



PLANNING/ZONING APPLICATION

DATE RECEIVED:	January 19, 2021	APPLICATION NO:	
RECEIVED BY:	A. Russo		417-21

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

APPLICANT

Name	Manhattan Beach Phase I Urban Renewal, LLC	
Address	32 Mount Kemble Avenue	
City, State, Zip	Morristown, NJ 07960	
Phone/Email	973-476-8710	mdorne@claredev.com

OWNER

Property owner if different from Applicant

Name	Please see below "List of Property Owners"	
Address		
City, State, Zip		
Phone/Email		

List of Property Owners:

Block 161.02, Lot 24 & 24.01 - Jarmel South Amboy Realty, Inc. - PO Box 649, Harrison, NJ 07029
 Block 161.02, Lot 23 - Skurvin Street, LLC - 200 Meeting Street, Suite 206, Charleston, SC 29401
 Block 161.02, Lot 20 - Pork Roll Street, LLC - PO Box 3418 MS #002 Greenville, SC 29602

ATTORNEY

Name/ Firm	Jason R. Tuvel, Esq. / Prime & Tuvel	
Address	2 University Plaza Drive, Suite 109	
City, State, Zip	Hackensack, New Jersey 07601	
Phone/Email	(201) 883-1010	jason@primelaw.com

PLANNER

Name/ Firm	Keenan Hughes / Phillips Preiss Grygiel Leheny Hughes, LLC	
Address	33-41 Newark St, 3rd Floor, Suite D	
City, State, Zip	Hoboken, NJ, 07030	
Phone/Email	(201) 420-6262	KHughes@ppgplanners.com

ENGINEER

Name/Preparer Firm	Thomas J. Muller, PE, PP / Dynamic Engineering Consultants, PC	
Address	1904 Main Street	
City, State, Zip	Lake Como, NJ 07719	
Phone/Email	732-974-0198	tmuller@dynamiccec.com

ARCHITECT

Name/Preparer Firm	Felix Heidgen / Studio Hillier	
Address	190 Witherspoon Street	
City, State, Zip	Princeton, New Jersey 08542	
Phone/Email	609 688 9999	fheidgen@studiohillier.com

**PROPERTY
INFORMATION**

Address	Rosewell Street City of South Amboy Middlesex County, NJ		
Block(s)	161.02	Lot(s)	20, 23, 24, & 24.01
Zone	BCD RM Medium Density Beach Club District Redevelopment		Tax Sheet# 16
Total Site Area	Acreage 54.2	Sq. Ft.	2,360,305
Date property acquired by present owner	Applicant is contract purchaser		
List any business or commercial activities at the property	N/A Undeveloped/vacant land		
List any prior appeals, variances and developmental approvals involving this property	N/A		
List and describe all existing structures on the property	Abandoned brick building in poor condition		

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
Minimum Lot Requirements				
				<i>(check if yes)</i>
Lot Area (sq. ft.)	43,560	2,360,305	2,360,305	
Lot Width (ft.)				
Lot Depth (ft.)				
Minimum Setback Requirements				
Front Yard (ft.)	5	8.92	22.4	
One Side Yard (ft.)	5	18.1	22.1	
Total Two Side Yards (ft.)				
Rear Yard (ft.)	5	1,906	1,412	
Maximum Percentage of Lot Occupied				
Lot Coverage (%)	40	0.18	8.5	
Impervious Land Coverage (%)	70	4.47	13.9	
Maximum Height Requirement				
Building Height (ft.)	100	<100	<100	
Stories	8	1	5	
Parking				
Number of Parking Spaces	639	0	752	
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	12	N/A	9.21	
Maximum dwelling units per building				
Other				
Minimum floor areas per dwelling unit (sq. ft.)				
Distance Between Buildings				
Signage - Type				
Landscaped Buffers				

DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:

Existing site conditions consist of undeveloped/abandoned features. Site was previously developed with sewage plan and a fuel storage facility.

It is proposed to construct three (3) multifamily residential structures with a total of 499 units and associated site improvements such as parking garages, outdoor amenity areas, public walkways, landscaping, and lighting, among other site improvements.

Existing Building Area/Sq. Ft: 4,432
Existing Building Height in Ft: 1 Story

Proposed Building Area/Sq. Ft: 518,624
Proposed Building Height in Ft:<100 FT

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES

Please refer to attached Zoning Summary.

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER

Please refer to attached Zoning Summary.

PLEASE LIST ANY POTENTIAL AREAS OF ARCHITECTURAL OR HISTORICAL SIGNIFICANCE.

Year Structure(s) Built:

There are no areas of architectural or historical significance located on the subject site.

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