

**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 - Amended</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 The Place at Sayreville, LLC		Address		
Community Investment Strategies, Inc. ("CIS")		1970 Brunswick Ave., Suite 100		
City Lawrenceville	State NJ	Zip 08648	Fax 609-298-7708	Telephone 609-298-2229

2. PROPERTY OWNER (If other than applicant)

Name Sayreville Economic & Redevelopment Agency		Address		
		167 Main Street		
City Sayreville	State NJ	Zip 08872	Fax	Telephone 732-390-7010

3. APPLICANT'S ATTORNEY (If applicable)

Name		Address		
Brian M. Nelson, Esq. - Archer & Greiner, PC		10 Highway 35		
City Red Bank	State NJ	Zip 07701-5902	Fax 732-345-8420	Telephone 732-268-8001

TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed:	Application No.
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BOROUGH OF SAYREVILLE

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4. SUBJECT PROPERTY (attach additional sheets if necessary)

Street Address Main Street	Block(s) and Lot(s) Numbers Block 175, Lot 10.01
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Site Acreage (and Square Footage) 13.75 acres (598,719 sf)	Zone District(s) Affordable Housing	Tax Sheet Nos. 67
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Present Use: Vacant

Proposed Development Name and Nature of Use
88 Affordable housing units, 1 superintendent unit, a clubhouse, and associated parking and amenities

Number of Buildings 5 - Residential buildings 1 - Community Building	Sq. Ft. of New Bldg(s) 37,717 sf	Height 3 stories	% of Lot to be covered by Buildings 6.3%
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% of Lot to be Covered by Pavement 22.1%	Number of Parking Spaces and Dimensions 179 9' x 18'	Dimensions of Loading Area(s) n/a
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Exterior Construction Material/Design See architectural plans

Total Cost of Building and Site Improvements T.B.D.	Number of Lots Before Subdivision n/a	Number of Lots After Subdivision n/a	Are Any New Streets or Utility Extensions Proposed? yes
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Number of Existing Trees, Two Inch Caliper or Greater, to be Removed? T.B.D.	Are Any Structures to be Removed? None	Number of Proposed Signs and Dimensions T.B.D.
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Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards fill will be required T.B.D.	Is the Property Within 200 ft. of an Adjacent Municipality? If so, Which? NO
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5. Are there any existing or proposed deed restrictions or covenants? Please Detail.
Property will be deed restricted for Affordable Housing. Areas of the site will be deed restricted due to environmental constraints (i.e. wetlands & flood plains)

6. HISTORY OF PAST APPROVALS Check here if none

	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			

May 6, 2015

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

7. NAMES OF PLAN PREPARERS

Engineer's Name Mark E. Zelina Maser Consulting PA		Address 331 Newman Springs Road, Suite 203		
City Red Bank	State NJ	Zip 07701	Telephone 732-383-1950	License # 31650
Surveyor's Name Maser Consulting PA		Address 331 Newman Springs Road, Suite 203		
City Red Bank	State NJ	Zip 07701	Telephone 732-383-1950	License #
Landscape Architect or Architect's Name Steven Bickel - Barton Partners		Address 700 East Main Street, Suite 301		
City Norristown	State PA	Zip 19401	Telephone 610-930-2800	License #

8. FEES SUBMITTED T.B.D.

Application Fees	\$1,500.00 WAIVED
Variance Fees	50.00
Escrow Fees	8,900.00
Total Fees	\$1,550 application + \$8,900 Escrow

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



 Signature of Applicant

 Property Owner Authorizing Application if
 Other Than Applicant

 Notary Public

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

7. NAMES OF PLAN PREPARERS

Engineer's Name		Mark E. Zelina Maser Consulting PA		Address		331 Newman Springs Road, Suite 203	
City	State	Zip	Telephone	License #			
Red Bank	NJ	07701	732-383-1950	31650			
Surveyor's Name	 Maser Consulting PA		Address		331 Newman Springs Road, Suite 203	
City	State	Zip	Telephone	License #			
Red Bank	NJ	07701	732-383-1950				
Landscape Architect or Architect's Name		Steven Bickel - Barton Partners		Address		700 East Main Street, Suite 301	
City	State	Zip	Telephone	License #			
Norristown	PA	19401	610-930-2800				

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T.B.D.

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Sworn to and subscribed before me this date

Signature of Applicant

Joseph P. Ambrosio
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 Property Owner Authorizing Application if
 Other Than Applicant **SERA EIS**
Joseph P Ambrosio

AS TO SERA

Joyce Zdan
 Notary Public

JOYCE ZDAN

A Notary Public of New Jersey

My Commission Expires 11/30/22

Disclosure Statement
Community Investment Strategies, Inc. ("CIS")

Pursuant to N.J.S. 40:5 5D-48. 1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D- 48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

Christiana Foglio - 1970 Brunswick Avenue, Lawrenceville, NJ 08648 (50%)
Judith Zoffinger - 1970 Brunswick Avenue, Lawrenceville, NJ 08648 (50%)

Failure to disclose percent of interest in corporation will result in the application being deemed incomplete.

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.	X		
2.	Scale: 1" = 30' or as approved by Board Engineer.	X		
3.	Current survey upon which plat or plan is based, signed and sealed.	X		
4.	Map size: 8 - 1/2" x 13"; 5" x 21"; 24" x 36"			X
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.)	X		
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.	X		
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.	X		
8.	The front, side and rear building setback lines.	X		
9.	Improvement Plans in accordance with the Borough Standards for roads and utilities.	X		

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.		X	
11.	All additional information, changes or modifications required by the Board at the time of preliminary approval.	X		
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.		X	
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	X		
14.	Proof that all taxes and assessments for local improvements on the property have been paid.	X		
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.		X	
16.	Applicant shall submit fifteen (15) sets of folded plans.			X
Checklist prepared by <u>D. Sobieski (Maser Consulting)</u> Checklist reviewed by Board: _____ Application found complete on: _____ Application found incomplete on: _____ Applicant notified on: _____		Date: <u>4/27/20</u> Date: _____		

WAIVER LIST

**The Place at Sayreville
Proposed Block 175, Lot 10.01
Borough of Sayreville, Middlesex County, NJ**

In connection with the Amended Preliminary Major Site Plan and Final Site Plan Application, the applicant seeks submission waivers from the following checklist items:

Preliminary Major Site Plan Checklist Waivers

4: Map Size

Max. 24 x 36, where 30 x 42 is requested due to the size of the project to enable the entire development to be shown at a 1"=30' scale.

22: Compliance with Fill Placement and Soil Removal Ordinance details.

A temporary waiver is being requested pending final determination of location and of cut and fill.

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.

A temporary waiver is being requested pending determination of location and extent of required easements.

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.

A temporary waiver is being requested as it will be provided as a condition of affirmative action by the Board.

VARIANCE LIST

**The Place at Sayreville
Block 175, Lot 10.01
Borough of Sayreville, Middlesex County, NJ**

In connection with the Amended Preliminary Major Site Plan and Final Site Plan Application, the applicant seeks the following variances;

Minimum Landscape Buffer Area from adjacent residential land uses and residential zones shall be a minimum of 50 feet.

The landscape buffer is 11.4 – 23.4 feet to provide an access aisle and parking spaces for the affordable housing units, and 17 – 27.6 feet for the recreation area at the clubhouse that includes a community garden and tot lot.

This variance is required due to the environmental constraints of the site that constrain the layout of the development and is required to permit the 88 affordable housing units and required circulation and parking areas and amenities.

LICENSES, PERMIT AND APPROVAL LIST
In accordance with application for Preliminary Site Plan

For:
The Place at Sayreville
Block 175, Lot 10.01
Borough of Sayreville, Middlesex County, NJ

In connection with the Amended Preliminary Major Site Plan and Final Site Plan Application below is a list of required permits for this project:

- Borough of Sayreville Planning Board;
- Borough of Sayreville SESC Approval;
- Middlesex County Planning Board;
- NJDEP Division of Water Quality (RFA);
- Borough of Sayreville Water and Sewer;
- NJDEP Bureau of Safe Drinking Water Permit;
- NJDEP Treatment Works Approval;
- NJDEP Freshwater Wetlands:
 - Letter of Interpretation
 - Transition Area Waiver
 - GP10
- NJDEP Flood Hazard Area Verification