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JAN 28 2021

PLANNING BOARD

Case # PB2121

Received

WARREN TOWNSHIP PLANNING BOARD
APPLICATION FOR PRELIMINARY SITE PLAN APPROVAL

SITE NAME Mt. Horeb & Mt. Bethel Roads Redevelopment Plan

APPLICATION is hereby made for preliminary X Amended Preliminary _____
Site Plan approval of plans for erection of a building or buildings to be located in the
R-65 _____ zone(s).

1. Applicant's Name 58 Mt. Bethel, Inc. Phone 732-667-7870 Fax 732-667-7871
Address 326 Rt. 22 West, Suite 16B, Green Brook, New Jersey 08812

2. Owner's Name Same as Applicant Phone _____ Fax _____
Address: _____

3. Attorney's Name Richard M. Sasso, Esq. Phone 908-756-0480 Fax 908-755-5229
Firm Name and Address 31 Mountain Blvd., Bldg. W, Warren, New Jersey 07059

4. Name and address of person preparing plans P.E. Phone 908-231-9664 Fax _____
Profession
Name James J. Mantz, P.E. & L.S.
Address 150 Brahma Avenue, Bridgewater, New Jersey 08807

5. Location: 87 Mt. Bethel Road
(Street)
71 37.01 2.218 +/-
(TAX MAP BLOCK) LOT NO.(S) (TOTAL AREA OF ACREAGE)

6. Total square footage of building 61,709* Total Square Footage of Lot 96,616

7. List any zoning variances required and if so, in addition, attach hereto as a separate rider your
factual basis and legal theory for the relief sought.
None

8. Deed restrictions that apply or are contemplated. (If no restrictions, state "NONE", if "YES"
attach copy). Detention Basin, Drainage & Access Easement recorded in Deed Book
6082, Page 1635-1671. See copy attached.

* Lower Level 15,401 sq. ft.; 1st Level 15,348 sq. ft.; 2nd Level 15,512 sq. ft.; and
4th level 15,448 sq. ft. - TOTAL 61,709 sq. ft.

APPLICATION FOR PRELIMINARY MAJOR SITE PLAN
PAGE TWO

9. Plans for use of the proposed building Construction of 32 residential units, 8 of which shall be affordable rental units. See Addendum.
10. If addition is used as a storage facility, please list materials that will be stored. (If chemicals or hazardous materials are to be contained, please list amounts, chemical name and common brand name:
N/A
11. Briefly describe any prior or presently pending proceedings before the Warren Township Planning Board of any other federal, state, or local board or agency involving the property which is the subject of this application>
None at this time.
12. List any other material accompanying this application. i.e. plans, drainage calculations etc.
Architectural drawings by Beer Architectural Group.
13. List any changes to the final maps that were not shown on the preliminary (if any).

58 Mt. Bethel, Inc.

Robert Checchio

01/27/2021

Applicant's Signature Date

BY: Robert Checchio, President

CONSENT OF OWNER IF OTHER THAN APPLICANT

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith.

Date _____

WITNESS: _____

**ADDENDUM TO APPLICATIONS FOR
PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL**

The Applicant proposes the following types of units, comprising 32 units in total:

<u>Unit Type</u>	<u>No. of Units</u>
COAH 1-Bedroom	1
COAH 2-Bedroom	5
COAH 3-Bedroom	2
Market 1-Bedroom	1
Market 1-Bedroom + Den	8
Market 2-Bedroom	3
Market 2-Bedroom + Den	<u>12</u>
TOTAL	32

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PLANNING BOARD

Case # PB 2101

**WARREN TOWNSHIP PLANNING BOARD
APPLICATION FOR FINAL MAJOR SITE PLAN APPROVAL**

SITE NAME Mt. Horeb & Mt. Bethel Road Redevelopment Plan

APPLICATION is hereby made for approval of Final Site Plan. This building(s) is located

in the R-65 zone(s). Preliminary approval was granted on _____
DATE OF RESOLUTION

Preliminary plans were signed on _____
(Approval Date of Preliminary Plans)

1. Applicant's Name 58 Mt. Bethel, Inc. Phone 732-667-7870 Fax 732-667-7871
Address: 326 Rt. 22 West, Suite 4 16B, Green Brook, New Jersey 08812

2. Owner's Name Same as Applicant Phone _____ Fax _____

3. Attorney's Name Richard M. Sasso, Esq. Phone 908-756-0480 Fax 908-755-5229
Firm and Address 31 Mountain Blvd., Bldg. W, Warren, New Jersey 07059

4. Name & address of person preparing plans P.E. Phone 908-231-9664 Fax _____
Profession
Name James J. Mantz, P.E. & L.S.
Address 150 Brahma Avenue, Bridgewater, New Jersey 08807

5. Location of Property 87 Mt. Bethel Road
(Street)
71
(Tax Map Block) (Lot) (Total Area Acreage)

6. Total square footage of building 61,709* Total square footage of lot 2.218 +/-

7. List any zoning variances required and if so, in addition, attach hereto as a separate rider your factual basis and legal theory for the relief sought.
None

REVISED 1-1-93; REVISED 7-16-97; REVISED 6/3/2010

* Lower Level 15,401 sq. ft.; 1st Level 15,348 sq. ft.; 2nd Level 15,512 sq. ft; and 4th Level 15,448 sq. ft. - TOTAL 61,709 sq. ft.

8. Deed restrictions that apply or are contemplated. (If no restrictions, state "NONE", if "YES" attach copy. Detention Basin, Drainage & Access Easement recorded in Deed Book 6082, Page 1635-1671. See copy attached.

9. Plans for use of the proposed building Construction of 32 residential units, 8 of which shall be affordable rental units. See Addendum attached.

10. Briefly describe any prior or presently pending proceedings before the Warren Township Planning Board or any other Federal, State, or Local Board or agency involving the property which is the subject of this application.
None at this time.

11. List any other material accompanying this application, i.e. plans, drainage calculations, reports, studies, etc.
Architectural Drawings of Beer Architectural Group.

12. List any changes to the final maps that were not shown on the preliminary (if any).

58 Mt. Bethel Inc.

Robert Checchio

01/27/2021

Applicant's Signature

Date

BY: Robert Checchio, President

Consent of Owner

I (we) the undersigned, being the owner(s) of the lot or tract described in the foregoing application hereby consent to the making of this application and the approval of the plans submitted herewith.

Owner Date

Witness Date

Owner Date

Owner Date

**ADDENDUM TO APPLICATIONS FOR
PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL**

The Applicant proposes the following types of units, comprising 32 units in total:

<u>Unit Type</u>	<u>No. of Units</u>
COAH 1-Bedroom	1
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