

Name of Applicant RPM Development, L.L.C. Email _____

Address 77 Park Street Phone (Daytime) _____

City Montclair State NJ Zip 07042 (Fax) _____

Applicant interest in property (owner, lessee, etc.) Contract purchaser

Name of Owner (if not applicant) Somerset County Improvement Authority

Address 20 Grove Street

City Somerville State NJ Zip 08876 Phone _____

When property was acquired by applicant n/a - applicant is under contract to purchase property

Tax Map Page 44 Block 20001 Lot 10.05

Address of property Orchard Road and Headquarters Park Drive

Present Use of Property: Public property

Proposed Use of Property: Age-restricted affordable housing development

Development Name TBD - Montgomery Senior Affordable Housing

Is the property served with public sewer system? Yes X No _____

Is the property served with public water system? Yes X No _____

Is the applicant willing to dedicate land for the widening of roads in compliance with Township and/or County Master Plan? Yes X No _____

Is the proposed use located on a Municipal x County _____ State _____ road?

Area of property 45.06 acres or 1,962,481 sq. ft.

Frontage on an improved street Headquarters Park ft. Present Zoning: REO-1 and MCRZ
is the only frontage

Number of Lots: Existing 1 Proposed 2

Number of buildings: Existing 0 Proposed 1

Proposed principal building height: 3 stories; 48 feet Proposed accessory building height n/a

Gross square footage of proposed building(s) 78,848 square feet

Floor area of all structures: Existing 0 Proposed 78,848 square feet

Percentage of coverage by buildings 15.0% by impervious coverage 25.0%

Bulk restrictions provided: Front Yard varying Side Yard 40 feet Rear Yard 152.1 feet Height 48 feet
26 feet

Parking spaces required 128 and provided 129

Has a subdivision previously been granted? No Date _____

Has a variance previously been granted? No Date _____

If previous applications were applied for please indicate the case number(s) N/A

Are there any existing or proposed covenants or deed restrictions on the property? Proposed

If yes, explain Affordable housing restrictions

Is a variance requested? Yes () No (x) No. of variances requested 0

TYPE OF APPLICATION PRELIMINARY SUBDIVISION AND SITE PLAN

Describe in detail section of Zoning Ordinance from which applicant seeks design waivers: _____

n/a

Describe in detail section of Zoning Ordinance from which applicant seeks submission waivers: _____

Please see attached checklist waiver requests.

PLANS

Name of Engineer/Surveyor: Kevin E. Shelly, P.E. Email kshelly@shorepointengineering.com

Address: c/o Shore Point Engineering, PO Box 257

City Manasquan State NJ Zip 08736 Phone 732-924-8100 Fax 732-924-8110

Name of Architect: Inglese Architecture Email info@inglese-ae.com

Address: 632 Pompton Avenue

City Cedar Grove State NJ Zip 07009 Phone 201-438-081 Fax _____

CERTIFICATION

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the attached authorization. I further authorize Township Officials to inspect the site noted above.

DATED: _____ Please see attached signed landowner consent form.

(Owner's Name Printed and Owner's Signature)

DATED: 6/11/2021

[Signature]
(Applicant's Name Printed and Applicant's Signature)
Luke S. Pontier, Esq., Attorney for Applicant

SWORN TO AND SUBSCRIBED BEFORE

THIS 11th day of June

2021

[Signature]
(Notary)

Persons to be contacted regarding matters
pertaining to this application, if other than Applicant.
SHERRI L. JANZEN
A Notary Public of New Jersey
My Commission Expires March 8, 2026

APPLICANT'S ATTORNEY:

Name: Please send to Attorney.

Name: Craig M. Gianetti, Esq.

Address: _____

Address: c/o Day Pitney LLP, 1 Jefferson Road

Parsippany, NJ 07054

Phone: _____

Phone: 973-966-8053

Fax: _____

Fax: _____

I, the developer/applicant, as signed below, acknowledge familiarity with the procedure set forth in the Montgomery Township Land Development Ordinance for submittals and required action and agree to be bound by it.

6/11/2021

Date

[Signature]
Luke S. Pontier, Esq., Attorney for Applicant RPM Development, LLC
Applicant's Name Printed and Applicant's Signature

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

THIS AGREEMENT made this 11th day of June 2021 between:

Name: RPM Development, LLC

Address: 77 Park Street, Montclair, NJ 07042

Type of Application: Preliminary Site Plan Block: 20001 Lot 10.05

Hereinafter call "Applicant"

and:

The Township of Montgomery, in the County of Somerset, a municipal corporation of the State of New Jersey, hereinafter call "Township"

WITNESSETH

That the Applicant has submitted a development application to the Township's Planning Board/Zoning Board for consideration in accordance with the New Jersey Municipal Land Use Law and the Montgomery Township Land Use Ordinances and Applicant hereby covenants and agrees as follows:

1. Applicant agrees to pay all costs related to the Township's review and administration of the proposed application with said costs including but not limited to:
 - A. Review by the Development Review Committee, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
 - B. Full application professional review by the Site Plan Committee, Subdivision Committee, Planning Board, and Zoning Board, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
2. Applicant understands and agrees to pay all costs as set forth above from the date of initial application submission through the Township's signature of approved plans which shall include any costs for extensions and revalidation's.
3. Applicant understands and agrees to deposit with the Township's Planning/Zoning Office an initial application filing fee which is non-refundable and an initial escrow deposit in accordance with Section 16-9.1 of the Land Development Ordinance.
4. Applicant understands and agrees that the Township will withdraw from said escrow deposit to cover costs as set forth in Section 1 above.
5. Applicant understands and agrees to pay within TEN BUSINESS DAYS of receipt of the Township's statement/billing all additional costs as may be incurred and billed to the applicant by the Township relative to the review and administration of the application even if the costs of said review and administration exceed the initial escrow deposit.
6. Applicant understands and agrees that in the event Applicant fails to pay a billed amount the Township may discontinue Planning Board/Zoning Board review and consideration on said application or if Planning Board/Zoning Board approval has been previously given Township may deny issuance of a construction permit and/or certificate of occupancy or if permit has been previously issued Township may initiate a Stop Work Order.
7. Township agrees to refund to applicant any escrow sum deposited with Township for review and administration of the application and neither spent nor needed by Township. A refund will be issued upon request by Applicant by Township following completion of the Township's review and administration of the application.
8. **APPLICANT AGREES AND UNDERSTANDS THAT IT IS INCUMBENT ON APPLICANT TO PERIODICALLY MONITOR THE STATUS OF SAID ESCROW ACCOUNT. APPLICANT AGREES AND UNDERSTANDS THAT RESPONSIBILITY TO PAY ALL ESCROW CHARGES IS THE APPLICANT'S EVEN IF APPLICANT SELLS OR CONVEYS SAID PROPERTY CITED ABOVE TO ANOTHER PARTY.**

Luke S. Pontier, Esq., Attorney for Applicant RPM Development, LLC

APPLICANT'S NAME (PRINTED)



APPLICANT'S SIGNATURE

6/11/2021

DATE

**ESCROW ACCOUNTING ADMINISTRATIVE PROCEDURE
(CONTINUED)**

5. Failure by applicants to maintain sufficient positive escrow balances may subject applications to delays in review.
6. Professionals billing against escrow accounts must send a duplicate copy, marked or stamped, **“FOR INFORMATIONAL PURPOSES ONLY”** to the applicant at the same time the bills are sent to the Township.


D. QUESTIONS CONCERNING BILLINGS

1. Applicant inquiries regarding billing must be made in writing to the Director of Community Development specifying concerns, in detail, within two weeks of date of invoice.
2. Invoices will be scrutinized a second time for possible billing errors.
3. The Director of Community Development will determine the appropriateness of the billing, make a decision on whether or not the bill will be paid, and inform both parties concerned.

Applicant agrees and understands the “Escrow Accounting Administrative Procedure” and agrees to be bound by same.

Luke S. Pontier, Esq., Attorney for Applicant RPM Development, LLC

APPLICANT'S NAME (PRINTED)



APPLICANT'S SIGNATURE

6/11/2021

DATE

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Applicant's Disclosure Statement

(Corporation or Partnership)

See N.J.S.A. 40:55D-48.1 and 48.2 and Zoning Ordinance

A Corporation or Partnership applying to the Planning Board or Zoning Board of Adjustment for:

- A. Subdivision with three (3) or more lots; or
- B. Site Plan for Commercial Purpose; or
- C. Variance to construct multi-dwelling or twenty-five (25) or more family units;

must complete the following:

The names and addresses of all persons, stockholders, or individual partners owning at least ten percent (10%) interest in the corporation, partnership, or applicant are as follows:

Name	Address
Edward G. Martoglio (100%)	77 Park Street, Montclair, NJ 07042

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Affidavit of Ownership

STATE OF NEW JERSEY)

ss

COUNT OF SOMERSET)

**PLEASE SEE ATTACHED LANDOWNER CONSENT FORM
SIGNED BY SOMERSET COUNTY IMPROVEMENT AUTHORITY.**

_____ of full age being duly sworn according to law on oath deposes and says
that the deponent resides at _____ in the Township of _____
in the County of _____ and State of _____ that _____
is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of
Montgomery, New Jersey, and known and designated as Block _____ Lot _____.

DATED _____

Owner's Name Printed and Owner's Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS _____ DAY OF _____ 20 _____.

(Notary Public)

AUTHORIZATION

(If anyone other than the above owner is making this application, the following authorization must be executed.)

To the Board of Adjustment/Planning Board:

_____ is hereby authorized to make the within application.

DATE: _____, 20 _____.

Owner's Name Printed and Owner's Signature

} CHECK LIST }

**Details Required For
Preliminary Major Subdivision Plats
And
Preliminary Major Site Plans**

Note: See Section 16-8.4 of the Montgomery Township Land Development Ordinance for further details of submission requirements and procedures.

Applicant RPM Development, LLC **Block** 20001 **Lot** 10.05

Address Orchard Road and Headquarters Park Plaza

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	X			Application Form(s) and Checklist(s).
2	X			Application and Escrow Fees in accordance with Section 16-9.1.
3	X			Plats or Plans signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with the Title Block revealed in accordance with Subsection 16-8.4 b. of this chapter.
4		X		Existing Protective Covenants, Easements and/or Deed Restrictions.
5	X			Scale of 1" equals not more than 100' for major subdivision plats or 1" equals not more than 50' for major site plans on one of the following four (4) standard sheet sizes (8½" x 13", 15" x 21", 24" x 36" or 30" x 42"), each with a clear perimeter border at least 1" wide.
6	X			Key Map at 1" equals not more than 2,000'.
7	X			Title Block in accordance with the rules governing "title blocks" for professional engineers (N.J.S.A. 45:8-36), including:
8	X			Name of the development, Township of Montgomery, Somerset County, N.J;
9	X			Name, title, address and telephone number of applicant;
10	X			Name, title, address, telephone number, license number, seal and signature of the professional or professionals who prepared the plat or plan.
11	X			Name, title and address of the owner or owners of record;
12	X			Scale (written and graphic); and
13	X			Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
14	X			North Arrow.
15	X			Certification that the applicant is the owner of the land or his/her properly authorized agent, or certification from the owner that he or she has given his/her consent under an option agreement.

Preliminary Major Site Plan and Preliminary Major Subdivision Checklist (cont.)				
Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
16	X			If the applicant is a partnership or a corporation, the names and addresses of all partners, or the names and addresses of all stockholders owning ten percent (10%) or more of any class of stock of the corporation as required by N.J.S.A. 40:55D-48.1 et seq.
17	X			Acreage figures to the nearest tenth of an acre (both with and without areas within public rights-of-way) and a computation of the area of the tract to be disturbed. For subdivisions, acreage of proposed lots with total acreage calculation.
18	X			Approval signature and date lines for the Chairman, Secretary of the Board and the Township Engineer.
19	X			Existing tax sheet number(s) and existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Township Tax Map, and proposed block and lot number(s).
20	X			The name(s) and block and lot number(s) of all property owners within two hundred (200) feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor.
21	X			Tract boundary line (heavy solid line) and any existing and proposed subdivision or property line(s) within the tract.
22	X			Zoning districts(s) affecting the tract, including district names and all requirements, with a comparison to the proposed development, and all zoning district(s) within one hundred (100) feet of the tract.
23			X (partial)	The location of natural features, including but not limited to treed areas, high points, marshes, depressions, and any extensive rock formations, both within the tract and within two hundred (200) feet of its boundaries.
24			X (partial)	Delineation of flood plains, including both floodway and flood fringe areas, and Township stream corridors, both within the tract and within two hundred (200) feet of its boundary, and the source and date of the flood plain information.
25			X (partial)	Delineation of ponds, marshes, wetlands, wetland transition areas, hydric soils, and lands subject to flooding, both within the tract and within two hundred (200) feet thereof. A copy of the applicant's request for a Letter Of Interpretation (LOI) from the New Jersey Department of Environmental Protection (NJDEP) and the accompanying plan shall be submitted for all delineated wetlands. Where an LOI has been received, a copy of the NJDEP LOI and stamped approved plan shall be submitted to the Township.
26	X			All existing and proposed water courses (including lakes and ponds) within the tract and within two hundred (200) feet of the tract shall be shown and be accompanied by the following information:

Preliminary Major Site Plan and Preliminary Major Subdivision Checklist (cont.)				
Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
27		X		When a stream is proposed for alteration, improvement or relocation or where a drainage structure or fill is proposed over, under, in or along a running stream, a report on the status of review by the State Department of Environmental Protection, Division of Water Resources, shall accompany the submission.
28		X		Cross-sections of water courses and/or drainage swales showing the extent of the flood plain, top of bank, normal water levels and bottom elevations at the locations in Subsection 16-8.4 b.15.(b) where appropriate or where required by the Board Engineer or Township Engineer.
29		X		The total acreage of the drainage basin of any watercourse running through the tract.
30	X			The location and extent of drainage and conservation easements and stream encroachment lines.
31	X			The location, extent and water level evaluation of all existing or proposed lakes or ponds within the tract and within two hundred (200) feet of the tract.
32	X			The size, direction of flow and the type of proposed surface water management provisions to reasonably reduce and minimize exposure to flood damage.
33	X			Existing and proposed contours as required by Ordinance and an indication of steep sloped areas.
34	X			Locations of all existing structures and their uses (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), both within the tract and within two hundred (200) feet of its boundary, including but not limited to buildings, paved areas, railroads, bridges, culverts, drain pipes, any historic features such as family burial grounds and buildings more than fifty (50) years old, and the existing and proposed front, rear and side yard setback distances to all buildings.
35	X			The location and size of existing structures such as water and sewer mains, valves, hydrants, utility structures, gas transmission lines and high tension power lines on the tract and within two hundred (200) feet of its boundaries.
36	X			The location and identification of existing vegetation with an indication as to whether it is to remain or be removed. The location and species of all existing individual trees or groups of trees having a caliper of six (6) inches or more measured four and one-half (4½) feet (DBH) above the ground level shall be shown within the portion(s) of the tract to be disturbed as a result of the proposed development, indicating which trees are to remain and which are to be removed, with the limits of disturbance clearly indicated on the plan.

Preliminary Major Site Plan and Preliminary Major Subdivision Checklist (cont.)				
Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
37	X			A Landscape Plan showing the location of all proposed plantings, screening and buffering, a legend listing the botanical and common names, the sizes at the time of planting, a planting schedule, method of irrigation, the total quantity of each plant, and the location of each plant keyed to the plan or plat.
38	X			Size, height and location of all proposed buildings (including spot elevations and grades), structures, signs and fences, including details for any signs and sign lighting, fences and trash enclosures and provisions for the separation and storage of recyclable materials.
39	X			All dimensions and setbacks necessary to confirm conformity to the chapter, such as the size of the tract and any proposed lot(s), the number of lots being created, structure setbacks, structure heights, yards, floor area ratios, building and lot coverages, the amount of contiguous net useable acreage, the delineation of all "critical areas", and the inscription of a 205 foot diameter circle, where required for residential uses.
40	X			The proposed location, height, size, direction of illumination with isolux curves, power and type of proposed outdoor lighting, including details of lighting poles, luminaries, hours and time of lighting, a point by point plan and the average footcandle level.
41	X			Existing and proposed street and lot layout, with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract, and existing lot lines to be eliminated.
42	X			The location and design of any off-street parking or loading area, showing the size and location of bays, aisles and barriers, curbing and paving specifications and any associated signage.
43	X			All means of vehicular access and egress to and from the site onto public streets, showing the size and the location of driveways, sidewalks, fire lanes and curb cuts, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, sight triangle easements, additional width and other proposed devices necessary.
44	X			Plans, typical cross sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract including street names. The vertical alignments shall be based on U.S.G.S. vertical datum or a more specified datum supplied by the Township Engineer, including curbing, sidewalks, street trees and planting strips, storm drains and gutters, drainage structures and cross sections every half and full station of all proposed streets and of all existing streets abutting the tract.
45			X	Sight triangles, the radius of curblines and street sign locations shall be clearly indicated at the intersections.
46	X			The width of cartway and right-of-way, location and width of utility lines, type and width of pavement, final design grades, and a profile of the top of curb within the bulb of any cul-de-sac shall be included.

Preliminary Major Site Plan and Preliminary Major Subdivision Checklist (cont.)				
Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
47		X		The width of additional right-of-way to be dedicated to the Township or other appropriate governmental agency shall be shown as specified in the Master Plan or Official Map and the street requirements of this chapter.
48	X			Drainage calculations, proposed drainage improvements and details, and stormwater design requirements as may be required in Section 16-5.2, with submission requirements set forth in Subsection 16-5.2 m.3. of this chapter. Drainage plans shall include the following, as may be required by the Board Engineer:
49	X			Topographic Base Map per Subsection 16-5.2 m.3.(a);
50	X			Environmental Site Analysis included in the Stormwater Management Report per Subsection 16-5.2 m.3.(b);
51	X			Project Description in the Stormwater Management Report and Site Plan per Subsection 16-5.2 m.3.(c);
52	X			Land Use Plan per Subsection 16-5.2 m.3.(d), including: (1) New Jersey NonStructural Stormwater Measures Strategies point system, Low Impact Checklist, detailed narrative and illustrative maps; (2) Development description to meet erosion control, groundwater recharge, stormwater runoff quantity and quality standards; and (3) LEED project checklist with narrative.
53	X			Stormwater Mapping per Subsection 16-5.2 m.3.(e), including: (1) Area to be developed at one (1) foot contours; (2) Soil boring locations; (3) Detailed design; (4) Utility Plan; and (5) Grading Plan;
54	X			Stormwater Calculations and Soils Report per Subsection 16-5.2 m.3.(f); and
55	X			Operations and Maintenance Plan per Subsection 16-5.2 m.3.(g).
56	X			Plans, profiles and details of proposed improvements and utility layouts including sewers, storm drains and water lines, and feasible connections to gas, telephone and electrical utility systems, including plans, profiles and details of all existing and proposed sanitary sewage facilities and water mains with proposed connections, as required in Subsection 16-8.4 b.29.
57		X		If the proposed lot(s) is (are) not served by a sanitary sewer, three (3) copies of the plan approved by the Township Board of Health, with date of approval, of site evaluation tests, certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system. The location(s) of the test hole(s) and boring(s), soil logs, proposed location of the septic disposal areas and reserve areas, test results, soil types, percolation rates and compliance with the "Individual Sewage Disposal Code of New Jersey" or applicable Township Board of Health Code, whichever may be more restrictive, shall be shown on the plat and certified by a licensed professional engineer.

Preliminary Major Site Plan and Preliminary Major Subdivision Checklist (cont.)				
Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
58			X	The names, location and width of all existing and proposed easements and rights-of-way, the use(s) for which they are intended to be limited, the manner in which the easements will be controlled, and to whom they are granted.
59		X		Any existing protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plat or plan.
60	X			Plans for Soil Erosion and Sediment Control as required by N.J.S.A. 4:24-39 et seq. and in accordance with the Somerset County Soil Conservation District.
61			X	The existing and proposed permanent monuments shall be shown, in accordance with the Map Filing Law, N.J.S.A. 46:23-9.9.
62	X			An Environmental Impact Statement in accordance with Subsection 16-8.4 c. of this chapter, if required.
63	X			A Traffic Impact Statement if required in accordance with Subsection 16-8.4 d. of this chapter, if required.
64	X			If a survey is referenced, a copy of a signed and sealed survey by a licensed New Jersey land surveyor, showing the tract boundary, topographic information, existing conditions, and all "critical areas", as defined by this chapter.
65	X			Certification from the Township Tax Collector that all taxes and assessments are paid to date, and certification from the Chief Financial Officer or his/her designee that all prior escrow fees have been posted.
66	X			A list of all known licenses, permits and other forms of approval required by law for the development and operation of the proposed project, including approvals required by the Township, as well as agencies of the County, State and Federal government. Evidence of the submission of the application(s) for other agency approvals having jurisdiction over the application and/or required by the Township Engineer shall be submitted. Where approvals have been granted, copies of said approvals shall be attached. Where approvals are pending, a note shall be made to that effect.
67			X	Concerning major site plans only, the proposed use and operations of the buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation open to public use.
68		X		Concerning major site plans only involving the storage of hazardous substances, a proposal for the means of storage of hazardous substances in accordance with Ordinance 81-85.
69		X		Where any clearing and/or construction of public improvements is proposed to commence prior to final approval, a written statement from the applicant indicating this intent and his acknowledgement of the requirements of Section 16-9.2 of this chapter and, if the development is to be phased, the location of areas where such clearing or construction is proposed. The following additional information also is required:

Preliminary Major Site Plan and Preliminary Major Subdivision Checklist (cont.)				
Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
70		X		A letter from the developer indicating that he/she shall be proceeding with construction based upon a preliminary approval only at his/her own risk and that he/she acknowledges that there are no assurances that the improvements installed will be granted final approval.
71		X		A separate plan depicting the areas within the site where construction shall be performed prior to final approval, including clearing and grading limits, and a summary of the improvements that are proposed to be constructed prior to final approval.
72		X		A separate plan depicting soil erosion and sediment control measures which shall be implemented prior to final approval, the location of topsoil and material stockpiles and construction staging areas, and measures to protect existing trees and vegetation along clearing limits.
73		X		If clearing and grading are proposed beyond the right-of-way line on a proposed lot prior to final approval, a written explanation setting forth the reasons for such clearing prior to final approval and grading plan approval for the subject lot(s).
74		X		In the case of any subdivision or site plan submission of a planned development, the applicant shall be required to submit all of the required information for all of the properties comprising the planned development, regardless of whether the applicant is seeking approval of the whole or a section of the planned development; specifically, the applicant shall be required to show the inter-relationship of each portion of the project with the whole of the project considering land use, traffic, open space, buffering, drainage and surface water management, sewerage, potable water supply and any other specific planning considerations as may be of particular relevance to a particular planned development.

NOTE: The Board reserves the right to require additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and surrounding area, provided, however, that no application shall be declared incomplete for the lack of such additional information.




SIGNATURE AND TITLE OF PERSON WHO PREPARED CHECK LIST. DATE.

Luke S. Pontier, Esq., Attorney for Applicant RPM Development, LLC

RPM Development, LLC
Township of Montgomery Planning Board
Block 20001, Lot 10.05
Orchard Road

Checklist Waiver Requests

Details Required for Preliminary Major Subdivisions and Site Plans

- Item 4 – This item is not applicable to this application, as there are no existing protective covenants or deed restrictions encumbering the property.
- Item 23 – The Applicant requests a partial waiver from this item. The Applicant has provided the location of natural features on the Property, but requests a waiver from providing the location of natural features within 200 feet of the Property’s boundaries.
- Item 24 – The Applicant requests a partial waiver from this item. The Applicant has provided the location of flood plains and stream corridors on the Property, but requests a waiver from providing the location of flood plains and stream corridors within 200 feet of the Property’s boundaries.
- Item 25 – The Applicant requests a partial waiver from this item. The Applicant delineated the location of ponds, marshes, wetlands and other features on the Property, but requests a waiver from providing the location of same within 200 feet of the Property’s boundaries.
- Item 27 – This item is not applicable to this application, as the proposed improvements will not require alterations, improvements or relocation of any water courses.
- Item 28 – This item is not applicable to this application, as there are no water courses on the Property.
- Item 29 – This item is not applicable to this application, as there are no water courses on the Property.
- Item 45 – The Applicant requests a temporary waiver from providing sight triangles, and will provide same following consultation with the Board’s engineer.
- Item 47 – This item is not applicable to this application, as no right-of-way dedication is proposed.
- Item 57 – This item is not applicable, as the site is served by sanitary sewer.

- Item 58 – The Applicant requests a waiver from providing this item, and requests that the Board permit the Applicant to provide this item as part of any final subdivision and site plan application.
- Item 59 – This item is not applicable to this application, as there are no existing protective covenants or deed restrictions encumbering the property.
- Item 61 – The Applicant requests a waiver from providing this item, and requests that the Board permit the Applicant to provide this item as part of any final subdivision application.
- Item 67 – The Applicant requests a temporary waiver from providing the operational information for the residential use proposed, and will provide testimony on operations during the public hearing.
- Item 68 – This item is not applicable to this application, as no hazardous substances will be stored on site.
- Items 69 through 73 – These items are not applicable to this application, as no clearing or construction is proposed prior to final approval.
- Item 74 – This item is not applicable to this application, as this is not a planned development.

RPM Development, LLC
Township of Montgomery Planning Board
Block 20001, Lot 10.05
Application Addendum

RPM Development, LLC (“Applicant”) is the designated redeveloper of property located along Orchard Road and Headquarters Park Drive, designated on the Township of Montgomery Tax Map as Block 20001, Lot 10.05 (the “Property”). The Property is approximately 45.06 acres, and is located in the MCRZ Municipal Complex Redevelopment Zone. The Applicant is seeking preliminary major subdivision and preliminary major site plan approval, as described below.

The Applicant seeks preliminary major subdivision approval to subdivide the Property into two new lots. The newly created lot (the “New Lot”) is proposed to be approximately 4.21 acres, with the remainder lot (the “Remainder Lot”) proposed to be approximately 40.85 acres.

The Township of Montgomery currently leases the Property from Somerset County Improvement Authority, but has an option to purchase the Property. Pursuant to a redevelopment agreement between the Township of Montgomery and the Applicant, the Township will purchase the Property from Somerset County Improvement Authority, and, if the subdivision is approved, will convey the New Lot to the Applicant and retain ownership of the Remainder Lot.

The Applicant also seeks preliminary site plan approval to construct a senior residential affordable housing development on the New Lot consisting of one, three-story building, containing a total of 78,848 square feet with seventy-one (71) residential units, together with associated common amenity space, surface parking spaces, stormwater management facilities, and related site improvements. All of the units will be one-bedroom units, with the exception of a single two-bedroom superintendent unit. All of the one-bedroom units will be set aside for very low, low and moderate income households. The Applicant is also proposing one sign at the main access drive off of Orchard Road to identify the development and one identification sign at the edge of the New Lot along Headquarters Park Drive.

The Applicant is not requesting any variance relief in connection with this application.

Conclusion

Based on the above and from the testimony to be offered at the public hearing, the Applicant respectfully requests that the preliminary subdivision and preliminary site plan be granted.

LANDOWNER'S CONSENT CERTIFICATION

Property:

Block 20001, Lot 10.05
Orchard Road and Headquarters Park Drive
Township of Montgomery
Somerset County, New Jersey

Applicant:

RPM Development, LLC
77 Park Street
Montclair, NJ 07042

Owner:

Somerset County Improvement Authority
PO Box 3000
Somerville, NJ 08876

Proposed Development:

Subdivision of the Property and site plan for construction of approximately (60) units of age-restricted affordable housing on a portion of the Property, including related amenities, stormwater improvements, parking, landscaping and lighting.

The undersigned hereby certifies as follows:

Somerset County Improvement Authority (the "Owner") is the only owner of the above referenced Property. The Owner hereby consents to the filing by the above Applicant of any and all applications for governmental approvals necessary for the Proposed Development described above including, but, not limited to, applications to the Planning Board and/or the Board of Adjustment of the Township of Montgomery, the Somerset County Planning Board, the Somerset-Union Soil Conservation District, the New Jersey Department of Transportation, and the New Jersey Department of Environmental Protection. The Owner hereby gives permission to the Members of the Planning Board and/or Board of Adjustment of the Township of Montgomery, and its authorized representatives, consultants and other Township Officials, to enter onto the Property for the purpose of evaluation of the application for development pending before that Board.

Somerset County Improvement Authority

Date: _____

6/8/2021

By: _____

Name: Matthew Loper

Title: Secretary