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| 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 Pianning 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: [2 Planning Board Board ofAdjustment | | | | | | | |
| Indicate all approvals and variances being sought: | | | | | | | |
| Informal Review | | Prelim. Major Site Plan | | | | Interpretation | |
| Bulk Variance(s) | | Final Major Site Plan | | | | Fill or Soil Removal Permit | |
| Use Variance | | Prelim. Major Subdivision | | | | Cl Waiver of Site Plan Requirements | |
| Conditional Use Variance | | | Final major Subdivision | | |  | |
| Minor Site Plan  Minor Site Subdivision | | | Appeals from Decision of Admin. Officer (attach the denial/decision) | | | | |
| 1, APPLICANT: | | | | | | | |
| Name  Lopez, Julian and Wanda Diaz | | | | Address  3225 Washington Road | | | |
| Sayreville | | State  NJ | | Zip  08872 | Fax | | Telephone  732-586-7596 (Julian) |
| 2. PROPERTY OWNER (If other than applicant) | | | | | | | |
| Name same as Applicant | | | | Address | | | |
|  | | State | | Zip | Fax | | Telephone |
| 3. APPLICANT'S ATTORNEY (ff applicable) | | | | | | | |
| Name Stephen F. Hehl  Javerbaum Wurgat et al | | | | Address  370 Chestnut St | | | |
| Union | | State  NJ | | Zip  07083 | Fax  908-687-7028 | | Telephone  908-687-7000 |
| 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  3225 Washington Road | | | | Block(s) and Lot(s) Numbers  Block-- 358; Lots: 207 & 208 | | | | | | |
| Site Acreage (and Square Footage)  3,999.9 SF; 0.09 acres | | | Zone District(s)  R-5 | | | | | Tax Sheet Nos. | | |
| Present Use: | | | | | | | | | | |
| Proposed Development Name and Nature of Use  Mixed-use; ground floor retail, 2nd floor residential | | | | | | | | | | |
| Number of Buildings one(l ) | | Sq. Ft. of New Bldg(s) addition to existing bldg | | | | Height existing: 15' proposed: 24.5' | | | % of Lot to be covered by  Buildings 40.22SF  & proposed | |
| % of Lot to be  Covered by 100% existing and proposed  Pavement | | Number of Parking  Spaces and 7 spaces  Dimensions approx | | | | | Dimensions of Loading Area(s) none proposed | | | |
| Exterior Construction Material/Design | | | | | | | | | | |
| Total Cost of Building and Site Improvements tibid | | Number of Lots  Before Subdivision  N.A. no su | | | Number of Lots After Subdivision division | | | Are Any New Streets or utility Extensions Proposed?  N.A. | | |
| Number of Existing Trees, Two Inch  Caliper or Greater, to be Removed?  none | | | Are Any Structures to be Removed? | | | | | Number of Proposed Signs and  Dimensions  none proposed at this time | | |
| Is Soil Removal or Fill  Proposed? Specify Total in  Cubic Yards | | | | Is the Property Within 200 ft. of an  Adjacent Municipality? If so,  N.A. Which? | | | | | | |
| 5. Are there any existing or proposes deed restrictions or covenants? Please Detail  none | | | | | | | | | | |
| 6. HISTORY OF PAST APPROVALS Check here if none unknown to Applicant | | | | | | | | | | |
|  | AppROVED | | | | DENIED | | | | | DATE |
| Subdivision |  | | | |  | | | | |  |
| Site Plan |  | | | |  | | | | |  |
| Variance(s) |  | | | |  | | | | |  |
| Building Permit |  | | | |  | | | | |  |

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|  | BOROUGH OF SAYREVILLE  Standard Development Application - (Page 2 of 3) | | | | | | | | |
| 7, NAMES OF PLAN PREPARERS | | | | | | | |  |
| Engineer's Name  Adnan A. Kahn, PE  AWZ Engineering, Inc. | | | Address  150 River Road, Suite B3 | | | | |  |
| City  Montville | State  NJ | | Zip  07045 | Telephone  973688-7080 | | License #  39812 (NJ) | |  |
| Surveyor's Name  Matthew Ziolkowski, PLS | | | Address  35 Schaaf Road | | | | |  |
| Bloomsbury | State  NJ | | Zip  08804 | Telephone  908-251-2744 | | License #  24GS04223800 | |  |
| Architect's Name Pietro Rosato, AIA | | | Address  125 Second Street | | | | |  |
| Dunellen | | State  NJ | | Zip  08812 | Telephone  908-868-1644 | | License #  21A102032400 | |
| 8. FEES SUBMITTED | | | | | | | | |
| 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 am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I herby permit authorized Borough officials to inspect my property In conjunction with this application.  Applicant  Other  Than | | | | | | | | |
|  | |
| USHMI  Notary Public - State of New Jersey  My Commission Expires Jun 28, 2022 | |

SUPPLEMENTAL INFORMATION

MAJOR SITE PLAN APPLICATION

WITH USE & BULK VARIANCES

ZONING BOARD OF ADJUSTMENT

# SAYREVILLE, NJ

Julian & Wanda Diaz Lopez

(collectively, the "Applicant")

3225 Washington Road

Block: 358 Lots: 207 & 208 ("Property")

R-5 Zone

l. ZONING DATA/VARIANCES:

ll.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| SCHEDIXE OF GENERAL ZONNG REQUIREMENTS (R.5 SNGLE FAMILY RESIDENTIAL DISTRICT)  BLOCK 358 - 3225 WASHPGTON ROAD. BOROUGH OF SAYREVILL MIDDLESEX COUNTY | | | | | |
| Reguladon | General  Requiremenb | Exlsdng  Lob 207 208 | Proposed  Lob 207 a 208 | | Comment |
| Prhctpnt Permtned uses | Btitutjonai a  PLÖJc uses,  Deeched 8h9be• | R&ll (e) | R&D, Second Fbor Ap•ment (V) | | Variance b Requ\*ed |
| "ln. Lot Area  Lot Widt) | spoo 'f | NIA  NIA | NIA | | Not A\*icable |
| MID. Lot Depth  Min. Lot Area (Comer Lots) | 100 crooo | NIA | NIA | | Not Applicable  Not Applicable  Pre.xl.mg NonconEnnRy |
| Mln. Lot Widtl (Corner Lots)  Min. Lot Depth (Comer Lob)  Min. Front Yard | 100  20 n | 10000 | 40.0' (e) qw.oo | | Preqxls•g Nonconbm\*"  Contomha  Preexl•hg |
|
| Min. Yard |  |  | o,en e |  | Noneonformör  Preexiseng Nonconformity |
| "n. Tow Side Yards  Min. Rear Yard | 20 n |  |  | | Pre.exishg Nonconfo Contomhg |
| Bullding Height Feetßtoriet |  | IS WI sty. | 242' nn sty. | | Conmmhg |
| Den•lW (UnlWAcre.) Buldhg | NIA | WA |  | | Not Applicable |
| Coverage Lot Coven |  | 40.22% (e)  100Ø0% (e) | 4022% (e)  100.00% (e) | | Pn-exlsmg Nmconformtv Preexis Nonconformity |



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| PARKING ANALYSES | | | |  |
|  | Requhd | Ezbång | Proposed | Comn•nt |
| 5 Spaces per 1,000 Square Feet of BuEhg (1808,61 so | Spaces | Snee |  | Non Conromhg |
| Res"endal | | | |  |
| Bedrwm (1.8 Smee• per UnR)2 untB) | 4 Spaces | WA |  | Non |
| TOTAL | 12 Spaces | 7 Spcø | Spaces | Non Con-Emh |

## DESECN WAIVER SCÆDULE

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| --- | --- | --- | --- |
| LOTS 207  Code ulabon | a 208, BLOCK 358 • 3225 WASHWCTON ROAD, BOROUGH OF    &gUlred | SAYREVILLE, "DOLESEX | COUNTY  Comment |
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| 26-963 |  | 24B n. | Pre Nmndom\*y        Nmmsto«rrüy |
| deer. |  |
|  | "t | Ml Hoe mod '"ng  Na | Pre |
|  |  | Off-grut  peope«ty |

ll. STATEMENT IN SUPPORT OF APPLICATION:

The within application involves a request for Preliminary and Final Major Site Plan with use (d(l)) variances, new bulk variances, and the continuation of existing bulk variances. The Property is located at 3225 Washington Road, known and designated as Block: 358 Lot: 207 &

208 on the Tax Maps of the Borough of Sayreville, and is in the R-5 (Single Family Residential) Zone District ("R-5 Zone"). The Property currently contains an existing retail business. Applicant proposes a Mixed-Use structure, seeking to continue the pre-existing non-conforming retail use on the ground floor and construct a 2nd floor addition with two (2) one-bedroom apartments; the apartment use on 2nd floor is not permitted. The Applicant seeks to update the commercial space and construct modern residential apartments, with the ground floor having seven (7) exterior surface parking plus 1,617 SF of commercial space; the 2 nd floor will contain 2 residential onebedroom dwelling units (750 SF & 760 SF), with the entrance for the residences fronting on Coolidge Avenue.

As part of this Application, Applicant is requesting a Use (d(l )) Variance (Zoning Schedule I-A) for the residential apartments on the second floor, and continuation of the existing nonconforming commercial space on the ground floor, which are not permitted in the R-5 Zone. Applicant also requests continuation of certain pre-existing non-conforming conditions (existing variances) from the Sayreville Land Development Ordinance ("LDO") (Zoning Schedule I-A) for: Minimum Lot Area: required: 6,000 SF, existing & proposed: 3,999.9 SF; Minimum Lot Width: required: 60', existing & proposed: 40.03; Minimum Front Yard Setback: required: 20', existing & proposed: 9.3;' Minimum (One) Side Yard Setback: required: 8.0', existing & proposed: 0.8'; Minimum Total Side Yards: required: 20', existing & proposed: 6.6'; Maximum Lot Coveraqe: permitted: 45%, existing & proposed: 100%; Maximum Buildinq Coveraqe: permitted: 20%, existing & proposed: 40.22%; and ne Bulk Variances for: Number of Parking Spaces (526-88.1 ): required: 12, proposed: 7; and, Parkinq Stall Size (526.98.1b.1): required: 9', provided: 8.93 & 8.95' (some spaces conform); Finally, the Applicant is requesting any design waivers deemed necessary by the Board, including those set forth on the chart above. The Property is owned by the Applicant.

The Applicant's proposal will benefit the Borough, surrounding environs, and the residents of Sayreville by providing 2 new, modern apartment dwellings and upgraded commercial space in a convenient location near other retail/commercial uses making it an excellent location for the proposed Mixed-use. Upon completion, the project will be aesthetically pleasing and well maintained.

By way of summary, the existing and new variances, as described above should be approved or continued. The Application is certainly consistent with the goals and objectives of the Borough's Master Plan and Zoning Ordinance in that it is improving the site and providing muchneeded housing. The dimensional variances being requested are justified based upon the benefits provided by the project and same can be granted with no negative impact on the neighborhood or surrounding area.

The Applicant will produce expert testimony that: (1) the benefits of the project outweigh any detriments; (2) the proposal will not create any substantial detriment to neighboring properties or the public good; and (3) will not substantially impair the zoning ordinance or the zone plan. For these reasons and those Applicant's experts will provide at the hearing, the Zoning Board should approve the proposed site plan and variances.

Respectfully submitted,

Javerbaum Wurgaft, et al

Attorney for Applicant

26-75.2 Prelin'inary Mé!jor Subdivision And Sitc Plan Checklist

APPLICATION FOR PRELIMINARY APPROVAL OF Not Waiver

MAJOR SUBDIVISIONS AND SITE PLANS 1 of 5) Submitted Appliciible Requested

(Note: For details of all submissions, see Article Ill. 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.
2. Scale : 1 " = 30' or as approved by Board Engineer.
3. Current survey upon which plat or plan is based, signed and sealed.
4. Map size: 8— h" x 13"; 5" x 21"; 24" x 36"
5. Title block and basic information:
   1. Title
   2. Date of original preparation and date(s) of revision
   3. North arrow and reference meridian.
   4. Ratio scale and graphic scale
   5. Tax map block, lot numbers and zone
   6. Name, address and license number of person preparing plat or plan
   7. Name and address of owner of record and applicant, if different from the owner

(Where more than one sheet is required, the above infonnation shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)

1. The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following:
   1. A keymap at a scale of 1 " = 500' or less showing zone boundaries
   2. The names and addresses, lot and block nurnbers of all property ovvners within 200' of the tract boundary line including adjoining municipalities
   3. Signature blocks for the Board Chairperson, Board Secretary and Board Engineer
   4. Chart of the zoning requirements for the zone, what is proposed, and variances indicated

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| APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Pa 2 of 5 | | Submitted | Not  Applicable | Waiver  Re uested |
|  | For subdivisions, contour lines at vertical intervals not greater than 5 feet for land with natural slopes of 10 percent or greater and at vertical intervals of not greater than 2 feet for land with natural slopes of less than 10 ercent. |
| 8. | For site plans, a grading plan showing, at 2 foot contour intervals, existing and proposed contours and |  |  |
| 9. | The location of existing watercmrses and any natura.l features, including flood plains, wetlands and soil types on the site and within 50 feet. |  |  |  |
| 10. | The area of the tact to be subdivided or developed in square footage and the location, lot area, width and depth of any existing lot or lots DroDosed to be subdivided. |  |  |  |
| l l . | Location of all existing and proposed buildings and subsurface structures, with building setbacks, front, side and rear yard distances, |  |  |  |
| 12. | Location of all s&uctures within 200 feet of the property. |  |  |  |
| 13. | A stormwater management plan showing üle location, type and size of any existing and proposed bridges, culverts, drainpipes, catch basins and Other stonn drainage facilities, including Stormwater Analysis Report. |  |  |  |
| 14. | A soil erosion and sediment control plan. |  |  |  |
| 15. | Tree save plan. |  |  |  |
| 16. | A circulation plan shouring proposed vehicle, bicycle and pedest'ian circulation systems. The plan shall include the locations, typical cross-sections, centerline profiles and type of avin for all ro osed new steets and aths. |  |  |  |
| 17. | Plans of proposed potable water and sanitary sewer utility systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show a ro riate connections thereto on the lat or Ian. |  |  |  |
| 18. | Location of any proposed off-sfreet parking areas with dimensions showing parking spaces, loading docks and access drives and a traffc circulation pattem showing all in vess and e s ress to the site. |  |  |  |
| 19. | Location and description of all proposed signs and exterior li hting, including details.  Provision for storagc and disposal of solid wastes. |  |  |
| 20. |  |

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| APPLICATION FOR PRELIMINARY APPROVAL OF  MAJOR SUBDIVISIONS AND SITE PLANS (Page 3 of 5) | | Submitted | Not  Applicable | Waiver  Reqygted |
| 21, | For site plans, the preliminary floor plans and preliminary building elevation drawings showing all sides of any proposed building or buildings. The final floor plans and building elevations drawings subinitted 10 the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawing approved by the Board. No change, deletion or addition shall be made to said final plans and drawings without resubmission and rea roval b the Board. |
| 22. | Compliance with Fill Placement and Soil Removal Ordinance details. |  |  |  |
| 23. | A staging plan for proiects greater than 10 acres in area. |  |  |  |
| 24. | All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including groumd cover, to be used on the site. Common names of all landscaping material shall be indicated. |  |  |  |
| 25. | A copy of any protective covenants or deed resfrictions 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. |  |  |  |
| 26. | A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the consfruction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings. |  |  |  |
| 27. | A list of all licenses, permits or other approvals required by law, includin roof of service. |  |  |  |

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR Not Waiver

SUBDIVISIONS AND SITE PLANS (Pa 4 of 5 Submitted \_(ypplicable Requested

1. For any subdivision of 6 or more lots, or for a variance to construct a multiple dwelling of 25 or more dwelling units, or for site plan approval of any non-residential use, a corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in the partnership, as the case may be. If a corporation or partnership owns 10 percent or more of the stock of a corporation, or 10 percent or greater interest in a partiership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10 percent or more of its stock or of 10 percent or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10 percent ownership criterion have been listed.
2. The Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment.
3. The Board may require the applicant to submit a tramc impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site tramc and circulation.
4. Applicant shall submit fifteen (15) sets of folded plans,

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|  | APPLICATION FOR PRELIMINARY APPROVAL OF  MAJOR SUBDIVISIONS AND SITE PLANS 5 of 5)  Checklist prepared by ADNAN A. KHAN  Checklist reviewed by Board:  Application found complete on:  Application found incomplete on:  Applicant notified on: | Date: 1\_1/.09/21  Date: |
|

## 26-75,3 Final Major Subdivision And Site Plan Checklist

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| APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS Pa 1 of5 | | Submitted | Not  A licable | Waiver  Reguested |
|  | (Note: For details of all submissions, see Article Ill. 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. |  |  |  |
| 2. | Scale: 1" — 30' or as approved by Board Engineer. |  |  |  |
| 3. | Current survey upon which plat or plan is based, signed and sealed. |  |  |  |
| 4. | Map size: 8- h" x 13"; 5" x 21"; 24" x 36" |  |  |  |
| 5. | Title block and basic information:   1. Title 2. Date of original preparation and date(s) of revision 3. North arrow and reference meridian. 4. Ratio scale and graphic scale 5. Tax map block, lot numbers and zone 6. Name, address and license number of person preparing plat or plan 7. 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.) |  |  |  |
| 6. | Tract boundary lines, ri oht-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 cenfral angles of all curves, or as required by the Map Filing Act. |  |  |  |
|  | 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. |  |  |  |
| 8. | The front, side and rear building setback lines. |  |  |  |
| 9. | Improvement Plans in accordance with the Borough Standards for roads and utilities. |

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| APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS 1 of 5) | | Submitted | Not  A licable. | Waiver Requesl ed |
| 10. | Statement that final plan is consistent with preliminary plan, and if not, how and wh the differ. |  |
| l l . | All additional information, changes or modifications ret uired b the Board at the time of relimin a roval. |  |  |  |
| 12, | A statement from the Borough Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all a licable laws. |  |  |  |
| 13. | If improvements have not been installed, then a statement from the Borough Clerk shall accompany the application for final approval stating that:   1. A recordable developer's agreement with the Borough has been executed 2. A satisfactory performance guarantee has been posted 3. That the Borough has received all escrow and inspection fees |  |  |  |
| 14. | Proof that all taxes and assessments for local improvements on the propert have been paid. |  |  |  |
| 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 postcd. |  |  |  |
| 16. | A licant shall submit fifteen 15 sets of folded lans. |  |  |  |
| Checklist prepared by ADNAN A. KHAN  Checklist reviewed by Board:  Application found complete on:  Application found incomplete on:  Applicant notified on: | | Date: 11/09/21  Date: | | |