

26-75.5 Standard Development Application

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 an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must 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:

Use Variance; Waiver of Site Plan requirements; Waivers for documents required under Wireless Communications Facilities Ordinance Section 26-87

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Bulk Variance(s)	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Fill or Soil Removal Permit
<input checked="" type="checkbox"/> Use Variance	<input type="checkbox"/> Preliminary Major Subdivision	<input checked="" 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 Administration Officer (Attach the denial/decision)	
<input type="checkbox"/> Minor Subdivision		

1. Applicant

Name: New Cingular Wireless PCS, LLC ("AT&T")		Address: c/o PinilisHalpern, LLP 160 Morris Street		
City: Morristown	State: NJ	Zip: 07960	Phone: 973-401-1111	Fax: 973-401-1114

2. Property Owner (if other than applicant)

Name: GTP Structures V, LLC		Address: PO Box 811510		
City: Boca Raton	State: FL	Zip: 33481	Phone:	Fax:

3. Applicant's Attorney (if applicable)

Name: Judith A. Fairweather, Esq.		Address: PinilisHalpern, LLP 160 Morris Street		
City: Morristown	State: NJ	Zip: 07960	Phone: 973-401-1111	Fax: 973-401-1114

BOROUGH OF SAYREVILLE			
Standard Development Application		(Page 2 of 3)	
4. Subject Property (attach additional sheets if necessary)			
Street Address: Washington Road (a/k/a 775 Washington Road)		Block(s) Lot(s) Number(s): Block 254; Lot 1.03	
Site Acreage (and Sq. Ft.) 1 acre	Zone District(s) B-1	Tax Sheet Numbers	
Present Use Telecommunications			
Proposed Development Name and Nature of Use: Same - placing antennas at 100' on existing 125' pole. Equipment and generator to be placed in existing compound.			
Number of New Buildings: 1 Cabinet +/- 80 SF and 1 Generator	Sq. Ft. of New Building(s): +/- 80 SF	Height 15'	% of Lot to be covered by Building(s) : < 1%
% of Lot to be Covered by Pavement: < 1%	Number of Parking Spaces and Dimensions: N/A	Dimensions of Loading Area(s): N/A	
Exterior Construction Material/Design: Metal			
Total Cost of Bldg. And Site Improvements:	Number of Lots Before Subdivision: N/A	Number of Lots After Subdivision: N/A	Are any new streets or utility extensions Proposed? No
Number of existing trees 2" caliper or greater to be removed: none	Are any structures to be removed? none	Number of Proposed Signs and Dimensions: only small sign required by the FCC	
Is soil removal or fill proposed? Specify total in cubic yards:	Is the property within 200 ft. of an adjacent municipality? If so, which? No		
5. Are there any existing or proposed deed restrictions or covenants? Please detail. None			
6. HISTORY OF PAST APPROVALS See attached Resolutions <input type="checkbox"/> Check here if none			
	APPROVED	DENIED	DATE
SUBDIVISION			
SITE PLAN	See attached Resolutions		
VARIANCE(S)	See attached Resolutions		
BUILDING PERMIT			

7. NAMES OF PLAN PREPARERS

Engineer's Name: **Sean Christian Jurado**
ATC Tower Services LLC Address: **3500 Regency Parkway, Suite 100**

City: Cary	State: NC	Zip: 27518	Phone: 919-468-0112	License #: GE58827
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Surveyor's Name:
N/A Address:

City:	State:	Zip:	Phone:	License #:
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Landscape Architect or Architect's Name:
N/A Address:

City:	State:	Zip:	Phone:	License #:
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8. FEES SUBMITTED

Application Fees	\$1250.00
Variance Fees	
Escrow Fees	\$2500.00
Total Fees	\$3750.00

CERTIFICATION:

I certify that the foregoing statements and the materials submitted are true. I further testify 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 and subscribed before me this date:

August 2, 2021

~~8/2/21~~

Signature of Applicant **Judith A. Fairweather, Attorney for Applicant**

See attached Letter of Authorization and Assignment

Sondra O. Doherty

Property Owner Authorizing Application if Other than Applicant

Notary Public

SONDRA O. DOHERTY
A Notary Public of New Jersey
My Commission Expires 02/27/2022

Secretary, Board of Adjustment
Borough of Sayreville
167 Main Street
Sayreville, NJ 08872

Please be advised that I have authorized _____
to make full application for a Variance as indicated in the application filed with you.
I give full authority to take all steps necessary with reference to the application for
a Variance and the construction involved.

See attached Letter of Authorization
and Assignment

Signature

Sworn to and Subscribed before me

This ____ day of _____ 20 ____.

Signature

Date



LETTER OF AUTHORIZATION

ATC SITE # / NAME/PROJECT: 373155/ Parlin - Sayreville / 13325346
SITE ADDRESS: 775 Washington Road, Parlin, NJ 08859
APN: 19-00254-0000-00001-03
LICENSEE: AT&T MOBILITY d/b/a NEW CINGULAR WIRELESS PCS, LLC

I, Margaret Robinson, Senior Counsel for American Tower*, owner of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize AT&T MOBILITY d/b/a NEW CINGULAR WIRELESS PCS, LLC, its successors and assigns, and/or its agent, (collectively, the "Licensee") to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use or building permit application(s) as may be required by the applicable permitting authorities for Licensee's telecommunications' installation.

We understand that this application may be denied, modified, or approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee's installation and any such conditions of approval or modifications will be Licensee's sole responsibility.

Signature:

A handwritten signature in black ink, appearing to read 'Margaret Robinson'.

Print Name: Margaret Robinson
Senior Counsel
American Tower*

NOTARY BLOCK

Commonwealth of MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Senior Counsel for American Tower*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal, this 25th day of March, 2021.

NOTARY SEAL **GERARD T. HEFFRON**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 9, 2024



Notary Public My Commission Expires: August 9, 2024

*American Tower includes all affiliates and subsidiaries of American Tower Corporation.

**This Document Prepared By and After
Recordation, Return to:
American Tower Corporation/Ashton DiDonato
10 Presidential Way
Woburn, MA 01801
ATC Site Number: 373155
ATC Site Name: Parlin – Sayreville NJ
Parcel Number: 19-00254-0000-00001-03
Prior Recording Reference: Book 6107 Page 363**

ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS,

THIS ASSIGNMENT (this "Assignment") is made effective as of July 30, 2016, by and between GTP Structures V, LLC, a Delaware limited liability company, whose mailing address is 10 Presidential Way, Woburn, MA 01801 (the "Assignor"), and GTP Towers I, LLC, a Delaware limited liability company, whose address is 10 Presidential Way, Woburn, MA 01801 (the "Assignee").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor, being the current owner and holder of all of the tenant's interest under the Agreement (as hereinafter defined) with full power and authority to execute and deliver this Assignment without joinder, further action or consent by any party, does by these presents hereby grant, bargain, convey, sell, assign, transfer, set over and deliver unto the said Assignee, its successors, transferees, and assigns forever, and Assignee does, by its acceptance hereof, assume and accept all of the rights, obligations, title, interest of said Assignor under, in and to the Lease dated March 15, 2005 between Columbus Club Sayreville New Jersey and American Communication Facilities, L.L.C., as predecessor in interest, for that certain real property described on Exhibit A attached hereto and made a part hereof, together with any and all net profit agreements, leases, subleases and license agreements, as applicable, together with all rights of ingress/egress, utilities placements or other rights related thereto or described therein (collectively, the "Agreement"), with full rights of substitution and subrogation with respect to said Agreement.

Site Name: Parlin – Sayreville NJ
Site Number: 373155

Any provision of this Assignment which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Assignee has executed this Assignment to be effective as of the date first set forth above.

WITNESSES:

ASSIGNEE:

GTP Towers I, LLC, a Delaware limited liability company



Print Name: Gina Nguyen

By: 
Name: **Carol Maxime**
Title: **Senior Counsel, US Tower**

Print Name: _____

Address: 10 Presidential Way
City: Woburn
State: MA
Zip: 01801

Commonwealth of Massachusetts)
)
County of Middlesex)

On this 14th day of May, 2021, before me, Bich Ngoc Gina Thi Nguyen the undersigned Notary Public, personally appeared Carol Maxime, senior counsel, which was/were a driver's license, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose(.).





Signature of Notary Public

Printed name of Notary

EXHIBIT A
Property Description

All that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Sayreville in the County of Middlesex and State of New Jersey

BEGINNING at a point in the Northerly line of Washington Road, which point is formed by the intersection of the Westerly outline of the tract of land formerly Charles W. Crane, now Crossman Company, and the Easterly boundary line of the property of the E. I. du Pont de Nemours & Co. with the said Northerly line of Washington Road and from said beginning point running (1) Northerly and along the aforesaid dividing line and binding thereon 500 feet to a point; thence (2) Easterly and parallel with Washington Road, 200 feet to a point; thence (3) Southerly and parallel with the first course, 500 feet to a point in the Northerly line of Washington Road; thence (4) Westerly and along the Northerly line of said Washington Road and binding thereon 200 feet to the point or place of BEGINNING.

Less and Except that portion conveyed to Jersey Central Power & Light Company, d/b/a GPU Energy by Deed dated June 2, 1997, recorded September 22, 1997 in Deed Book 4443, Page 848.

AND BEING the same property conveyed to Columbus Club, Sayreville, N. J. from Crossman Company, a New Jersey corporation by Deed dated May 04, 1962 and recorded June 15, 1962 in Deed Book 2340, Page 152.

Block 254 Lot 1.03

APN: 19-00254-0000-00001-03

Site Name: Parlin – Sayreville NJ
Site Number: 373155



THE BOROUGH OF SAYREVILLE

SAYREVILLE BOARD OF ADJUSTMENT
167 MAIN STREET
SAYREVILLE, NJ 08872

DISCLOSURE FOR ALL SITE PLANS/SUBDIVISIONS

Judith A. Fairweather, Attorney for Applicant, New Cingular Wireless PCS, LLC (AT&T)
I _____, the applicant in the above matter does hereby disclose, under penalty of perjury, that it has not made any contributions to:

- (i) Any Borough Candidate or holder of public office
- (ii) To any Borough or Middlesex County Party Committee or,
- (iii) To any Political Action Committee (PAC) referenced in this Ordinance within 2 calendar years of the date of this application.

With the exception of the following:

Signature of Applicant Judith A. Fairweather, Attorney for Applicant

August 2, 2021

Date

Witnessed By:

Notary's Signature:

Date:

Sondra O. Doherty

August 2, 2021



Notary Seal

SONDRA O. DOHERTY
A Notary Public of New Jersey
My Commission Expires 02/27/2022

CORPORATE OWNERSHIP DISCLOSURE STATEMENT
NEW CINGULAR WIRELESS PCS, LLC

- I. In accordance with *N.J.S.A. 40:55D-48.1 & 48.2*, please be advised that New Cingular Wireless PCS, LLC is owned by AT&T Mobility II LLC.
- A. AT&T Mobility II LLC, which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by Centennial Communications Corp; AT&T Mobility LLC; BellSouth Mobile Data, Inc. and New Cingular Wireless Services, Inc.
1. Centennial Communications Corp, which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by AT&T Inc.
 - a. AT&T Inc., which has a business address at 208 S. Akard Street, Dallas, TX 75202, is a publicly traded corporation with no individual or entity holding a 10% or greater interest.
 2. BellSouth Mobile Data, Inc., which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by AT&T Inc. (disclosure information for this entity is provided above).
 3. AT&T Mobility LLC, which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by SBC Telecom, Inc.; SBC Long Distance, LLC; and BellSouth Mobile Data, Inc.
 - a. SBC Telecom, Inc., which has a business address at 208 S. Akard Street, Dallas, TX 75202, is owned by AT&T Teleholdings, Inc.
 - i. AT&T Teleholdings, Inc., which has a business address at 208 S. Akard Street, Dallas, TX 75202, is owned by AT&T Inc. (disclosure information for this entity is provided above).
 - b. SBC Long Distance, LLC, which has a business address at 208 S. Akard Street, Dallas, TX 75202, is owned by SBC Telecom, Inc. (disclosure information for this entity is provided above).
 - c. Disclosure information for BellSouth Mobile Data, Inc. is provided above.
 4. New Cingular Wireless Services, Inc., which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by AT&T NCWS Holdings, Inc.
 - a. AT&T NCWS Holdings, Inc., which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by BellSouth Mobile Data, Inc. (disclosure information for this entity is provided above) and SBC Telecom, Inc. (disclosure information for this entity is provided above).