

**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 varlances 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 checked="" 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 Sayreville Seaport Associates Urban Renewal, LP		Address 7 Giralda Farm		
City Madison	State NJ	Zip 07940	Fax	Telephone 609-575-8391

2. PROPERTY OWNER (If other than applicant)

Name Epic Church International, Inc., a New Jersey nonprofit corporation		Address 2707 Main Street		
City Sayreville	State NJ	Zip 08872	Fax	Telephone

3. APPLICANT'S ATTORNEY (If applicable)

Name Jennifer Smith Gibbons P.C.		Address One Gateway Center		
City Newark	State NJ	Zip 07102	Fax	Telephone 973-849-1722

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
2707 Main StreetBlock(s) and Lot(s) Numbers
Block 257, Lot 3.06Site Acreage (and Square Footage)
13,991 acres (609,438 sf)Zone District(s)
SED-2Tax Sheet Nos.
91**Present Use:** Church

Proposed Development Name and Nature of Use

Church - alterations to parking

Number of Buildings

1 (existing)

Sq. Ft. of New Bldg(s)

n/a (no proposed buildings)

Height

n/a

% of Lot to be covered by
Buildings

15.0%

% of Lot to be
Covered by Lot Coverage:
Pavement 72.2%Number of Parking
Spaces and
Dimensions 867 (9' x 18')

Dimensions of Loading Area(s)

n/a (no proposed loading areas)

Exterior Construction Material/Design no (no proposed buildings)

Total Cost of Building and Site
Improvements
T/B.D.Number of Lots
Before Subdivision
1Number of Lots
After Subdivision
n/a (no proposed subdiv)Are Any New Streets or Utility
Extensions Proposed?
NoNumber of Existing Trees, Two Inch
Caliper or Greater, to be Removed?
T.B.D.Are Any Structures to be Removed?
NoNumber of Proposed Signs and
Dimensions
n/a (no proposed signs)Is Soil Removal or Fill
Proposed? Specify Total In
Cubic Yards T.B.D.Is the Property Within 200 ft. of an
Adjacent Municipality? If so, No
Which?

5. Are there any existing or proposed deed restrictions or covenants? Please Detail.

6. HISTORY OF PAST APPROVALS Check here if none

	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>	x		July 24, 1996
<i>Variance(s)</i>			
<i>Building Permit</i>			

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

7. NAMES OF PLAN PREPARERS

Engineer's Name	Daniel W. Busch Maser Consulting Inc.	Address	331 Newman Springs Road, Suite 203		
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City	State	Zip	Telephone	License #
Red Bank	NJ	07701	732-383-1950	42093

Surveyor's Name	Eric V. Wilde Maser Consulting Inc.	Address	331 Newman Springs Road, Suite 203		
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City	State	Zip	Telephone	License #
Red Bank	NJ	07701	732-383-1950	43279

Landscape Architect or Architect's Name	Address			
n/a				

City	State	Zip	Telephone	License #

8. FEES SUBMITTED See attached Fee Calculation Sheet

Application Fees	
Variance Fees	
Escrow Fees	
Total Fees	

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

* See attached
 Signature of Applicant

* [Signature]
 PASTOR/PRESIDENT
 Property Owner Authorizing Application if
 Other Than Applicant

Theresa Hart
 Notary Public

THERESA A. HART
NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires **04/08/24**

BOROUGH OF SAYREVILLE**Standard Development Application - (Page 2 of 3)****7. NAMES OF PLAN PREPARERS**

Engineer's Name Daniel W. Busch Maser Consulting Inc.		Address 331 Newman Springs Road, Suite 203		
City Red Bank	State NJ	Zip 07701	Telephone 732-383-1950	License # 42093
Surveyor's Name Eric V. Wilde Maser Consulting Inc.		Address 331 Newman Springs Road, Suite 203		
City Red Bank	State NJ	Zip 07701	Telephone 732-383-1950	License # 43279
Landscape Architect or Architect's Name n/a		Address		
City	State	Zip	Telephone	License #

8. FEES SUBMITTED See attached Fee Calculation Sheet

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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.

* *Matthew Kayser*
Signature of Applicant

Sworn to and subscribed before me this date

1/30/2021

ERICK I. MORALES
Notary Public of New Jersey
ID# 50087022
Commission Expires July 27, 2023

* *See attached*
Property Owner Authorizing Application if
Other Than Applicant

[Signature]
Notary Public

Project Description and Summary of Relief

Applicant: Sayreville Seaport Associates Urban Renewal, L.P.

Property: Epic Church International, Inc. (Owner)
Block 357, Lot 3.06
2707 Main Street Extension
Sayreville, New Jersey 08872

The Property is currently improved with a 2,500 seat church, various outbuildings, and parking, as well as drainage and stormwater basins. These improvements were originally permitted pursuant to a settlement agreement and subsequent approval from the Zoning Board of Adjustment in 1996. At the time, the Property was located in the SED-2 zone. The Property was acquired by the Owner from Public Service Electric & Gas Company, by way of a deed dated September 6, 1996, and recorded at Deed Book 4353 Page 612.

Applicant seeks to make certain improvements to the Property to realign certain parking areas, as well as improving the traffic flow and circulation in the context of the improvements associated with the development of Riverton on the adjacent property. Specifically, this application proposes realigning and relocating certain parking areas, interior circulation drive aisles and access points to adjacent roadways to better align with the roadway improvements planned in connection with the Riverton redevelopment, and to address safety concerns regarding current egress from the Property to Main Street Extension. The application also contemplates other improvements within the parking areas on the Property to tie sanitary effluent lines into the new master sanitary sewer service being installed as part of Riverton. In total, the work contemplated by this application will result in the net addition of approximately five (5) parking spaces to the Property, the addition of a total of approximately 17,000 sf of impervious coverage, and the elimination of the sanitary pumping station currently serving the Property.

The Property was incorporated into an area in need of redevelopment related to the Waterfront Redevelopment Area, and was rezoned as part of the Waterfront Redevelopment Area. However, the Waterfront Redevelopment Plan does not set any type of governing zoning standards for the development of the Property, as the Property is not identified as a development parcel. Accordingly, the Property remains subject to the SED-2 zone standards, and the Applicant seeks a use variance to improve the Property in a manner consistent with the Waterfront Redevelopment Plan and the Riverton redevelopment. Furthermore, this application for development was expressly approved by SERA at its December 10, 2020 meeting, and a copy of the approving resolution is enclosed with these materials.

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true to the best of my knowledge. I further certify that I am an officer of PRISA II LHC, LLC, which, through Sayreville PRII GP LLC, is authorized to sign the application on behalf of Sayreville Seaport Associates Urban Renewal, L.P.

**SAYREVILLE SEAPORT ASSOCIATES
URBAN RENEWAL, L.P.**, a Delaware
limited partnership

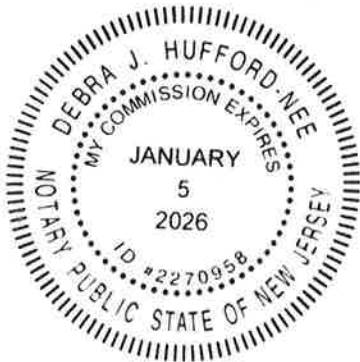
By: Sayreville PRII GP LLC, a Delaware
limited liability company, its general partner

By: PRISA II LHC, LLC, a Delaware limited
liability company, its sole member



By: Matthew Karpa
Title: Vice President

Subscribed and sworn before me this
10th day of February, 2021


Notary Public of the State of New Jersey

County of Middlesex }
 } ss.
State of New Jersey }

AFFIDAVIT OF OWNERSHIP AND OWNER CONSENT

I, JOHN J. WAGNER, do hereby depose and say:


1. I am the PASTOR/PRESIDENT of Epic Church International, Inc. ("Owner"), having a business address of 2707 Main Street Extension, Sayreville, New Jersey 08872.

2. Owner is the owner of certain property designated as Block 257, Lot 3.06 on the tax maps of the Borough of Sayreville that is the subject of this application, commonly known as 2707 Main Street Extension, Sayreville, New Jersey 08872 (the "Property").

3. Owner hereby grants Sayreville Seaport Associates Urban Renewal, L.P. and its professionals consent to apply for all necessary permits and approvals from any governmental agency required to proceed with the development proposed by this application for development on the Property.

4. Owner hereby permits all authorized governmental officials to inspect the Property in conjunction with this Application.

EPIC CHURCH INTERNATIONAL, INC.


By: JOHN J. WAGNER
Title: PASTOR/PRESIDENT

Subscribed and sworn before me this
9th day of February, 2021


Notary Public of the State of New Jersey

THERESA A. HART
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires **04/09/24**