake Como	State NJ	Zip 07719	Telephone 732-974-0198	License # 52179
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Surveyor's Name Craig Black, PE, PP-Dynamic Survey, LLC	Address 1904 Main Street
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City Lake Como	State NJ	Zip 07719	Telephone 732-749-8780	License # 24GB04257400
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Landscape Architect or Architect's Name Charles P. Dietz - The Dietz Partnership, LLC	Address 90 East Halsey Road, Suite 201
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City Parsippany	State NJ	Zip 07054	Telephone (973) 884-7400	License # 10815
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8. FEES SUBMITTED

Application Fees	
Variance Fees	
Escrow Fees	\$2,000.00
Total Fees	\$2,000.00

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.

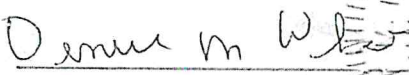
Sworn to and subscribed before me this date

December 13, 2021

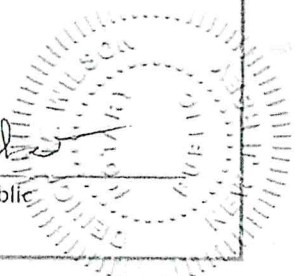
Signature of Applicant



Property Owner Authorizing Application if
Other Than Applicant



Notary Public



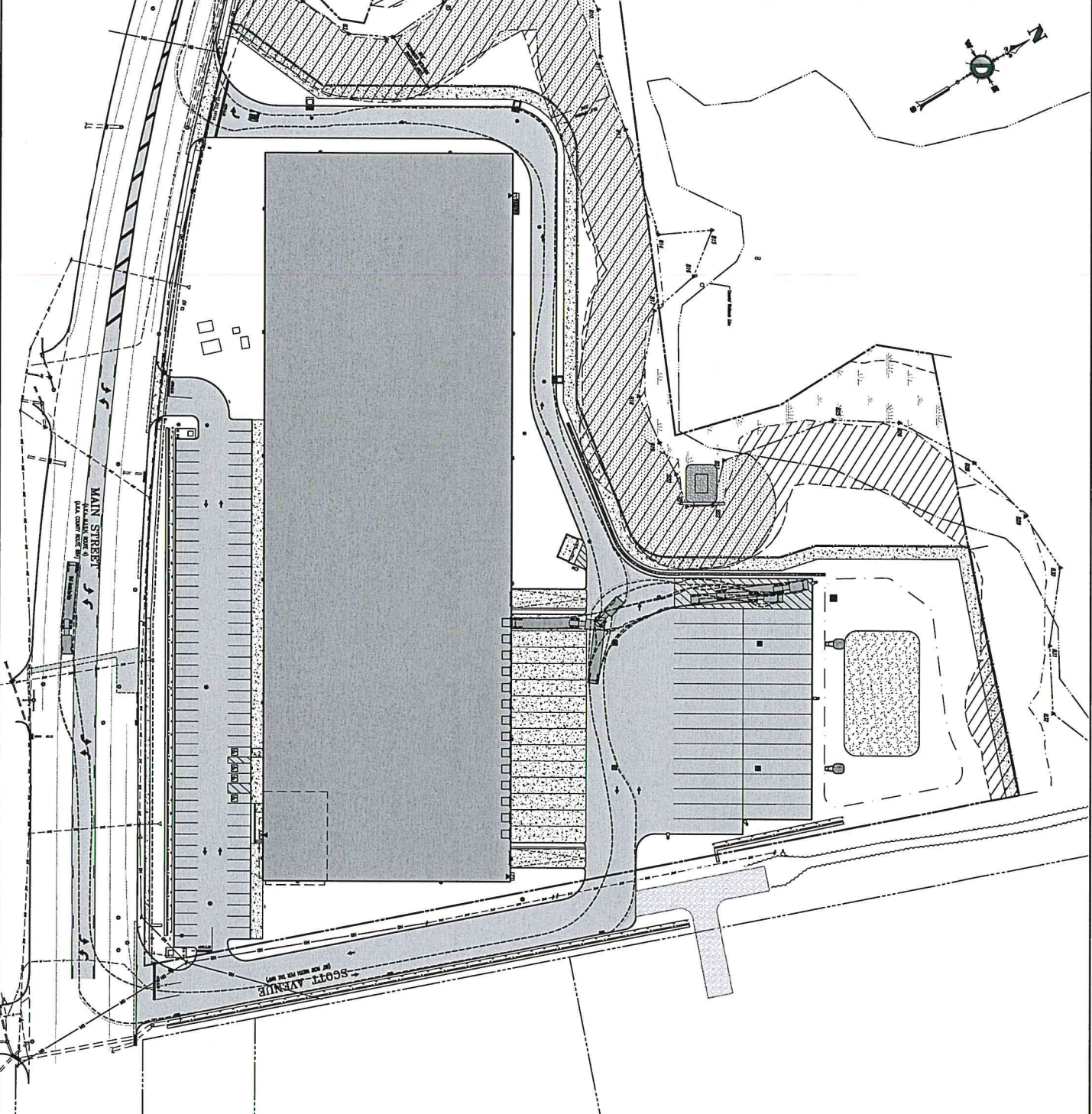
Denice M. Wilson
 Notary Public of New Jersey
 My Commission Expires March 26, 2022

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.	✓		
20.	Provision for storage and disposal of solid wastes.	✓		

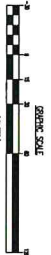
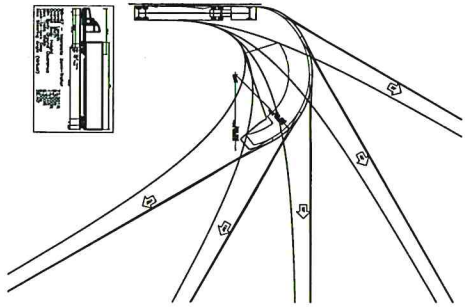
APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 4 of 5)		Submitted	Not Applicable	Waiver Requested
28.	For any subdivision of 6 or more lots, or for a variance to construct a multiple dwelling of 25 or more dwelling units, or for site plan approval of any non-residential 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.	✓		

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.		✓	



THIS PLAN TO BE UTILIZED FOR TRUCK CIRCULATION PURPOSES ONLY



<p>THIS PLAN SET IS YOUR PROPERTY. IT IS YOUR RESPONSIBILITY TO PROTECT IT FROM UNAUTHORIZED REPRODUCTION OR ALTERATION.</p>	
<p>DYNAMIC ENGINEERING 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.8888 WWW.DYNAMICENGINEERING.COM</p>	
<p>VEHICLE CIRCULATION PLAN (WB-67)</p>	
<p>PROJECT: INDUSTRIAL DEVELOPMENT PARTNERS, LLC 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.8888 WWW.DYNAMICENGINEERING.COM</p>	<p>DESIGNED BY: JOHN A. PALUS CHECKED BY: JOHN A. PALUS DATE: 12/17/21</p>
<p>DATE: 12/17/21 TIME: 10:00 AM SHEET NO: 16 TOTAL SHEETS: 17</p>	<p>SCALE: AS SHOWN DRAWN BY: JAP CHECKED BY: JAP</p>