

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Applicant: Cosmopolitan at Somerset Town Center

Docket Number : _____

PART A

Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site and/or building(s) including the proposed use of the premises.

This Site Plan Application by Levin Properties, L.P. is for the transformation of an obsolete big box space at Rutgers Plaza into an amenity-centric residential component. This "Greyfield" Redevelopment will utilize the underlying infrastructure and transform the site into a two hundred (200) unity residential dwelling including a twenty percent (20%) affordable component. The project will include a community area, an outdoor pool, fitness center, multiple elevators, and on-site, fully staffed leasing and maintenance offices.

Applicant requests the Site Plan Approval(s) indicated below (check all that apply):

Preliminary Major Site Plan *and/or*

Final Major Site Plan

or

Check below if Waiver of Site Plan is requested

Waiver of Site Plan Provide explanation why Waiver of Site Plan is sought: _____

PART B

APPLICANT: Individual Partnership Corporation

APPLICANT: Owner Applicant Other _____

Name Levin Properties, L.P.

Street Address P.O. Box 326 Apt./Ste/Unit # _____

City Plainfield State New Jersey Zip Code 07061

Phone (908) 226-5282 Fax _____

Email BCarson@levinmgt.com

OWNER (if different from Applicant):

Name _____
Street Address _____ Apt./Ste/Unit # _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____
Email _____

PART C

SUBJECT PROPERTY:

Block/s 385 Lot/s 2.07 Zone G-B

Street Address Rutgers Plaza, 940 Easton Avenue

City Franklin State New Jersey Zip Code 08873

Approximate Site Size: 27.4179 Acres/ 1,194,328 Sq. ft.

Present use of the property, specify: Shopping Center with obsolete / abandoned big box retail

Proposed use of the property, specify: Shopping center with 200 unit amenity-centric residential apartments

Area of new disturbance: 73.4 * % of the gross lot area: 877,100 Sq. ft.

* Proposed site improvements result in a decrease of impervious coverage by 63,700 sf.

Gross square footage of the building: Existing: 107,600 Sq. ft.
Proposed: 250,475 Sq. ft.

Public water available: Yes No If not, proposed? Yes No

Public sanitary sewer available: Yes No If not, proposed? Yes No

Is the site located within a Township-designated Historic District and/or located within 1000 feet of the Delaware & Raritan Canal?: Yes No

Describe any off tract improvement required or proposed N/A

Deed restrictions, covenants, easements, association by-laws:

Yes (Provide a copy) No Proposed (Must be submitted for review)

Does the applicant own any contiguous property? Yes No

If yes, state the address, block and lot of such property: _____

PART D

Has there been any previous appeal, request, or application to this or any other Township Boards or the Technical Review Committee involving this property? Yes No

If yes, in the space below state the type of approval (e.g., site plan and/or variances), docket number, the nature of the application and approval date. In particular, describe whether this submission is intended to supersede or further effectuate such previous approval(s) – e.g., site plan approval for a previously granted use variance.

Stop & Shop Supermarket Co. application under Docket No. PLN-2004-0019

Identify the associated development approvals sought at this time (check all that apply):

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals (e.g., subdivision, variances) being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.

"C" Variance(s):

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A. 40:55D-70.C(1)
- The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment - N.J.S.A. 40:55D-70.C(2)

"D" Variance(s):

- Use or principal structure in a district restricted against such use or principal structure – N.J.S.A. 40:55D-70.D(1)
- Expansion of a nonconforming use - N.J.S.A. 40:55D-70D(2)
- Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A. 40:55D-70. D(3)
- Increase in the permitted floor area ratio - N.J.S.A. 40:55D-70.D(4)
- Increase in the permitted density - N.J.S.A. 40:55D-70.D(5)
- Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A. 40:55D-70.D(6)

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Other(s) Specify: _____

Check below if Conditional Use Approval is sought at this time and in the space provided demonstrate compliance with the applicable conditional use requirements (provide separate sheet if necessary). Note: Non-compliance with one or more conditional use requirements requires a D-3 use variance (Applicant must consult the respective Instruction Sheet and Submission Checklist)

Conditional Use Approval

PART E

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
15	Traffic Statement by Langan Engineering, dated 8/12/2021
25	Truck Movement Plan by Menlo Engineering Associates, Inc., dated 8/16/2021
15	Stormwater Management Report with drainage maps, dated 8/16/2021
15	Operation & Maintenance Manual by Minno & Wasko Architects & Planners, date 8/12/2021
15	Engineer's Report for Sanitary Sewer and Potable Water Service, dated 8/16/2021
25	Full Set of Preliminary & Final Site Plan by Menlo Engineering Associates, Inc., dated 8/12/2021
25	Architectural Design Package by Menlo Engineering Associates Inc., dated 8/12/2021
25	Partial Topographic & Utility Survey by Control Point Associates, Inc., dated 5/5/2021
1	CD Containing an electronic copy of the application

PART F

CONTACT PERSON INFORMATION/ CERTIFICATION

The person indicated below shall serve as the point-of-contact with the Township Department of Planning and Zoning and shall be the sole recipient of official correspondence from the Department. By signing this form, in Part G below, the Applicant and Owner certify that that the party listed below is authorized to act on their behalf as the designated contact person with the Department.

Owner Applicant Attorney Engineer Architect Other

Name John S. Wisniewski, Esq.

Street Address 17 Main Street Apt./Ste/Unit # _____

City Sayreville State New Jersey Zip Code 08872-1559

Phone (732) 651-0040 Fax (732) 651-0060

Email jwisniewski@wisniewskilaw.com

PART G

APPLICANT'S CERTIFICATION

I, Maureen Mooney, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 1600 Sunset Avenue, Asbury Park Ocean in the County of Monmouth and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 15th day of September, 20 21

Maureen Mooney
APPLICANT'S SIGNATURE
MAUREEN MOONEY

Stacy A. Garrity
NOTARY PUBLIC
STACY A. GARRITY
NOTARY PUBLIC OF NEW JERSEY
COMMISSION NO.: 2222876
My Commission Expires 5/13/2024

OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, Maureen Mooney, of full age, being duly sworn according to law and upon my oath depose that: I reside at 1600 Sunset Avenue, Asbury Park Ocean in the County of Monmouth and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

UP to general partner of the

Sworn to and subscribed before me this 15th day of September, 20 21

Maureen Mooney
OWNER'S SIGNATURE
MAUREEN MOONEY

Stacy A. Garrity
NOTARY PUBLIC
STACY A. GARRITY
NOTARY PUBLIC OF NEW JERSEY
COMMISSION NO.: 2222876
My Commission Expires 5/13/2024