

DEPARTMENT OF PLANNING AND ENGINEERING
EAST BRUNSWICK DEVELOPMENT APPLICATION

TYPE OF APPLICATION Subdivision and Site Plan
(If additional space is required, attach a rider)

FEES \$

1. Applicant's Full Name Tices Developers Urban Renewal, LLC Phone # 973-467-5000

2. Applicant's Mailing Address 820 Morris Turnpike, Suite 102, Short Hills, NJ 07078

2a. Email Address djennings@wilentz.com

3. Is Applicant a Corporation Partnership Individual Limited Liability Company

3a. If Applicant is a Corporation or a Partnership, set forth the names and addresses of all stockholders having a 10% interest or more:

(name) See attached.

(address) _____

4. Does Applicant own all this property? Yes No (Consent attached)

5. If not, set forth names and addresses of owners of any property covered by this Application which are not owned by Applicant: N/A

6. As to all property described in answer to question #5, set forth, in detail, the nature and source of the local or beneficial right by which you claim right to prosecute this application.

N/A

7. Location(street address) 110 Tices Lane

Block(s) 32 Lot(s) 1.33 Zone(s) Tices Lane Redevelopment Size 32.924 acres

8. Present Use of Property 2-story and 1-story commercial building

9. Proposed Use of Property See attached Rider.

10. Description of proposed structures or changes in existing structures

See attached Rider.

11. Was this tract formerly subdivided? No Yes When _____

12. Area of entire tract 32.924 acres, or 1,434,169.44 square feet

13. Applicant plans to develop property by:

() Selling Lots Only

() Constructing Houses to Sell At \$ _____

(X) Other Develop the property pursuant to Mt. Laurel Settlement Agreement.

14. Does site adjoin any county road No state highway No

15. Location of nearest sanitary sewer Tices Lane

(Sewerage system must be approved by the East Brunswick Sewerage Authority and/or Director of Health before Planning Board will review application.)

16. Location of nearest water utility line Tices Lane

17. Are exterior utility systems to be installed on this site? N/A

 Propane Tanks Transformers Air Conditioning Units

18. Are there new streets, extension of municipal facilities or utilities involved in this development?

Yes X* No

*Proposed loop road connection from Tices Lane to Highland Street.

19. If any variances are required, circle those sections of municipal land use law the variance comes under - A, B, C, or D.

20. Describe variance requested See attached Rider.

21. Section(s) of Zoning Ordinance from which variance(s) is requested

See attached Rider.

22. Reasons for requesting variance(s) See attached Rider.

23. Have there been any previous Board of Adjustment or Planning Board hearings involving this property?

Yes No X

24. If the answer to #23 is the affirmative, state the date of the hearing, nature and disposition.

25. Applicant's Attorney (All business entities other than a sole proprietorship must be represented by a licensed New Jersey attorney).

Name Donna M. Jennings, Esq. Phone# 732-855-6039

Address 90 Woodbridge Center Drive, Suite 900, Box 10, Woodbridge, NJ Zip 07095

Firm Wilentz, Goldman & Spitzer, P.A. Email Address djennings@wilentz.com

26. A Tax and Assessment Payment Report indicating all taxes and/or assessments required to be paid attached to this application Yes
27. Are any easements or special covenants by deed involved in this site?
 Yes x No _____ (If yes, attach copy)
28. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to Punishment.

Wilentz, Goldman & Spitzer, P.A. on behalf of Applicant/Owner:

Sworn to and subscribed before me on this 10th day of September 2019

By: [Signature]
 Signature of Applicant
 Donna M. Jennings, Esq.

Maureen Blair MAUREEN BLAIR
 A Notary Public of New Jersey
 Notary Public My Commission Expires August 5, 2020

By: [Signature]
 Signature of Owner
 Donna M. Jennings, Esq.

AUTHORIZATION OF SIGNATURE (if Applicant is a Limited Liability Company (LLC) or Corporation)

This will certify that Donna M. Jennings Title Attorney for the Applicant
 of (Corporation of LLC name and address) Tices Developers Urban Renewal, LLC
820 Morris Turnpike, Suite 102, Short Hills, NJ 07078

who subscribed to the above application for development in the Township of East Brunswick has been authorized by this business entity to do so.

ATTEST Aimée Fischbeck
Aimée Fischbeck

Tices Developers Urban Renewal, LLC
[Signature]
September 4 2019

29. Address all correspondence concerning this Application to:

() Applicant () Owner (X) Attorney

Name Donna M. Jennings, Esq.

Address 90 Woodbridge Center Drive, Suite 900, Box 10, Woodbridge, NJ 07095

Firm Wilentz, Goldman & Spitzer, P.A.

Telephone # 732-855-6039

Email Address djennings@wilentz.com

TICES DEVELOPERS URBAN RENEWAL, LLC
East Brunswick

Applicant is seeking preliminary and final major subdivision, preliminary and final major site plan and several bulk variances to develop an inclusionary development with a mix of residential, retail and open space components on an approximately 32.42 acre parcel located at 110 Tices Lane and identified as Lot 1.33 in Block 32 (the "Property"). Twenty percent (20%) of the proposed 520 residential units will be set aside for low and moderate income households. The Property is located in the Tices Lane Redevelopment Plan, where the proposed development is a permitted use. The existing commercial structures located at the Property will be demolished in connection with the proposed development.

1. Preliminary and Final Major Subdivision

The Applicant is proposing to subdivide the Property into two (2) lots. Proposed Lot A will be 23.624 acres and contain the proposed mixed-use inclusionary development. Proposed Lot B will be 8.152 acres and remain vacant land. The minimum required overall tract size in the Tices Lane Redevelopment Plan is 30 acres, however, "once the overall tract has received final approval from the Planning Board the property may be subdivided into smaller parcels for financing purposes and/or market conditions." Consequently, no variances are sought in connection with the subdivision application.

as part
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or site
plan?

Additionally, an existing 50' right-of-way (Highland Street) will be vacated. Approximately 1.590 acres will be consolidated with existing Lot 1.33 (32.924 acres) so that the total lot area before a future subdivision is 34.514. Applicant is proposing dedications to the Township for a 50' wide right-of-way and 7.5' wide dedication along Tices Lane.

2. Preliminary and Final Major Site Plan

Proposed Lot A will contain 520 residential units along with 18,000 square feet of retail space and other amenities. The following structures are proposed:

- Twelve (12) 2-story townhouse buildings that will contain a total of 48 residential units.
- Two (2) 3-story stacked townhouse buildings that will contain a total of 16 residential units.
- Two (2) mixed-use multifamily apartment buildings that are 4 floors of residential units above groundfloor retail/garage space. The proposed groundfloor retail space in each building is 9,000 square feet. These residential buildings also provide a rooftop amenity deck. The 2 mixed-use multifamily buildings contain 188 residential units each for a total of 376 residential units.
- Two (2) 4-story residential apartment buildings that will contain a total of 80 residential units.
- A community pool with a 5,000 square foot pool house.
- 4 open space/green space areas to be used as parks, ranging in size 11,237 square feet to 37,589 square feet.

The market rate residential unit breakdown is as follows: 28 studios; 126 1-bedroom units; 198 2-bedroom units; 32 townhouse 2-bedroom units; and 32 townhouse 3-bedroom units. The COAH unit breakdown is as follows: 26 1-bedroom units; 58 2-bedroom units; and 20 3-bedroom units. 1,101 parking spaces are proposed where 858 parking spaces are required. Parking is provided via driveway spaces, garages spaces and surface parking stalls on the site.

3. Bulk Variances

In addition to site plan approval, the Applicant is also seeking bulk variance relief from the Tices Lane Redevelopment Plan for the following.

1. Maximum number of multifamily apartments. The Redevelopment Plan permits a maximum of 360 residential units within mixed-use multifamily apartment buildings and 376 residential units are proposed.
2. Minimum building setback to tract boundary. The Redevelopment Plan requires a 50 foot building setback from the tract boundary, where 25.34 feet is proposed in connection with the townhouses located at the southern edge of the proposed development.
3. Maximum building coverage. The Redevelopment Plan requires a maximum building coverage of 20% and 22.9% of building coverage is proposed.
4. Maximum length of building. The Redevelopment Plan requires a maximum building length of 400 feet and a length of 439.78 feet is proposed in connection with the 2 mixed-use multifamily apartment buildings.
5. Minimum landscaped buffer. The Redevelopment Plan requires a minimum 50 foot landscaped buffer, where a minimum landscaped buffer of 25.34 feet is proposed.
6. Minimum stormwater management structure to tract boundary. The Redevelopment Plan requires any stormwater management structure be setback a minimum 25 feet from the tract boundary and features of the proposed stormwater management systems are located 13.21 feet from the tract boundary.

4. Waivers From Checklist

Lastly, the applicant is requesting waivers from providing: (1) Percolation test and soil log results, and (2) soil report as required by the Site Plan and Preliminary Subdivision Checklists. As indicated in the Environmental Impact Worksheet, the Property has undergone several environmental investigations and remedial actions over the last several years. As a result, a Licensed Site Remediation Professional has been retained to remediate the Property in accordance with applicable NJDEP regulations. Additionally, soil types and soil suitability is addressed within the Environmental Impact Worksheet. Consequently, it is submitted additional soil reports and logs are not necessary for the review of this application.

5. Tree Statement

The Applicant is familiar with the Township's Look Alike Tree Ordinance and Tree Removal Ordinance and will abide by the terms of both ordinances.