



KEYPORT UNIFIED PLANNING BOARD APPLICATION

BOROUGH OF KEYPORT
70 WEST FRONT STREET
KEYPORT, NEW JERSEY 07735

APPLICATION TO THE KEYPORT UNIFIED PLANNING BOARD

1. SUBJECT PROPERTY

Location: 31 W Front St.

Tax Map: Block 21.01 Lot(s) 41

Dimensions: Frontage 30 Depth 150 Total Area 4500 s.f.

Zone District: GC

Location of the property is approximately 339 ft feet from the intersection of
W Front Street and Broad St.

The property is located within 200 feet of another municipality: xx NO YES

If yes, name of municipality _____

The property fronts on a County Road or State Hwy: XX NO YES

COUNTY ROUTE NO. _____ STATE HWY NO. _____

2. APPLICANT INFORMATION

Full Legal Name: 31 W Front LLC

Address: 155 East 68th Street, New York, NY 10065

(Street)	(City)	(State)	(Zip)
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Telephone Numbers: DAY 732-583-7474 EVENING _____

Applicant is a: xxx Corporation Partnership Sole Proprietor Resident

3. OWNER IF DIFFERENT FROM APPLICANT

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: Same as Applicant

Address: _____
(Street) (City) (State) (Zip)

Telephone Numbers: DAY _____ EVENING _____

4. ADDITIONAL PROPERTY INFORMATION

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

 YES (attach copies and/or copy of deed) PROPOSED (attach description) XX NONE

NOTE: All Deeds Restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be approved.

Present use of the premises and proposed use (describe in detail): Applicant seeks preliminary and final site plan approval for the demolition of a 2-story building to construct a multi-story building, wherein the lower level will be used for residential parking, first floor for restaurant use, and the apartments in the remaining floors.

5. APPLICANT'S EXPERTS / REPRESENTATIVES

Applicant Attorney: Salvatore Alfieri, Esq. (Cleary Jacobbe Alfieri Jacobs, LLC)
(Name and Firm if Applicable)

Address: 955 Route 34, Suite 200, Matawan, NJ 07747
(Street) (City) (State) (Zip)

Telephone: 732-583-7474 Fax 732-566-7687

Applicant Engineer: Lorali E. Totten, PE (Crest Engineering, Inc.)
(Name and Firm if Applicable)

Address: 100 Rike Drive, Millstone, NJ 08535
(Street) (City) (State) (Zip)

Telephone: 609-448-5550 Fax 609-448-2157

Applicant Planning Consultant: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

Applicant Traffic Engineer: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

6. OTHER EXPERTS

List any other expert(s) who will submit a report and/or testify on behalf of the Applicant.

Name: James J. Monteforte, AIA Field of Expertise: Professional Architect

Address: 733 Hwy 35, Ocean, NJ 07712
(Street) (City) (State) (Zip)

Telephone: 732-988-1900 Fax _____

7. RELIEF BEING REQUESTED

SUBDIVISION APPROVAL

_____ Minor Subdivision

_____ Major Subdivision

_____ Major Subdivision – Final

_____ Number of Lots to be Created

_____ Number of Proposed Dwelling Units

Note: A “Plan of Subdivision” must be submitted in accordance with the submission requirements set forth in the Submission Checklist and the Borough of Keyport Ordinance.

SITE PLAN APPROVAL

_____ Major Site Plan Approval

_____ Minor Site Plan Approval

xx Preliminary Site Plan Approval (phases – if applicable) _____

xx Final Site Plan Approval (phases – if applicable) _____

_____ Amendment or Revision to an Approval Site Plan (Area to be disturbed – square feet)

_____ Request for a Waiver from Site Plan Review and Approval. Reason for Request: _____

OTHER

_____ Informal Review of _____

_____ Appeal Decision of the Zoning Officer (N.J.S.A. 40:55D-70.a.) Describe nature of appeal: _____

_____ Interpretation of Map or Ordinance, or Decisions upon Special Questions (N.J.S.A. 40:55D 70.b.) Explain: _____

XX _____ Variance Relief-Hardship (N.J.S.A. 40:55D-70c (1)) Provide Reasons: Applicant will require bulk variance relief (side yard setback, rear yard setback, building coverage, and lot coverage) due to the existing lot configuration. _____

_____ Variance Relief-Substantial Benefit (N.J.S.A. 40:55D-70c (2)) Provide Reasons: _____

_____ Variance Relief-Use (N.J.S.A. 40:55D-70cd) Provide Reasons: _____

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
Minimum lot area:*	_____	_____	_____
Building coverage limit:*	_____	_____	_____
Front yard setback:*	_____	_____	_____
Side yard setback:*	_____	_____	_____
Rear yard setback:*	_____	_____	_____
Roadway setback:	_____	_____	_____
Impervious coverage limit:	_____	_____	_____
Parking spaces:*	_____	_____	_____
Building height:*	_____	_____	_____

SEE ZONING CHART

*DENOTES ITEMS REQUIRED ON THE SITE PLAN.

7. SUBMISSION REQUIREMENTS

The Applicant is required to submit each of the following, unless otherwise noted:

- A. Application: An Original and nineteen (19) copies to the Board Secretary (Total 20) must be submitted (with attached site plan, plot plan, survey and/or other pertinent documents).
- B. Escrow Agreement (Form #1): Sign and submit with original copy of application
- C. Notice of Public Hearing (Form #2): DO NOT MAIL TO PROPERTY OWNERS UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY. Submit a draft copy (leaving date of hearing blank) and submit with original application. *(Not required for minor subdivision where no variances are requested)*
- C. Affidavit of Publication – Asbury Park Press: Evidencing that the Notice of Public Hearing (Form #3) was published at least ten (10) days prior to the hearing date: (DO NOT PUBLISH NOTICE IN NEWSPAPER UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY) Submit to the Board's Secretary as soon as received by the newspaper. *(Not required for minor subdivision where no variances are requested)*
- D. Affidavit of Service – with attachments (Form #4). Submit to the Board's Secretary along with Original copies of Certified Mail Receipts stamped by the US Post Office as to the date of mailing, and a copy of the Notice of Public Hearing (Form #2) with hearing date.
- E. Tax Payment Certification (Form #5). Submit with Original copy of Application.

8. **OTHER APPROVALS, WHICH MAY BE REQUIRED, AND THE DATES THAT PLANS/APPLICATIONS WERE SUBMITTED:**

AGENCY OR PERMIT	YES	NO	DATE PLANS SUBMITTED
Borough of Keyport Health Dept	<u> </u>	<u> X </u>	<u> </u>
Borough of Keyport Planning Board	<u> X </u>	<u> </u>	<u> </u>
Freehold Soil Conservation District	<u> </u>	<u> X </u>	<u> </u>
NJ Dept. of Transportation	<u> </u>	<u> X </u>	<u> </u>
JCP&L	<u> </u>	<u> X </u>	<u> </u>
Other: <u>Monmouth Cty</u>	<u> X </u>	<u> </u>	<u> </u>

*NJ Dept of Environmental Protection

*Check nature of approval(s) needed on next page:

 Sewer Extension Permit; Sanitary Sewer Connection Permit; Potable Water Construction Permit;
 Stream Encroachment Permit; Wetlands Permit; Tidal Wetlands Permit; Other

List of Maps, Reports and other materials accompanying this application (attach additional pages as required for complete listing): _____

Preliminary and Final Site Plan prepared by Crest Engineering

Proposed Mixed Use Building Architectural Plans for 31 West Front

9. OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION.

(List specific information attached and its importance/significance to your application): _____

n/a

10. CERTIFICATIONS

APPLICANT

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 that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. (If the Applicant is a corporation, this application must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this

4 day of March, 2021

NOTARY PUBLIC

CATHERINE KIM
ATTORNEY AT LAW OF N.J.

X

SIGNATURE OF APPLICANT

FRANK COPPA

31 W Front LLC

Applicant's Name (Print)

OWNER (IF DIFFERENT FROM APPLICANT)

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 the application, the representations made by the applicant, and the decision of the Board in this matter.

Sworn to and subscribed before me this

4 Day of March, 2021

NOTARY PUBLIC

CATHERINE KIM
ATTORNEY AT LAW OF N.J.

X

SIGNATURE OF OWNER

FRANK COPPA

31 W Front LLC

Owner's Name (Print)

ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this 18th day of July 20 21 by and between the KEYPORT UNIFIED PLANNING BOARD (the "Board") and 31 W Front LLC (the "Applicant").

1. **PURPOSE.** The Board authorizes its professional staff to review, inspect, report to the Board, and study all plans, documents, statements, improvements and provisions submitted by the Applicant to the Board or pursuant to relief granted to the Applicant by the Board. The Board is entitled to reimbursement from an Applicant for all reasonable costs/fees incurred by the Applicants in accordance with N.J.S.A 40:55D-8, and N.J.S.A 40:55D-53 et seq. of the New Jersey Municipal Land Use Law ("MLUL").
2. **ESCROW ESTABLISHED.** The Board, Borough and Applicant, in accordance with the provisions of this Agreement, hereby create an escrow deposit account to be established with the finance office of the Borough of Keyport.
3. **ESCROW FUNDED.** The Applicant, by execution of this Agreement, shall pay to the Borough to be deposited in the account referred to in paragraph 2 above.
4. **INCREASE IN ESCROW AMOUNT DEPOSITED.** If, during the existence of this escrow agreement, the funds deposited into said escrow account are insufficient to cover any voucher or bill submitted by the Board's professional staff, the applicant shall, within fourteen (14) days of receipt of a notice from the Board or the Borough that a deficiency in the escrow exists, provide such funding as required to fund the existing deficit as well as to pay for projected costs and fees associated with the ongoing professional reviews, inspections, etc., pursuant to applicable Borough ordinances governing the same, as well as the MLUL.
5. **DISPUTES AND APPEALS.** Should any disputes arise by and between the applicant and the Borough and/or the Board with respect to either the funding of, or payment from, the escrow account established herein, then the settlement of any and all disputes, including appeals from any decisions made by the Borough and/or the Board regarding such escrow account shall be made as called for by the applicable ordinance of the Borough of Keyport and the provisions of the MLUL.
6. **COLLECTION OF DELINQUENT ESCROW BALANCES.** Should the Applicant fail to adequately and on a timely basis fail to fund its escrow account so that the payment of necessary fees of the Board's professionals can be made in accordance with the law, then the Borough and/or Board shall be entitled to pursue all remedies available at either law of inequity, including but not limited to all amounts due, and simple interest at a rate of 18% per annum on all sums unpaid, beginning from 30 days after the applicant received notice of such deficiencies, if permitted by law. The Borough and/or Board shall be permitted to place a lien against any and

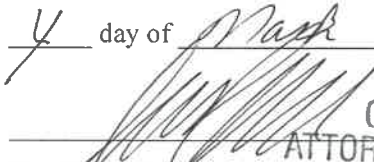
all properties within the Borough owned by the Applicant until such time as all sums due and owed have been paid. The Borough shall also have the right to withhold and/or suspend any building permits, the conduct of construction inspections, the issuance of certificates of occupancy, and other actions, unless and until all escrow deficiencies have been satisfied by the Applicant.

Date: _____

X  *FRANK COPPIN*
SIGNATURE OF APPLICANT
31 W Front LLC
Owner's Name (Print)

Sworn to and subscribed before me this

4 day of March, 2021


CATHERINE KIM
NOTARY PUBLIC ATTORNEY AT LAW OF N.J.

Date: _____

BOROUGH OF KEYPORT

Date: _____

BOROUGH OF KEYPORT
UNIFIED PLANNING BOARD

**FORM #2 – NOTICE SERVED ON PROPERTY OWNERS WITHIN 200 FEET OF
SUBJECT PROPERTY:**

**BOROUGH OF KEYPORT, COUNTY OF MONMOUTH
STATE OF NEW JERSEY
NOTICE OF PUBLIC HEARING**

TO: TBD OWNER OF PREMISES LOCATED AT:
31 WEST FRONT STREET

Also known as Block 21.01 Lot 41 in the Borough of KEYPORT.

PLEASE TAKE NOTICE, that the undersigned has filed an application with the Unified Planning/Zoning Board of the Borough of Keyport for the following appeal or form of relief: PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH BULK VARIANCE RELIEF TO CLEAR EXISTING 2-STORY BUILDING TO CONSTRUCT MIXED USED BUILDING, WHICH INCLUDES RESIDENTIAL PARKING ON FIRST FLOOR, RESTAURANT ON SECOND FLOOR, AND RESIDENTIAL APARTMENTS FOR REMAINING FLOORS.

On the premises at 31 WEST FRONT STREET in the Borough of Keyport, also known as Block 21.01 Lot 41 on the tax maps of the Borough. This notice is being sent to you because you are a property owner within 200 feet of the property that is the subject of this application. A public hearing has been set for this application on TBD, 2021 at 7:00 PM in the Keyport Borough Municipal Building, 70 West Front Street, Keyport, NJ 07735. You may appear either in person, or by agent, or by attorney, and present any objections to the granting of the relief being sought. Copies of the application and all documents, maps or other papers filed in connection with this application are on file in the Office of the Board Secretary in the Borough's Municipal Building and are available for inspection during the Borough's regular business hours.

BY ORDER OF THE KEYPORT BOROUGH
UNIFIED PLANNING BOARD

31 W Front LLC

(Name of Applicant)

FORM #5

TAX PAYMENT CERTIFICATION

Pursuant to the New Jersey State Law, Chapter 174 of 1987, N.J.S.A. 40:55D-39e and N.J.S. 40:55D 65h, an applicant may be required to furnish proof that no taxes or assessments of local improvements are due or delinquent on the property for which any relief is being sought through the Unified Planning Board of the Borough of Keyport. An applicant must complete Section I of this form and request the Keyport Borough Tax Office to complete Section II which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the originally signed application that is to be submitted to the Board secretary.

SECTION I (To be completed by applicant):

I 31 W Front LLC residing at 155 East 68th Street, New York, NY 10065 and making an application for the following relief before the Unified Planning Board of the Borough of Keyport: Preliminary and Final Site Plan with Bulk Variance

Regarding property known as Block 21.01 Lot(s) 41 on the Tax Map of the Borough of Keyport, located at: 31 W Front St., whose owner of the record is 31 W Front LC, who resides at 155 East 68th Street, New York, NY 10065. I request the Tax Collector of the Borough of Keyport to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: 3/4/21


(Applicant's Signature)

SECTION II (To be completed by the Keyport Borough Tax Collector)

I certify that: ☐ All taxes are paid up-to-date on the above referenced property
☐ All assessments due have been paid
☐ The following are delinquent and past due: _____

Date: _____ (Tax Collector) _____

FORM #6

REQUEST FOR 200 FOOT LIST

Date: 3/4/21

I, 31 W Front LLC, am requesting a 200 foot list for property at
31 WEST FRONT STREET, which is located in the Borough of Keyport.

Block: 21.01 Lot(s) 41

When the list is completed, I would like to be contacted by:

____ Phone: _____

____ Fax: _____

XX Mail: 955 Route 34, Suite 200, Matawan, NJ 07747

List is \$10.00 per Lot.

PAID BY:

____ Cash

____ Check

FORM #7

NOTICE OF ACTIONS TAKEN BY THE BOARD BOROUGH OF KEYPORT

Take notice that on the TBD day of TBD, 200 the Keyport Unified Planning Board in the County of Monmouth took the following actions:

(Granted / Denied) to (Name) 31 W Front LLC for the property located at

(Address) 31 W Front St.

Block 21.01, Lot 41

Approval to (a variance, site plan, preliminary subdivision, minor site plan, etc.) describe development

PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH BULK VARIANCE RELIEF TO CLEAR

EXISTING 2-STORY BUILDING TO CONSTRUCT MIXED USED BUILDING, WHICH INCLUDES

RESIDENTIAL PARKING ON FIRST FLOOR, RESTAURANT ON SECOND FLOOR,

AND RESIDENTIAL APARTMENTS FOR REMAINING FLOORS.

**COMPLETION CHECKLIST
UNIFIED PLANNING BOARD**

Application Number: _____ Date Received: _____

Applicant: 31 W Front LLC

Property: Block 21.01 Lot(s) 41

Street Address: 31 WEST FRONT STREET

RECEIVED:

_____ Application Fee in Amount of \$ _____ Paid by: _____

_____ Escrow Deposit in Amount of \$ _____ Paid by: _____

_____ Certification of Taxes Paid

_____ Proposed "Notice of Public Hearing"

_____ Signed Escrow Agreement

_____ Certified List of Property Owners Within 200 Feet

ACTION TAKEN:

_____ Copy of Application to Board Attorney on: _____

_____ Copy of Application to Board Engineer on: _____

_____ Letter _____ "Completeness" _____ "Incompleteness" sent on: _____

_____ Hearing Date Set for: _____

NOTES: _____

Application:

Applicant:

DISCLOSURE STATEMENT

Disclosure pursuant to N.J.S.A. 40:55D-48.1 31 W Front LLC, is a Corporation or Partnership, which has applied to the Township of KEYPORT Planning/Zoning Board for permission to subdivide a parcel of land into six or more lots, or is applying for a variance to construct a multiple dwelling of twenty five or more family units or for approval of a site to be used for commercial purposes under the Planning/Zoning Board Application _____ and, therefore, discloses the name and addresses of all stockholders or individual partners who own ten (10%) percent or more of its stock or of ten (10) percent or greater interest in the partnership as the case may be.

<u>NAME OF STOCKHOLDER</u>	<u>ADDRESS</u>	<u>PERCENT OF INTEREST</u>
WEST FRONT MGMT LLC	155 East 68th Street New York, NY 10065	50%
FIDUCIA MELLA FAMIGLIA, LLC	155 East 68th Street New York, NY 10065	25%
GCO CAPITAL LLC	1133 ROUTE 35 SOUTH LAURENCE HARBOR, NJ 08879	25%

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

31 W Front LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:

☒ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)

155 East 68th Street

Requester's name and address (optional)

6 City, state, and ZIP code

New York, NY 10065

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number

____ - ____ - _____

or

Employer identification number

8 5 - 2 0 4 0 9 4 6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign
Here

Signature of
U.S. person ▶

Date ▶ 3/4/21

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/irw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)

- Form 1099-C (canceled debt)

- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Project Name: 31 WEST FRONT STREET

Owner:

Engineer/Designer

Person Completing Form:

Block(s)

Application #:

Date declared complete:

Date:

Lot(s)

Date submitted:

Date revised:

THIS FORM MUST COMPLETE AND RETURNED TO THE ADMINISTRATIVE OFFICE WITH THE SITE PLAN OR SUBDIVISION APPLICATION WHEN FILED. FAILURE TO INCLUDE ALL ITEMS REQUIRED ON SUBMITTED PLANS OR ATTACHMENTS WILL RESULT IN APPLICATION BEING CONSIDERED INCOMPLETE AND REJECTED

PRELIMINARY SITE PLAN, WAIVERS AND VARIANCE

To be checked by applicant

	Yes	No	Waiver
() 1. Sixteen (16) copies of complete application	<u>X</u>	_____	_____
() 2. Sixteen (16) copies of site plan upon which the following Information must be depicted pursuant to Section 804 of the Development Review Ordinance for detailed submission requirements. Failure to comply with submission requirements will result in application being rejected as incomplete.	<u>X</u>	_____	_____
() A. Scale not less than one (1) inch equals one hundred (100) feet.	<u>X</u>	_____	_____
() B. Locator map showing all road intersections within fifteen Hundred feet (1500)	<u>X</u>	_____	_____
() C. Wooded areas and topography with two (2) foot intervals	<u>X</u>	_____	_____
() D. All lot lines, approximate location of all structures and owners of lots within two hundred (200) feet of the site	<u>X</u>	_____	_____
() E. Streets, easements, watercourses and right-of-way	<u>X</u>	_____	_____
() F. Utility and drainage plans and information	<u>X</u>	_____	_____
() G. Plans for elevations and locations of structures including Exterior materials and trim	<u>X</u>	_____	_____
() H. Preliminary plans for parking, lighting, loading signs Landscaping and buffers	NEED INFORMATION REGARDING RESTURANT SIGNAGE.	NEED ARCHITECTUAL PLAN	
() I. An extension of off-tract improvements necessitated By the proposed development	_____	N/A	_____
() J. The lot and block number, Tax Map number, exact Dimensions and acreage of property to be build upon	<u>X</u>	_____	_____



Page 2

To be checked by applicant

Yes No Waiver

- () K A survey prepared by a licensed surveyor of the State of New Jersey shall accompany the plan, showing existing and proposed monuments and all existing and proposed lot lines and all set back lines.

X

- () L. The following legends shall be on the site plan map:

Site plan of _____

Block _____ Lot _____ Zone _____

Date _____ Scale _____

Applicant _____

Address _____

I consent to the filing of this site plan with the Planning Board

(Owner) (Date)

I hereby certify that I have prepared the site plan and that all dimensions and information thereon depicted is correct.

(Name) (Title & License)

I have reviewed this site plan and certify that it meets all codes and ordinances under that jurisdiction

(Date) (Municipal Engineer)

Approved by Planning Board:

Preliminary _____

Final _____

(Chairman) (Date)

- () M. Name and License number of site planner of Professional Engineer with documents sealed with raised seal.

X

- () N. Date and revision dates of drawing and plans

X

- () 3. Certification by Borough Tax Collector that all taxes including Current taxes are paid

X

Page 3

To be checked by applicant	Yes	No	Waiver
() 4. Payment of all applicable fees for preliminary site plan review	<u>X</u>	<u> </u>	<u> </u>
() 5. Submission of Environmental Impact Statement PROVIDING NEGLIBLE ENVIRONMENTAL IMPACT STATEMENT	<u>X</u>	<u> </u>	<u> </u>
() 6. Soil erosion and sediment and Control Permit and Soil Conservation District Approval (if project involves disturbance of more than 5,000 Square feet of land surface area). NOT REQUIRED, ENTIRE LOT AREA 4500 S.F.	<u> </u>	<u>X</u>	<u> </u>
() 7. Storm water management plan PROVIDING NEGLIBLE STORMWATER IMPACT STATEMENT	<u>X</u>	<u> </u>	<u> </u>
() 8. Referral to Monmouth County Planning Board for review and approval.	<u>X</u>	<u> </u>	<u> </u>
() 9. Six copies of completed checklist.	<u>X</u>	<u> </u>	<u> </u>
() 10. Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.	<u>X</u>	<u> </u>	<u> </u>
() 11. Applicant for a project located within a flood hazard area to apply For approval in conformance with the "90 Day Construction Permit Act."	<u>X</u>	<u> </u>	<u> </u>
() 12. Application for state ingress and egress approval, if necessary	<u> </u>	<u>N/A</u>	<u> </u>
() 13. Variance(s) from Section(s) and reasons, if necessary	NEED ARCHITECTUAL PLANS TO DETERMINE IF VARIANCES AND WAIVERS ARE NECESSARY. <u> </u> <u> </u>		
() 14. Waiver required from Section(s) and reason	<u>X</u>	<u> </u>	<u> </u>
() 15. Owners signed Certificate of Concurrence with the plan	<u>X</u>	<u> </u>	<u> </u>

FINAL SITE PLAN APPLICATION

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To be checked by applicant	Yes	No	Waiver
() 1. Sixteen (16) copies of complete application for Final Site Plan Approval.	<u>X</u>	_____	_____
() 2. Sixteen (16) copies of site plan in final form prepared in accordance With Section 804 of the Development Review Ordinance, including all Information depicted on the preliminary plan and satisfaction of all Conditions of preliminary approval	<u>X</u>	_____	_____
() 3. Payment of all Final Site Plan Filing Fees.	<u>X</u>	_____	_____
() 4. Payment of Performance Guaranty in favor of municipality approved by Borough Attorney and Borough Engineer.	<u>X</u>	_____	_____
() 5. Soil removal permit signed by Borough Engineer	<u>X</u>	_____	_____
() 6. Date and revision dates of drawing and/or reports	<u>X</u>	_____	_____
() 7. Engineering Inspection Fees	<u>X</u>	_____	_____
() 8. Certification form Tax Collector that all taxes are current on the property through the current month quarter.	<u>X</u>	_____	_____
() 9. Permits from other authorities upon which approvals were conditioned.	<u>X</u>	_____	_____

THE PROPERTY IS CURRENTLY IN THE GC ZONE (GENERAL COMMERCIAL DISTRICT).

ZONE REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N/A	4500 SQ. FT.	4500 SQ. FT.
MIN. LOT WIDTH	N/A	30 FT.	30 FT.
MIN. FRONT YARD SETBACK	N/A	0 FT.	0.5 FT.
MIN. SIDE YARD SETBACK	N/A	0 FT.	0.5 FT.
MIN. BOTH SIDE YARD SETBACK	NOTE 3	0 FT.	* 1.0 FT.
MIN. REAR YARD SETBACK	NOTE 3	60.85 FT.	* 8.5 FT.
MAX. STORIES	N/A	2	5 - STORY
MAX. BLDG. HEIGHT	NOTE 4	> ELEV. 70	ELEV. 68.33'
MAX. PERCENT BLDG. COVERAGE	85%	45.75%	* 90.8 %
MAX. PERCENT LOT COVERAGE	90%	51.35%	* 90.8 %

* VARIANCE REQUIRED

NOTE 3: MINIMUM SETBACK FROM RESIDENTIAL DISTRICT LOT IS 20 FEET.
NOTE 4: THE PEAK OF THE ROOF AND ANY EQUIPMENT SHALL NOT EXCEED AN ELEVATION OF 70.0 FEET REFERENCED TO DATUM NAVD 88.

25-1-18 OFF-STREET PARKING AND LOADING REQUIREMENTS

NO PARKING OR LOADING SPACE REQUIRED DUE TO SITE BEING WITHIN THE GC ZONE.