

APPLICATION # **PB2020-09**

FOR OFFICE USE ONLY

DATE SUBMITTED

**TINTON FALLS PLANNING BOARD
DEVELOPMENT APPLICATION**DEVELOPMENT NAME ALL AMERICAN ASSISTED LIVING AT TINTON FALLSADDRESS OF SUBJECT PROPERTY 1530 WEST PARK AVENUEBLOCK 124.63LOT(S) 30.01+ Common Easement -Part of Lot 30MINOR SUBDIVISION MAJOR SUBDIVISION PRELIMINARY FINAL MINOR SITE PLAN MAJOR SITE PLAN X PRELIMINARY X FINAL XNAME OF APPLICANT SENIOR HOUSING DEVELOPMENT, LLC (Contract Purchaser)ADDRESS 100 JERICHO QUADRANGLE #142 TOWN/ZIP JERICHO NY 11753PHONE 516-496-1505FAX E-MAIL ADDRESS bwells@kapdev.comSIGNATURE OF APPLICANT OR AGENT PRINT NAME/TITLE Benjamin Wells, President, Business Development**PERSON PREPARING PLAN(S)**NAME Mark Lescavage, PE,PP,CME, Maser Consulting, PAADDRESS 331 Newman Springs Road, Ste 203 TOWN/ZIP Red Bank 07701PHONE 732-383-1950 Ext. 3437FAX E-MAIL ADDRESS MLescavage@maserconsulting.comSIGNATURE **ATTORNEY CONTACT INFORMATION**NAME Marc D. Policastro, Esq., Giordano, Halleran & Ciesla, P.CADDRESS 125 Half Mile Road #300 TOWN/ZIP Red Bank 07701PHONE 732-741-3900FAX E-MAIL ADDRESS MPolicastro@ghclaw.com**STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER**

I, Richard V. Kenderian, Partner, OWNER OF BLOCK 124.63 LOT(S) 30.01 HEREBY
ACKNOWLEDGE THAT THE APPLICATION OF SENIOR HOUSING DEVELOPMENT, LLC
IS MADE WITH MY COMPLETE UNDERSTANDING AND PERMISSION.

NAME TINTON FALLS PROPERTIES COMPANY LIMITED LIABILITY ADDRESS 2317 Highway 34, Suite BBTOWN ManasquanZIP 08730PHONE 732-779-6907SIGNATURE OF LANDOWNER 

(SIGNATURE TO BE NOTARIZED)

RESIDENTIAL

TOTAL ACREAGE OF ZONE RESIDENTIAL _____ # OF DWELLING UNITS _____

ACREAGE PROPOSED TO BE DEDICATED TO BOROUGH _____

NON-RESIDENTIAL Assisted Living Residence

GROSS FLOOR AREA 58,000 +/- sf. / TOTAL TRACT ACREAGE 12.39 +/- ac. = 0.11 FAR

PROPOSED DEVELOPMENT

ZONE DISTRICT IOP (Industrial Office Park)

TOTAL AREA OF TRACT 12.39 Acres +/-

IS THERE ANY OPEN SPACE TO BE DEDICATED TO THE BOROUGH? YES _____ NO X

ROAD WIDENING REQUIRED OR PROPOSED? YES _____ NO X

EXISTING COVENANTS/DEED RESTRICTIONS ON PROPERTY? YES X NO _____

PROPOSED COVENANTS/DEED RESTRICTIONS ON PROPERTY? YES X NO _____

STORMWATER MANAGEMENT PLAN SUBMITTED? YES X NO _____

SOIL EROSION PLAN ATTACHED? YES X NO _____

IS AFFORDABLE HOUSING COMPONENT PROPOSED? YES _____ NO X

HAVE APPLICATIONS BEEN MADE TO THE STATE OF NEW JERSEY FOR: (IF YES, ATTACH RESPONSE)

LETTER OF INTERPRETATION FOR WETLANDS & YES X NO _____

FLOOD HAZARD AREA VERIFICATION YES _____ NO X

STREAM ENCROACHMENT YES _____ NO X

HIGHWAY ACCESS YES _____ NO X

IS INDOOR OR OUTDOOR STORAGE PROPOSED? Maintenance Shed YES X NO _____

(If YES, please list materials to be stored on page 3 of Development Application form)

See Attached Schedule "A"

	REQUIRED	PROPOSED	VARIANCE REQUIRED?
MIN. LOT AREA	sf	sf	[]
MIN. LOT WIDTH	ft	ft	[]
MIN. LOT DEPTH	ft	ft	[]
MIN. FRONT YARD	ft	ft	[]
MIN. SIDE YARD	ft	ft	[]
MIN. REAR YARD	ft	ft	[]
MAX. BLDG. HEIGHT	ft	ft	[]
MAX. BLDG. COVERAGE	%	%	[]
MAX. PAVEMENT COVERAGE	%	%	[]
TOTAL LOT COVERAGE	%	%	[]
MIN. OPEN SPACE REQUIRED	%	%	[]
MIN. OFF STREET PARKING			[]
MAX. FLOOR AREA RATIO*			[]
MIN. OFF STREET LOADING*			[]

* IF REQUIRED

BRIEFLY DESCRIBE THE NATURE OF THE APPLICATION AND THE CHANGES PROPOSED. PLEASE INCLUDE INTENDED USE, PROSPECTIVE TENANTS AND ANY MATERIALS TO BE STORED ON SITE (SPECIFY INDOOR OR OUTDOOR STORAGE):

The project site currently consists of vacant land. See Schedule "B" project description attached hereto and made a part hereof.

BOARD MEMBERS MAY ELECT TO VISIT PROPERTY IN QUESTION. ARE THERE ANY PETS OR DANGEROUS CONDITIONS THAT MAY PROHIBIT THEM FROM DOING SO?

The project site is vacant land. There are no pets or evidence of dangerous conditions.