

STANDARD DEVELOPMENT APPLICATION FORM

Borough of Fair Haven
748 River Road
Fair Haven, NJ 07704

The application, with supporting documentation, must be filed with the Office of the Borough Clerk and must be delivered to the professionals for review at least fifteen (15) business days prior to the meeting at which the application is to be considered.

TO BE COMPLETED BY BOROUGH STAFF ONLY.

Date Filed	<u>SEP 13 2018</u>	Application No.	<u>PB 18-07</u>
Planning Board	<input checked="" type="checkbox"/>	Application Fees	<u>\$400</u>
Zoning Board of Adjustment	<input type="checkbox"/>	Escrow Deposit	<u>\$2,000</u>
Scheduled for:			
Review for Completeness	Hearing _____		

1. SUBJECT PROPERTY

Location 756 River Road

Tax Map	Page <u>7</u>	Block <u>52</u>	Lot(s) <u>1</u>
	Page _____	Block _____	Lot(s) _____
Dimensions	Frontage <u>91.92/97.70</u>	Depth <u>97.70/91.92</u>	Total Area <u>8,973 SF</u>
Zoning District	<u>B-1</u>		

2. APPLICANT

Name River Road 756 LLC Address ~~116 Lewis Lane~~ - 1300 Enderbury Dr - Raleigh, NC 27614

Telephone 732-945-7730 - store (732) 425-2231

Applicant is a Corporation LLC Partnership Individual

3. DISCLOSURE STATEMENT

Pursuant to NJS 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership application must be disclosed. IN accordance with NJS 40:50D-48.2, that disclosure requirement applies to any 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 criteria have been disclosed. (Attach pages as necessary to fully comply).

Name	<u>Laurie Caccavo</u>	Address	<u>116 Lewis Ln, Fair Haven, NJ 07704</u>	Interest	<u>50%</u>
Name	<u>Frank Caccavo</u>	Address	<u>116 Lewis Ln, Fair Haven, NJ 07704</u>	Interest	<u>50%</u>
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

4. OWNER

Owner's Name River Road 756 LLC Address ~~116 Lewis Lane~~

Telephone 732-945-7730 Fair Haven, NJ 07704

5. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes (attach copies) _____ No none shown on survey Proposed _____

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Retail store

6. Applicant's Attorney Kevin Asadi

Telephone 732-747-3700 x 211

Address 268 Broad Street, P.O. Box 489

Fax 732-758-9068

Red Bank, NJ 07701

7. Applicant's Engineer Walter Joseph Hopkin, PE, PP, CME - WJH Engineering

Telephone 732-223-1313

Address 2517 State Highway 35, Bldg. B, Ste. 301

Fax _____

Manasquan, NJ 08736

8. Applicant's Planning Consultant Walter Joseph Hopkin, PE, PP, CME - WJH Engineering

Telephone 732-223-1313

Address 2517 State Highway 35, Bldg. B, Ste. 301

Fax _____

Manasquan, NJ 08736

11. Applicant's Traffic Engineer

Telephone N/A

Address _____

Fax _____

11. List any other Expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)

Name _____

Address _____

Field of Expertise _____

Telephone _____

Fax _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Minor Subdivision Approval

_____ Subdivision Approval (Preliminary)

_____ Subdivision Approval (Final)

Number of Lots to be created _____
(including remainder lots)

Number of proposed dwelling units _____
(if applicable)

SITE PLAN:

_____ Minor Site Plan Approval

_____ Preliminary Site Plan Approval [Phases (if applicable) _____]

_____ Final Site Plan Approval

Amendment or Revisions to an Approved Site Plan

Area to be disturbed (square feet) 0 Total number of proposed dwelling units 0

_____ Request for Waiver from Site Plan Review and Approval

Reason for request: _____

_____ Informal Review

_____ Appeal decision of an Administrative Officer (NJS 40:55D-70a)

_____ Map or Ordinance Interpretation of Special Question (NJS-40:55D-70b)

_____ Variance Relief (hardship) (NJS 40:55D-70c(1))

_____ Variance Relief (substantial benefit) (NJS 40:55D-70c(2))

_____ Variance Relief (use) (NJS 40:55D-70d)

_____ Conditional Use of Approval (NJS 40:55D-67)

_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin (NJS 40:55D-34)

_____ Direct issuance of a permit for a lot lacking street frontage (NJS 40:55D-35)

12. Section(s) of ordinance from which a variance if requested: N/A

13. Waivers Requested of Development Standards and/or Submission Requirements:

(attach additional pages as needed) N/A

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if possible.

The publication and the services on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing: An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises:

(attach pages as needed) _____

16. Is public water supply available? Connection exists

17. Is public sanitary sewer available? Connection exists

18. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers?

N/A

19. Are any off-tract improvements required or proposed? No

20. Is the subdivision to be filed by Deed or Plat? N/A

21. Other approvals which may be required and date plans submitted: N/A

	Yes	No	Date Plans Submitted
--	-----	----	----------------------

Two Rivers Water Reclamation Authority

New Jersey American Water Company

Monmouth County Planning Board

Freehold Soil Conservation District

New Jersey Department of Environmental Protection

Sewer Extension Permit

Stream Encroachment Permit

Waterfront Development Permit

Wetlands Permit

Tidal Wetlands Permit

Potable Water Construction Permit

Other

NJ Department of Transportation

24. Attach certification from the Tax Collector that all taxes due on the subject property have been paid. Yes / No

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Amended site plan, prepared by WJH Engineering, dated 8/10/18

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff (Engineer, Planning Consultant, Attorney for the Board to which the application is submitted) for their review. The documentation must be received by the professional staff at least fifteen (15) business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

Quantity	Description of Item
20	

26. The applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional	Reports Requested
Kevin Asadi - Attorney	All
Walter Joseph Hopkin - Engineer & Planner	All

CERTIFICATIONS

27. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual application or that I am an Officer of the Corporate application and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. (If the application is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

11 day of Sept, 2018

NOTARY PUBLIC Attorney at Law, State of NJ

SIGNATURE OF APPLICANT

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by this application, the representations made and the decision in the same manner as if I were the applicant. (If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

11 day of Sept, 2018

NOTARY PUBLIC Attorney at Law, State of NJ

SIGNATURE OF APPLICANT

29. I understand that the sum of \$ 2000 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of Fair Haven, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and add that sum to the escrow account within fifteen (15) days.

Date 9/11/2018

SIGNATURE OF OWNER

TO: Tax Collector
Borough of Fair Haven
748 River Road
Fair Haven, NJ 07704

FROM:

Kevin I. Asadi, Esq. / Zager Fuchs, PC
268 Broad Street
Po Box 489
Red Bank, NJ 07701

RE: Property address 756 River Road, also known as
Block 52, Lot 1 on the Tax Map of the Borough of Fair Haven.

Dear Sir or Madam:

Please make and certify a list from current tax duplicates of the names and addresses of owners to whom I am required to give notice pursuant to Article 3 of the Fair Haven Land Use Ordinance which, I understand, will be provided to me within seven days of the date of this request. I am enclosing my check for \$10.00 made payable to the "Borough of Fair Haven" as your fee.

I will arrange to pick up this list at your offices in seven days.

Please mail this list to me in the enclosed, stamped addressed envelope.

Thank you,

Kevin I. Asadi

Tel: 732-747-3700

Dated: August 30, 2018

Borough of Fair Haven
Land Development Application Checklist

Name of Application: River Road 756, LLC Date: 8/13/18

Block: 52 Lot(s): 1 Address: 756 River Road

Individual Completing Checklist: Walter Joseph Hopkin, PE, PP, CME Title: President - WJH Engineering

An application shall not be considered complete until all the materials and information specified below has been submitted, unless upon receipt of a written waiver request from the applicant, a specified requirement is waived by the municipal agency. The waiver request shall be granted or denied within 45 days of receipt of said request. If an item is considered by the applicant to be "Not Applicable", a waiver request should be made.

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
	Subdivision	Site Plan	Prelim	Final	40:55D-70							
					Subdivision	Site Plan	Subdivision					
1	•	•	•	•	•	•	•	•	✓	Complies		
								Completed Application Form		Waiver		
2	•	•	•	•	•	•	•	•	✓	Complies		
								Calculation of the application fee and review escrow		Waiver		
3	•	•	•	•	•	•	•	•	✓	Complies		
								Individual checks made out to the Borough of Fair Haven in the amount calculated for the application fee and review escrow		Waiver		
4	•	•	•	•	•	•	•	•	✓	Complies		
								A completed Checklist (latest revision) with written explanations for all requested completeness waivers.		Waiver		

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments		
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	40:55D-70							
							(a) & (b)						(c)	(d)
5	•	•	•	•	•	•	•	•	✓	Complies				
										Waiver				
6	•	•	•	•	•	•	•	•	✓	Complies				
										Waiver				
7	•	•	•	•	•	•	•	•	✓	Complies				
										Waiver				
8	•	•	•	•	•	•	•	•	✓	Complies				
										Waiver				
9	•	•	•	•	•	•	•	•	✓	Complies		No improvements proposed		
									✓	Waiver				
10	•	•	•	•	•	•	•	•	✓	Complies		No soil disturbance proposed		
									✓	Waiver				

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments		
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)						(c)	(d)
11	•	•	•	•	•	•	•	•	•	Complies		No jurisdiction		
									✓	Waiver				
12	•	•	•	•	•					Complies		Site currently serviced		
									✓	Waiver				
13			•	•	•					Complies				
										Waiver				
14	•	•	•	•	•					Complies		No disturbance proposed		
									✓	Waiver				
15	•	•	•	•	•					Complies		None known		
									✓	Waiver				
16	•	•	•	•	•	•	•	•		Complies		Survey enclosed		
									✓	Waiver				

Item Number	Minor						Major			Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
	Subdivision		Site Plan		Subdivision		Site Plan		40:55D-70								
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)								
17	•	•	•	•	•	•	•	•	•	•	•	Twenty (20) prints prepared by a New Jersey licensed Professional Engineer or Land Surveyor. Each sheet must be signed and sealed by the appropriate professional. (8 copies 24x36, 12 copies 11x17).	✓	Complies			
														Waiver			
18	•	•	•	•	•	•	•	•	•	•	•	A digital copy of the plan in .dwg format (ACAD 2007 or later) and .pdf format (Adobe).	✓	Complies			
														Waiver			
19	•		•		•							Certification from the Borough Tax Assessor approving the block and lot designations.	✓	Complies			No new lots proposed
														Waiver			
20			•									Certification from the Borough approving the road names and subdivision name.		Complies			
														Waiver			
21		•		•								An affirmative statement in writing indication how all applicable conditional use standards are met.	✓	Complies			
														Waiver			
22					•	•						An engineer's estimate of all the improvements identified on the approved preliminary plan, which remain to be completed at the time of final plat.		Complies			
														Waiver			

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Item Number	Minor						Major			Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
	Prelim						Final			40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)								
23							•	•					An engineer's estimate of all the improvements identified on the approved preliminary plan, whether completed or remaining to be completed.	Complies			
														Waiver			
24							•	•					Deed descriptions including metes and bounds for all easements and right-of-way dedications, as identified on the approved preliminary plan.	Complies			
														Waiver			
25	•	•	•	•									Six (6) copies of the Stormwater Management Plans and Reports in accordance with N.J.A.C. 7.8, including pre- and post-development calculations and drainage area maps.	Complies			No new impervious
														✓ Waiver			
26		•						•					As-built drawing/survey depicting all proposed site improvements approved during the preliminary site plan application and any deviations noted in the actual constructed improvements. Include a .dwg format (ACAD 2007 or later) and .pdf format (Adobe).	Complies			Survey enclosed
														✓ Waiver			

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments	
	Subdivision	Site Plan	Prelim		Final	40:55D-70							
			Subdivision	Site Plan		Subdivision	Site Plan						(a) & (b)
27	•	•	•	•	•	•	•	•	✓	Complies			
										Waiver			
28	•	•	•	•	•	•	•	•	✓	Complies			
										Waiver			
29	•	•	•	•	•	•	•	•	✓	Complies			
										Waiver			
Plans shall show or include the following:													
30	•	•	•	•	•	•	•	•	✓	Complies			
										Waiver			
31	•	•	•	•	•	•	•	•	✓	Complies			
										Waiver			
32	•	•	•	•	•	•	•	•	✓	Complies			
										Waiver			
33	•	•	•	•	•	•	•	•	✓	Complies			
										Waiver			

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Item Number	Minor						Major			Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
	Prelim						Final			40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)						
34	•	•	•	•	•	•	•						Title block denoting type of application, tax map sheet, County, name of municipality, block and lot, and street location	✓ Complies	Waiver		
35	•	•	•	•	•	•	•						Name, address, and phone number of property owner and applicant.	✓ Complies	Waiver		
36	•	•	•	•	•	•	•						North arrow and scale	✓ Complies	Waiver		
37	•	•	•	•	•	•	•	•	•				Schedule of required zone district requirements. Include basis for building and lot coverage, building height, FAR, and habitable floor area.	✓ Complies	Waiver		
38	•	•	•	•	•	•	•						Approval signature block for Board Chairman, Secretary, and Borough Engineer.	✓ Complies	Waiver		
39	•		•		•								Certification blocks required by map filing law.	Complies	Waiver		
40	•		•		•								Monumentation as specified by map filing law.	Complies	Waiver		
41	•	•	•	•	•	•	•	•	•				Date of current property survey.	✓ Complies	Waiver		

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments	
	Subdivision	Site Plan	Subdivision	Site Plan	Site Plan	(a) & (b)	(c)						(d)
42	•		•		•					Complies			
								Metes and bounds description showing dimensions, bearings of original and proposed lots.		Waiver			
43	•		•		•	•				Complies			
								Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on streets.		Waiver			
44	•	•	•	•	•	•			✓	Complies			
								Acreage of tract to the nearest tenth of an acre.		Waiver			
45	•	•	•	•	•	•	•		✓	Complies			
								Date of original preparation and of each subsequent revision.		Waiver			
46	•	•	•	•	•	•	•		✓	Complies			
								Size and location of any existing and proposed structures with all setbacks dimensioned		Waiver			
47	•	•	•	•	•	•			✓	Complies		See key map on cover sheet	
								Size and location of all existing structures within 200' of the site boundaries.		Waiver			
48	•		•							Complies			
								Tax lot and block numbers of existing and proposed lots.		Waiver			

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
49	•		•		•					Complies		
										Waiver		
50	•	•	•	•	•	•			✓	Complies		None
										Waiver		
51	•	•	•	•	•	•			✓	Complies		
										Waiver		
52	•	•	•	•	•	•			✓	Complies		None
										Waiver		
53	•	•	•	•	•	•			✓	Complies		None proposed
										Waiver		
54			•	•	•	•				Complies		
										Waiver		
55	•		•		•					Complies		
										Waiver		
56			•							Complies		
										Waiver		
57	•		•							Complies		
										Waiver		

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
58			•	•	•	•				Complies		
										Waiver		
59					•	•				Complies		
										Waiver		
60	•	•	•	•	•	•			✓	Complies		
										Waiver		
61	•	•	•	•	•	•				Complies		No grading or new utilities proposed
									✓	Waiver		
62	•	•	•	•	•	•				Complies		
										Waiver		
63	•	•	•	•	•	•			✓	Complies		None proposed
										Waiver		
64	•	•	•	•	•	•			✓	Complies		No disturbance proposed
										Waiver		

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
65	•	•	•	•	•	•		Lighting plan.	<input type="checkbox"/>	Complies		no new lighting proposed
								<input checked="" type="checkbox"/>	Waiver			
66	•	•	•	•	•	•		Construction details for any on-site and off-site improvement.	<input checked="" type="checkbox"/>	Complies		
									Waiver			

(2002 Code § 16.48.020; Ord. No. 2014-18)

Building-Recor



Fair Haven Rd
View



RINDY RD VIEW



Building - side entrance

