

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.

RECEIVED

TO BE COMPLETED BY BOROUGH STAFF ONLY.

Date Filed JUL 20 2021 Application No.
Planning Board Application Fees
Zoning Board of Adjustment Escrow Deposit
Scheduled for:
Review for Completeness Hearing

1. SUBJECT PROPERTY

Location 626 River Rd
Tax Map Page 6 Block 31 Lot(s) 1
Dimensions Frontage 350' Depth 150' Total Area 0.646 acres
Zoning District AH

2. APPLICANT

Name M&M Realty Partners at Fair Haven, LLC Address 1260 Stelton Road, Piscataway, NJ 08854
Telephone 732-985-1900
Applicant is a Corporation 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 of 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).

*SEE ENCLOSED OWNERSHIP DISCLOSURE
Name Address Interest
Name Address Interest
Name Address Interest
Name Address Interest
Name Address Interest

4. OWNER

Owner's Name M&M Realty Partners at Fair Haven, LLC Address 1260 Stelton Road
Telephone 732-985-1900 Piscataway, NJ 08854

5. PROPERTY INFORMATION

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

Yes (attach copies) No 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: vacated gas station and auto repair shop

6. Applicant's Attorney Douglas Wolfson, Esq. - Weingarten Law

Telephone 732-985-1900

Address

1260 Stelton Road

Fax 732-985-5588

Piscataway, NJ 08854

7. Applicant's Engineer Bradford Aller, PE - EP Design Services

Telephone 908-205-0443

Address

2901 Hamilton Blvd

Fax 908-755-3272

South Plainfield, NJ 07080

8. Applicant's Planning Consultant Christine Cofone, PP

Telephone 732-933-2715

Address

125 Half Mile Road, Suite 200

Fax 732-933-2601

Red Bank, NJ 07701

11. Applicant's Traffic Engineer Matthew Seckler, PE - Stonefield

Telephone 201-340-4468

Address

92 Park Ave

Fax 201-340-4472

Rutherford, NJ 07070

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 Junetta Dix

Address

320 S. Shore Road, Suite D, Marmora, NJ 08223

Field of Expertise Environmental

Telephone 609-918-0200

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)

N/A

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) 31,615

Total number of proposed dwelling units

14

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 is requested: N/A

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

(attach additional pages as needed) See attached Rider #1

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) removal of existing improvements, construction of three-story building containing 4,250 SF commercial space on ground floor, fourteen residential units on second and third floors, construction of ancillary parking, utilities and other appurtenances

16. Is public water supply available? yes

17. Is public sanitary sewer available? yes

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:

	Yes	No	Date Plans Submitted
Two Rivers Water Reclamation Authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
New Jersey American Water Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Monmouth County Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Freehold Soil Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
New Jersey Department of Environmental Protection	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer Extension Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stream Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Waterfront Development Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Tidal Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Potable Water Construction Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
NJ Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	

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).

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
* See attached cover letter	

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
Bradford Aller, PE	All
Sean Martin, Development Coordinator	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

15th day of July, 2021

KRYSTAL L DOUGHERTY
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 MY COMMISSION EXPIRES MARCH 8, 2022

Krystal Dougherty
 NOTARY PUBLIC

Ronald Aulenbach
 SIGNATURE OF APPLICANT
 Ronald Aulenbach, Director of Engineering and Planning

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.)

15th day of July, 2021

KRYSTAL L DOUGHERTY
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 MY COMMISSION EXPIRES MARCH 8, 2022

Krystal Dougherty
 NOTARY PUBLIC

Jack Morris
 SIGNATURE OF APPLICANT
 Jack Morris, Managing Member

29. I understand that the sum of \$ 22,500.00 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.

7/15/21
 Date

Jack Morris
 SIGNATURE OF OWNER
 Jack Morris, Managing Member