



PLANNING/ZONING APPLICATION

DATE RECEIVED: 12/24/2020	APPLICATION NO: 412-20
RECEIVED BY: A. Russo	

(Items above to be filled out by the Planning Board Secretary)

INDICATE TYPE(s) of APPLICATION *(please check all that apply)*

- | | |
|--|---|
| <input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Preliminary Major Subdivision
<input type="checkbox"/> Final Major Subdivision
<input type="checkbox"/> Conditional Use Approval
<input type="checkbox"/> Amended Board Approval | <input checked="" type="checkbox"/> Preliminary Major Site Plan
<input checked="" type="checkbox"/> Final Major Site Plan
<input type="checkbox"/> Bulk Variance ("C" Variance)
<input type="checkbox"/> Use Variance ("D" Variance)
<input type="checkbox"/> Amended Preliminary, Final or Minor Site Plan |
|--|---|

APPLICANT

Name	JOHNROSE FM LLC	
Address	6 RIVERVIEW PLAZA, SUITE 2	
City, State, Zip	REDBANK, NJ 07701	
Phone/Email	732-751-9101	scaruso@cjsinvestments.com

OWNER

Property owner if different from Applicant

Name	SA HOLDING COMPANY, LLC	
Address	334 MILLTOWN ROAD	
City, State, Zip	EAST BRUNSWICK, NJ 08816	
Phone/Email	732-210-4404	DLONSKI@SSANDL.COM

ATTORNEY

Name/ Firm	KENNETH PAPE ESQ.	
Address	516 ROUTE 33	
City, State, Zip	MILLSTONE, NJ 08535	
Phone/Email	(732) 679-8844	kpape@hpnjlaw.com

PLANNER Stuart Challoner, PE, PP

Name/ Firm	STUART C. CHALLONER P.E., CHALLONER & ASSOCIATES LLC	
Address	201 MAIN STREET, 2ND FLOOR	
City, State, Zip	TOMS RIVER, NJ 08753	
Phone/Email	732-818-9980	schalloner@challonerassociates.net

ENGINEER Stuart Challoner, PE, PP

Name/Preparer Firm	STUART C. CHALLONER P.E., CHALLONER & ASSOCIATES LLC	
Address	201 MAIN STREET, 2ND FLOOR	
City, State, Zip	TOMS RIVER, NJ 08753	
Phone/Email	732-818-9980	schalloner@challonerassociates.net

ARCHITECT

Name/Preparer Firm		
Address		
City, State, Zip		
Phone/Email		

**PROPERTY
INFORMATION**

Address	3630 AND 3640 HIGHWAY 35		
Block(s)	90	Lot(s)	3 & 6
Zone		Tax Sheet#	
Total Site Area	Acreage	Sq. Ft.	
	3.762		163,860
Date property acquired by present owner			
List any business or commercial activities at the property	PREVIOUSLY DEVELOPED COMMERCIAL PROPERTY. BUILDING DEMOLISHED		
List any prior appeals, variances and developmental approvals involving this property			
List and describe all existing structures on the property	NO STRUCTURES EXIST ON THE PROPERTY		

VARIANCE(s) REQUESTED (NJSA MLUL 40:55D) *(please check all that apply)*

"C" VARIANCE

Bulk (c) Variance

the applicant must prove hardship as outlined in the MLUL 40:55D-70c (1) where:

"C-1"

- (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or;
- (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or;
- (c) by reason of an extraordinary situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act (C40:55D-62 et seq.) would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to, such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship.

"C-2"

40:55D-70c (2), proof of hardship is not necessary.

Two things must be proven to receive approval for a C-2 variance:

- (1) An applicant must show that the purposes of the MLUL (40:55D-2) would be advanced by a deviation from the zoning ordinance requirement and
- (2) that the variance can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance (negative criteria).

"D" VARIANCE

Use (d) Variance

Six instances for granting a "D" variance in the MLUL (40:55-70d):

- (1) a use or principal structure in a district restricted against such a use or principal structure;
- (2) an expansion of a nonconforming use;
- (3) deviation from a specification or standard pursuant to section 54 of P.L. 1975, c. 291 (C.40:55D-67) pertaining solely to a conditional use;
- (4) an increase in the permitted floor area ratio as defined in section 3.1 of P.L. 1975, C.291 (C.40:55D-4);
- (5) an increase in the permitted density as defined in section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision;
- (6) an increase of height which exceeds either 10 feet or 10% of the max building height permitted in the district of the principle use.

PLEASE COMPLETE ALL THAT APPLY	Required	Existing	Proposed	Variance <i>(check if yes)</i>
Minimum Lot Requirements				
Lot Area (sq. ft.)				
Lot Width (ft.)				
Lot Depth (ft.)				
Minimum Setback Requirements				
Front Yard (ft.)	25		25	
One Side Yard (ft.)	25		25	
Total Two Side Yards (ft.)				
Rear Yard (ft.)	25		25	
Maximum Percentage of Lot Occupied				
Lot Coverage (%)	25		15.7	
Impervious Land Coverage (%)	60		46	
Maximum Height Requirement				
Building Height (ft.)	40		40	
Stories	3		3	
Parking				
Number of Parking Spaces	78		78	
Parking Stall width/length	9 / 18	/	9 / 18	/
Accessory Uses				
Garage Area (sq. ft.)				
Garage Height (ft.)				
Fence Height (ft.)				
Shed Area (sq. ft.)				
Shed Height (ft.)				
Deck Area (sq. ft.)				
Minimum Distance of Accessory Use				
Side Yard Setback (ft.)				
Rear Yard Setback (ft.)				
Maximum Area (sq. ft.)				
Maximum Height (ft.)				
Density				
Maximum dwelling units per acre	7.75		8.24	**
Maximum dwelling units per building	8		8	
Other				
Minimum floor areas per dwelling unit (sq. ft.)	1,800		1,800	
Distance Between Buildings	25		50	
Signage - Type				
Landscaped Buffers				

**** IN ACCORDANCE WITH THE "RESOLUTION OF THE SOUTH AMBOY REDEVELOPMENT AGENCY DESIGNATING JOHNROSE FM LLC AS CONDITIONAL REDEVELOPER OF BLOCK 90, LOTS 1,2,3 & 6 IN THE CITY OF SOUTH AMBOY AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT" 31 MARKET RATE TOWNHOUSE UNITS ARE PROPOSED.

DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:	
Commercial site Building previously demolished. Pavement and gravel areas exist.	31 townhouse style dwellings with associated site improvements 3 buildings at 6,720 SF 1 building at 5,520 SF building hieght 40 FT
Existing Building Area/Sq. Ft:	Proposed Building Area/Sq. Ft:
Existing Building Height in Ft:	Proposed Building Height in Ft:

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER

PLEASE LIST ANY POTENTIAL AREAS OF ARCHITECTURAL OR HISTORICAL SIGNIFICANCE. Year Structure(s) Built:
NO STRUCTURES ON THE SITE

➤ If additional space is needed for any of the above areas, please attach a rider