

TOWNSHIP OF HOWELL

DEPARTMENT OF COMMUNITY DEVELOPMENT & LAND USE DIVISION OF LAND USE AND PLANNING

4567 Route 9 North, 2nd Floor
Post Office Box 580
Howell, NJ 07731-0580

Phone: (732) 938-4500 x2300
Fax: (732) 414-3243
Web: www.twp.howell.nj.us

DEVELOPMENT APPLICATION

DATE RECEIVED: _____ APPLICATION NO: _____

RECEIVED BY: _____ FEE AMOUNT PAID: _____
(Items above to be filled out by the Township)

Date Prepared: March 21, 2021 (Please Print) Zone: SED

Block(s): 41 Lot(s): 17

Site Address: Vacant land, Victory Road

Name of Owner(s): Stavola Realty Company

Owner Address: 620 Tinton Avenue, Building B, Suite 200, Tinton Falls, New Jersey 07724

Phone #: 732-389-5500 X 263 Email: gvia longa@stavolarealty.com

Name of Applicant: AAVRHW Property, LLC

Applicant Address: 250 West Nyack Road, Suite 104D, West Nyack, New York 10994

Phone #: 848-343-0880 Email: _____

Name of Professional Preparing Plan: Tung-To Lam, P.E. License #: 47863

Name of Firm: Bohler Engineering NJ, LLC

Firm Address: 30 Independence Blvd., Suite 200, Warren, NJ 07059

Phone #: 908-668-8300 Email: tlam@bohlereng.com

Name of Attorney Representing Applicant: Kenneth L. Pape

Name of Firm: Heilbrunn Pape LLC

Firm Address: 516 State Highway 33, Millstone, NJ 08535

Phone #: 732-679-8844 Email: kpape@hpnjlaw.com

1. Application Request

- a. The applicant is hereby requesting an application for the following:
- | | |
|--|--|
| <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Final Major Site Plan |
| <input checked="" type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Appeal of Zoning Officer's Decision ("A") |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Interpretation of Zoning Ordinance ("B") |
| <input type="checkbox"/> Conditionally Exempt Site Plan | <input type="checkbox"/> Hardship or Flexible Bulk Variance ("C") |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use Variance ("D") |
| <input type="checkbox"/> Preliminary Major Site Plan | <input type="checkbox"/> Building On Unimproved Street |
| <input type="checkbox"/> Amended Preliminary, Final or Minor Subdivision | |
| <input type="checkbox"/> Amended Preliminary, Final or Minor Site Plan | |
| <input type="checkbox"/> Extension of Time | |

Is a variance or conditional use approval required? n/a If so, please specify the section of the Ordinance: n/a and provide a detailed explanation of the variances needed and attach explanation hereto.

2. Items of Proposed Development

- a. Title of Plat: Preliminary and Final Major Site Plan
- b. Zoning District: SED Area of Tract: 19.9 +/- acres
- c. Number of Existing Lots: 1 Number of Proposed Lots: 1
- d. For the construction of: (check all that apply and provide # of each type)
- | | |
|--|--|
| <input type="checkbox"/> Single Family Dwellings _____ | <input type="checkbox"/> Aged Restricted Units _____ |
| <input type="checkbox"/> Townhomes _____ | <input type="checkbox"/> Apartments _____ |
| <input type="checkbox"/> Other Residential _____ | <input type="checkbox"/> Commercial Structure(s) _____ |
- Other (Describe) Gary Vialonga Warehouse with office element
- Number of units that will qualify as Affordable Units _____ for sale and _____ for rent.
- e. Provide brief description of proposed development: Construction of one warehouse building of 207,593 +/- SF (including office area).

3. Overview of Proposed Facilities

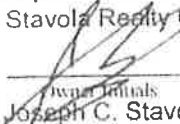
	<u>YES</u>	<u>NO</u>	<u>N/A</u>
a. Streets:			
i. All lots served by an existing street:	<u>✓</u>	<u>_____</u>	<u>_____</u>
ii. Existing streets will be widened:	<u>_____</u>	<u>✓</u>	<u>_____</u>
iii. New streets will be constructed:	<u>_____</u>	<u>✓</u>	<u>_____</u>


Overview of Proposed Facilities (continued)

	<u>YES</u>	<u>NO</u>	<u>N/A</u>
b. Water Systems:			
i. Existing public water service available to tract:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Public water service will be extended to tract:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Potable wells will be drilled or other method:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Sewerage Systems:			
i. Existing off-tract sewerage treatment is available:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Off-tract sewerage treatment will be extended to tract:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Septic systems will be constructed or other method:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Miscellaneous:			
i. Will all utilities be located underground:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Will any easements be required for the tract:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Are any streams located within the tract:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Are any wetlands located within the tract:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Is there an Active Recreation aspect of the project:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vi. Is there an Open Space aspect of the project:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vii. Is a woodlands management plan required:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Consent for Site Review

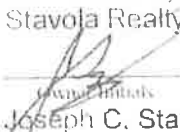
- a. The applicant and owner realize that as part of the Planning Board / Zoning Board of Adjustment review of its application, that the Board may determine it necessary or advisable to visit the subject premises for the purposes of performing a site inspection and review. The applicant and owner do hereby give permission to any member of the Township of Howell's Planning Board, Zoning Board of Adjustment, Environmental Commission and Monmouth County Board of Health as well as any other Township employee or officer to enter the subject premises for the purpose of performing a site inspection and review.


Stavola Realty Company

 Owner Initials: _____ Date: 3/23/22
 Joseph C. Stavola III, President

AAVRHW Property, LLC

 Applicant Initials: _____ Date: 3/28/22
 Seth Gerszberg, Applicant's Representative

5. Certificate of Concurrence & Statement of the Landowner

- a. I hereby certify that I am the Owner of Record of the site depicted and that I concur with the plans presented to the Planning Board / Zoning Board of Adjustment.
- b. Application is made with my complete understanding and permission in accordance with the agreement of purchase or other option entered into between me and the applicant.
- c. Permission is hereby granted to: AAVRHW Property, LLC otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser): Contract Purchaser

Stavola Realty Company

 Owner Initials: _____ Date: 3/23/22
 Joseph C. Stavola III, President

AAVRHW Property, LLC

 Applicant Initials: _____ Date: 3/28/22
 Seth Gerszberg, Applicant's Representative

6. Escrow Agreement

- a. The ordinances of the Township of Howell require the Applicant to pay certain sums into an escrow account for review of said application for development and for the Owner of said property to agree to the charges against same or become a lien on its property.
- b. The Applicant shall submit an escrow payment to the Township of Howell in the amount of \$ 5,000 .00 to be held by the Township in an interest bearing account pursuant to N.J.S.A. 40:55D-53.1.
- c. The Township has the right to withdraw funds from said escrow account for payment of all invoices submitted by the professionals reviewing the application on behalf of the Township pursuant to N.J.S.A. 40:55D-53.2.
- d. If the escrow account is reduced to 25% of its original amount or if additional payments are deemed necessary by the Planning Board / Zoning Board of Adjustment / Township, the Applicant shall be notified of such and agrees to make an additional payment within twenty-one (21) days of receipt of request pursuant to Chapter 188, Section 168 - Escrow Funds for Professional Services of the Township Code.
- e. Upon submission of revised plans, applicants shall pay an additional 20% of the original escrow amount pursuant to Chapter 139, Section 41 - Escrow Amounts for Professional Services of the Township Code.

Joseph C. Stavola III 3/23/22
Owner Initials Date
Joseph C. Stavola III, President

SG 3/28/22
Applicant Initials Date
Seth Gerszberg, Applicant's Representative

7. Final Certification

Owner

Name: Stavola Realty Company

Address: 620 Tinton Avenue, Building B, Suite 200, Tinton Falls, New Jersey 07724

Signature: [Signature]
Joseph C. Stavola III, President
Notary Public

Applicant

AAVRHW Property, LLC

250 West Nyack Road, Suite 104D, West Nyack, New York 10994

Signature: [Signature]
Seth Gerszberg, Applicant's Representative
Professional Preparing Plan

Bohler Engineering NJ, LLC c/o Tung-To Lam, P.E.

30 Independence Blvd., Suite 200

Warren, NJ 07059

Signature: [Signature]

Stamp:

CAROLYN A GULICK NOTARY PUBLIC STATE OF NEW JERSEY ID # 2285476 MY COMMISSION EXPIRES MAR. 19, 2027

Seal:

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6. Escrow Agreement

- a. The ordinances of the Township of Howell require the Applicant to pay certain sums into an escrow account for review of said application for development and for the Owner of said property to agree to the charges against same or become a lien on its property.
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Owner Initials _____

Date _____

Applicant Initials _____

Date _____

Seth Gerszberg, Applicant's Representative

7. Final Certification

Owner

Applicant

Name: Stavola Realty Company

AAVRHW Property, LLC

Address: 620 Tinton Avenue, Building B,
Suite 200,
Tinton Falls, New Jersey 07724

250 West Nyack Road, Suite 104D,
West Nyack, New York 10994

Signature: _____

Notary Public

Seth Gerszberg, Applicant's Representative
Professional Preparing Plan

Name: _____

Bohler Engineering NJ, LLC c/o Tung-To Lam, P.E

Address: _____

30 Independence Blvd., Suite 200
Warren, NJ 07059

Signature: _____

Tung-To Lam
Digitally signed by Tung-To Lam
 DN: cn=LL, o=LL, st=New Jersey, h=Warren, ou=BOHLER
 ENGINEERING, P.C., cn=Tung-To Lam,
 email=tlam@bohlereng.com
 Date: 2022.03.28 16:05:46 -0400'

Stamp:

Seal:



Digitally signed
 by Tung-To Lam
 Date: 2022.03.28
 16:07:16 -04'00'