Neptune Township 25 Neptune Blvd. Neptune, New Jersey 07753 732-988-5200 ext. 278 Fax 732-988-4259 www.neptunetownship.org



Application #	/
Date Filed	1 1
Hearing Date	_//_

Application for Site Plan and/or Subdivision

(C	neck all that apply)					
<u>Pr</u>	eliminary X	Minor Subdivis	ion 🗍	Minor Site	<u>Plan</u>	
<u>Fi</u>		Major Subdivis	ion 🗍	Major Site	<u>Plan</u>	X
<u>Ot</u>	her Explain:	in the second				
	With the second		the Alliande Principal Control of the Control of th		<u></u>	
Ple	ease check one:			·		
	Planning Board		Zoning Board o	of Adjustment	X	
<u>Pr</u>	operty Information:					
1.	Property address: Hovchild Bou	levard				
	Block_4001	Lot 1, 2, 3	Zone_R-5_	Acrea	age 39.959 Acre	s
<u>Co</u>	ntact Information:					
2.	Name of applicant: Hovsons In	С.			····	
	Mailing address: 4000 Route 6					
	Phone # (732) 922-6100	_ Fax #		Cell #		
	E-mail address: ehovnanian@h	-hovnanian.com				
3.	Interest of Applicant if other than	n owner: <u>Same as</u>	Owner	40.4 1		
4.	Contact Person: Hovsons Inc.		, www.cazu-p.cop.ensy.cazus-p.co.ens.ensy.co.co.co.ens.ens.ens.ens.ens.ens.ens.ens.ens.ens			Andrewspoons and the second
	Mailing Address: 4000 Route 6					
	Phone # (732) 922-6100					
	E-mail address: ehovnanian@h		900 Miles 36 Miles	***************************************		
5.	Name of owner: *Same as App		очения в при в			
	Mailing address:					
	Phone #					
	E-mail address:					
6.	Name of applicant's Attorney:	Guliet D. Hirsch - A	rcher & Greiner, 1	P.C.		
	Mailing Address: 101 Carnegie	Center, Suite 300, I	Princeton, NJ 085			
	Phone # (908) 788-4305					
	E-mail address: ghirsch@arc					

	gineer: Professional Design S						
Mailing Address: 1245 Airport Rd., Suite 1, Lakewood, NJ 08701 Phone # (732) 363-0060 Fax # (732) 363-0073 Cell #							
E-mail address: iborden@pds-nj.com							
Detail Property Information		COLUMN CO					
. Existing use of property	· Vacant						
. Proposed use of propert	y: Preliminary & Final Major site p	olan for 101 residential townh	ouse units per settlement agreemer				
0. Special Flood Hazard A							
Detail Proposed Informati	on:						
1. Proposed number of lots	s, if applicable						
Anatomic Ana	Required/Permitted	Existing	Proposed				
Lot Size	2.5 Acres	39.0 Acres	39.0 Acres				
Lot Coverage	65%	None	65%				
Building Coverage	30%	None	30%				
Building Height	40 Ft.	None	40 Ft.				
Front Setback	50 Ft.	None	50 Ft.				
Rear Setback	40 Ft.	None	50 Ft.				
Side Setback	30 Ft.	None	50 Ft.				
Combined Side Setback	60 Ft.	None	335 Ft.				
-	ings are proposed, please attacus applications involving these page 2018	· · · · · · · · · · · · · · · · · · ·	Unknown 🗌				
Result of decision Denia	l with Settlement agreement	annahammanahannahammanahammanahammanahammanahammanahammanaham	uuuuuuuuusa <u>ka ka kaanannan maninnan maninnan maninnan maninnan maninnan maninnan maninnan ma</u>				
•	with Section reference [attach sidential use in C-1 zone	forms as necessary]					
4. If a Zoning denial has be	en received as part of this app	lication, please attach.					
inclusive of any supporting		(25) copies plus one (1) Cl	es of completed application for D* of survey and/or any plan(s				
* See Section 802A. Develo	opment Application Complete		on submission requirements.				
	rage II	01.15					

AFFIDAVIT OF APPLICATION State of New Jersey County of Monnouth Hovsons Inc. ping of full age, being duly sworn according to (Insert Applicant's Name) Law, on oath depose and says that all the above statements a nature of Applicant to be Notarized) Hovsons Inc. - Edele Hovnanian (Print Name of Applicant) Sworn and subscribed before me this [NOTARY SEAL] Signature of Notary Public TRACY BACON NOTARY PUBLIC OF NEW JERSEY My Commission Expires 08/07/2025

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

The amount of the Escrow Deposit will be determined by the Neptune Township Land Development Ordinance, section 1000 Application and Escrow Feed, Table 10.02 Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; applicant will be notified of any anticipated charges and the amount of the deposit required.

Payments shall be due within fifteen [15] days of receipt of the request for additional Escrow Funds. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board of hold up any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of Neptune Township's Section 1000, Application and Escrow Fees and agree to all conditions listed.

Name of Applicant: Hovsons Inc.	[please print]
Property Address: Hovchild Boulevard	Brow 4001 Lot 1, 2, 3
Applicant's Name: Edele Hovnanian [Print Name]	Figurature of Applicant]
Owner's Name: Edele Hovnanian [Print Name]	Signature of Owner]
Date:	

Page 15 of 15

COMPLETENESS CHECKLIST FOR SITE PLANS AND/OR SUBDIVISIONS (Revised 5/13/13)

Section 802A. Development Application Completeness Checklist

Section §802 [Submissions required for all development applications, excluding Use Variances and Bulk Variances]

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

<u>C</u>	N	<u>N/A*</u>	<u>W*</u>	ONL	Y FOLDED PLANS WILL BE ACCEPTED
X				1.	Twenty-five (25) copies of completed and signed application form which must include the following:
					Provide identification of subject property/properties' Special Flood Hazard Area Zone
					Executed copy of "Authorization & Consent Form" part "C"
					Certificate of Ownership, if applicable part "D"
					Executed copy of Escrow Agreement part "E"
					Applicant/Owner to provide verification of taxes paid (this will be further verified by the Administrative Officer).
X				2.	Twenty-five (25) copies of the property deed(s)
		\square		3.	Twenty-five (25) copies of the Zoning Permit Denial [not required for subdivisions]
				4.	Required Plans folded no larger than 30"x42":
X					a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor.
X					b. Six (6) copies of Soil Erosion & Sediment Control Plans and proof of submission to Freehold Soil Conservation District or letter of exemption from FSCD.
X					 Five (5) copies with initial submission and each subsequent submission for completeness review.
X					d. Once the application is deemed complete, twenty (20) additional full-sized paper sets of the plans plus one (1) reduced-size paper set of the plans no larger than 11"x17", and one (1) CD containing the plans in .pdf format must be submitted to the Board Office for distribution.
X				5.	Six (6) copies of Tree removal Application package in accordance with Section §525
X				6.	Six (6) copies of Environmental Impact Statement [EIS]
X				7.	Six (6) copies of Stormwater Management Report
X				8.	Proof of submission to Monmouth County Planning Board [if applicable]
X				9.	Copy of Letter of Interpretation (LOI) or Letter of Exemption or proof of submission to New Jersey Department of Environmental Protection regarding presence of wetlands.
		$\overline{\mathbf{X}}$		10.	Proof of submission to CAFRA [if applicable]
		\mathbf{X}		11.	Six (6) copies of Circulation Impact Study
		X		12.	Community Impact Statement [for Major Site Plan and/or Major Subdivision only] Preliminary: \$6,810.00 Preliminary: \$5,025.00
X				13.	Application Fee \$ Final: \$3.405.00 Escrow Deposit \$ Final: 2.512.00
					In accordance with fee schedule.

C = Complete N = Incomplete N/A = Not Applicable

Page 1 of 15

^{*} Any request for a "WAIVER" must include a written explanation for the request. (Attach sheets as necessary)

Application for Development Checklist ~ Part B

Plat Requirements

1. General Requirements:

- The site plan shall be signed and sealed by an architect, professional engineer, land surveyor, and/or professional planner licensed to practice in the State of New Jersey, provided however, that the sanitary sewer, water distribution, and storm drainage plans and water and sewage treatment facility plans may only be signed and sealed by a professional engineer licensed to practice in the State of New Jersey. In addition, the following must be submitted:
 - Site plan shall not be drawn at a scale smaller than 1"=50' and no larger than 1" = 10'
 - The site plan shall be based on a monumented, current certified boundary survey, prepared in accordance with New Jersey Administrative Code 13:40-5.1, "Preparation of Land Surveys" dated September 1984 and as amended. The date of the survey and the name of the individual who prepared the survey shall be shown on the site plan.

2. Title Block:

- The title block shall appear on all sheets in conformance with N.J.S.A. 45:8-27 et. seq. [Map filing law] and include the following:
 - X Title to read "SITE PLAN"
 - X Name of the development, if any
 - X Tax map sheet, block and lot number[s] of the site, as shown on the latest Township Tax Map, the date of which shall also be shown.
 - Date of original and all subsequent revisions.
 - X Names and addresses of owner and applicant/developer, so designated.
 - Name, signature, address and license number of the engineer, architect, land surveyor, or planner who prepared the plan with their embossed seal.
- 3. The following table shall be included on the first [1st] sheet of all plans submitted to the Planning Board or Zoning Board of Adjustment for Major Site Plan, Minor Site Plan, Major Subdivision, or Minor Subdivision: (PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED ATTACH ADDITIONAL SHEETS AS NECESSARY)

	Required and/or Permitted	Existing	Proposed
Minimum lot area	2.5 Acres	39.0 Acres	39.0 Acres
Maximum density	N/A	-	
Maximum floor area ratio (FAR)	0.6	•	
Minimum lot width	500 Ft.	1,640 Ft.	1,640 Ft.
Minimum lot frontage	500 Ft.	1,689 Ft.	1,689 Ft.
Minimum lot depth	600 Ft.	21,200 Ft.	21,200 Ft.

	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	50 Ft.	•	50 Ft.
Minimum side yard setback	30 Ft.	4	50 Ft.
Minimum combined side yard setback	60 Ft.	-	335 Ft.
Minimum rear yard setback	40 Ft.	-	50 Ft.
Maximum percent building cover	30%	-	30%
Maximum percent lot cover	65%	-	65%
Maximum number of stories	2		2
Maximum building height	40 Ft.	-	< 40 Ft.
Minimum improvable area	84,900 Sq. Ft.		> 84,900 Sq. Ft.
Minimum improvable area – diameter of a circle [feet]	189 Ft.		> 189 Ft.
Off-street parking spaces	232	_	377
Loading spaces	N/A		N/A
Signs			
Existing use or uses: Vacant Land			
Proposed use or uses: Preliminary & Fir	al Major site plan for 101	residential townhous	e units
Existing floor area: 0			
Proposed floor area:			

NOTE: Any items that are not applicable to a particular application shall be marked with an "N/A".

- 4. X North arrow and written and graphic scale.
- The tops of the banks and boundaries of the floodways and flood hazard areas of all existing water courses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Planning and/or Zoning Board in the determination of floodway and flood hazard area limits.
- 6. X Paving and right of way widths of existing streets within two hundred [200'] feet of the site.
- 7. X The boundary, nature and extent of wooded areas, swamps, bogs and ponds within the site and within two hundred [200'] feet thereof and delineated of all wetlands soils as defined by the New Jersey Department of Environmental Protection and the U.S. Army Corp of Engineers.
- 8. X Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles and all other topographic features of a physical or engineering nature with the site and within two hundred [200'] feet thereof.
- 9. X All existing structures on the site and within two hundred [200'] feet thereof including their use, indicating those to be destroyed or removed and those to remain.
- 10. X Location, use, finished grade level, ground coverage, first floor and basement elevations, front, rear, and side setbacks of all buildings and other pertinent improvements.

- 11. X Existing and proposed public easements or rights-of-way and the proposed use thereof, including conservation easements.
- A grading plan showing existing and proposed grading contours at one [1'] foot intervals throughout the tract, except if slopes exceed five [5%] percent, a two [2'] foot interval may be used. If they exceed ten [10%] percent, a five [5'] foot interval is permissible. Datum shall be United States Coast and Geodetic Survey Datum [MSL=O] and source of datum and bench marks shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be drawn to clearly delineate proposed grading.

13. On Site Drainage Plan:

- The drainage plan shall be presented in graphic form which shall clearly show the street and site layout and those terms which are pertinent to drainage including existing and proposed contours as previously required.
- The plan shall outline each area contributing to each inlet.

rim elevations of drainage and sanitary sewage facilities.

- All proposed drainage shall be shown with pipe type and sizes, invert and grade or rim elevations, grades and all direction of flow. The direction of flow of all surface waters and of all streams shall be shown.
- The drainage shall be accompanied by complete drainage calculations made in accordance with the Soil Conservation Service method.

14. Off Site Drainage Plan: N/A

The plan shall also be accompanied by an off site drainage plan prepared in accordance with the following standards:

Ц	The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.
	The pertinent off site existing drainage shall be shown with elevations of inverts and grates to the nearest one tenth of a foot.
	To the extent that information is available and maybe obtained from the County or Township Engineer, any existing plans for drainage improvements shall be shown.
	In the event a temporary drainage system is proposed, full plans of that system shall be shown.
	The off site drainage plans shall be accompanied by profiles of all proposed drainage, showing existing

intervals not exceeding one hundred [100'] feet shall be shown for all open channels.

15. If required by the Township Engineer, center line profiles of streets bordering the site, internals roadways, and major circulation aisles showing existing and final grades and slopes, and pipe sizes, type, inverts and grate or

details, pipe sizes, type inverts, crowns, slopes, all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty [40] or more cubic feet per second. Cross sections at

16. Soil Boring Logs:

Unless the Township shall determine that a lesser number of boring logs are required or that some or all the boring logs may be deferred to the final plan stage, the site plan shall be accompanied by a set of boring logs and soil analyses for borings made in accordance with the following:

One boring not less than fifteen [15'] feet below grade or twenty [20'] feet minimum depth shall be made for every five [5] acres [or portion thereof] of land where the water table is found to be ten [10'] feet or more below proposed or existing grade at all boring locations.

- One additional boring shall be made per acre [or portion thereof] in those areas where the water table is found to be less than ten [10'] feet below proposed or existing grade.
- In addition to the above, in those areas where the water table is found to be five[5'] feet or less below existing or proposed grade, two additional borings per acres [or portion thereof] will be required if construction of basement is contemplated. Borings shall be located where such basements are proposed
- Boring logs shall show soil types and characteristics encountered, ground water depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one tenth of a foot.
- Based on the borings, the site plan shall clearly indicate all areas having a water table within two [2'] feet of the existing surface of the land, or within two [2'] feet of proposed grade, of all areas within which two [2'] feet or more of fill is contemplated or has previously been placed.
- Certified soil tests as a basis for design standards for pavement, pipe, bedding, etc.
- 200 Zone boundaries and the tax map sheet, lot and block numbers and the names of owners of all properties within two hundred [200'] of the site.
- 18. X A key map, at a scale of not less than one [1] inch equals one thousand [1,000] feet, showing the location of the site with reference to surrounding areas, existing streets, the names of all such streets and any zone boundary or municipal boundary which is within two hundred [200'] feet of the site.
- 19. X The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.
- The capacity of off-street parking areas, and the location and dimensions of all access drives, aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights of way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single-unit trucks or buses and semi-trailers that will enter the site each day.
- 21. X Graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation.
- 22. The location and size of proposed loading docks.
- 23. X The location of curbs and sidewalks.
- 24. K Cross sections showing the composition of pavement areas, curbs, and sidewalks.
- 25. X Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and features.
- 26. X Landscaping and screening plan showing the location, type, spacing and number of each type of tree or shrub and the location, type and size, spacing and number of each type of ground cover to be utilized and planting details for trees, shrubs and/or ground cover.
- 27. X Drawn details of the type of screening to be utilized for refuse storage areas, outdoor equipment and bulk storage areas.
- 28. X Floor plans and building elevation drawings of any proposed structure or structures or existing structures to be renovated.

29. X Location of facilities for the handicapped, including parking spaces and ramps [where applicable], and including construction details for ramps for the handicapped.

Sectionalization and staging plan:

for site maintenance.

30. Developers of large uses such as shopping centers, multifamily dwellings, industrial parks or other such uses proposed to be developed in stages shall submit Sectionalization and staging plan showing the following:

The anticipated date of commencing construction of each section or stage. N/A

Plans for separate construction emergency access for the project in order to avoid occupancy conflict. N/A

Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of

employees in each shift, the number of vehicles to be stored or parking on the site and provisions to be made

- 32. X Traffic analysis report and recommendations from a qualified traffic engineer.
- 33. X Such other information as the Municipal Agency and/or Township Engineer may require during site plan review.
- 34. X Use Group Classification of the building or structure.
- 35. X Type of construction classification of building or structure to be erected, altered or extended, as defined by the International Residential Code or the International Building Code, New Jersey Edition.



LAND USE DEPARTMENT PHONE 732-988-5200 .x. 270 FAX 732-988-4259

Pe	Permit Number: (OFFICE USE ONLY)	Date:
		9
	Tree Removal P	ermit Application
As	first obtaining a Tree Removal Permit. To Department or designes. A permit is require	to be or allow to be removed or destroyed any tree withouree Removal Permits shall be issued by the Land Used for the removal of all trees of four (4) caliper or larger. The last tree is a second formation of the content of the co
		plan for trees to be preserved and/or removed (as d, or the application will be returned, unprocessed.
Pl	Please print clearly:	
1.	. PROPERTY FOR WHICH TREE REMOVAL PERMIT	T IS SOUGHT: Block: 4001 Lot: 1, 2, 3
2.	APPLICANT INFORMATION:	TO COLOR ACCIONATION AND ACCIONATION AND ACCIONATION ACCIONATICA ACCIONATICA ACCIONATICA ACCIONATICA A
		Phone: (732) 922-6100
	Address: 4000 Route 66	City/State/Zip: Tinton Falls, NJ 07753
	Email: ehovnanian@h-hovnanian.com	4 4 approximately 1
3.	. OWNER INFORMATION:	
	Name: *Same as Applicant*	Phone:
	Address:	City/State/Zip:
	Email:	
4.	. PRESENT APPROVED ZONING USE OF THE PRO	PERTY: C-1
	PROPOSED APPROVED ZONING USE OF THE PROPOSED ZON	OPERTY: 101 residential townhouse units
5.	. CRITERIA FOR TREE REMOVAL (check one):	4
	of its age, type or size,	ne property and cannot be relocated on the site because ng, interferes with existing utility service, creates an unsafe
		-
Φ.	. NUMBER OF TREES TO BE REMOVED (Caliper – Greater than 6" & up to 12"	measuren a iser spoas Alonid):
	जा चवाना पाता । ० ० प्राप्त १४	

TBD

Greater than 24"

Greater than 12" & up to 18"

Greater than 18" % up to 24"

7. Mas un	e anove hieimpes ne	an die annleer op any hi	ioi appiication t	O lite Zulling boald of	Aujustment
or Plai	nning Board?				
A YE	-	Board: □ Planni	ng 🛮 Zoning	Resolution #:	general de la companya de la company
8. PERSO	ON PREPARING TREE	E REMOVAL/PRESERVA	TION AND LAN	DSCAPING PLANS:	
	lan M. Borden, P.P.,			Profession≋l Planner, Environme	ntal Scientist President
		sign Services, LLC	Phone: (732)	363 -0060	
		I. Suite 1			01
Email:	iborden@pds-nj.cor		anatumininten	7 WHICH-070000 A MARK A	
information a to enter prop	and belief. Owner/Applicar erty for purposes of inspec- sons Inc. c/o Edele H	ovnanian	e Conservation Offi		nship of Neptune
OWNE	R NAMA – Please PRINT	illigi di Tata koonaan oo engameen een een oo	APPLICANT	NAME - Please PRINT	
own	RIGIATIRE		APPLICANT	IGNATURE	uuuuuuuuuu garii ka
DATE	\sim 0	<i>U</i>	vanaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa	ywy	
to be made		oon submission of applicati laptune. Tree Replacement			
	90000 300000000000000000000000000000000	TOROFFIC	EUSEONLY) -		
ESCROW FE	EE: \$500.00 for review in	accordance with fee sched	ule APPLI	CATION FEE: \$	per 12-3.8
Date Receive			Date F	Received;	
	D Check #			Check #	
	ENT TREE CALCULATIO	1 F & 5 . \$	er 12-3.7g		
	G Check#				
COMMENTS	* ************************************	eerre 4 vorontu 24to 25 a raaniminuminiminuminiminiminiminiminiminimi		uuruuruusuun kanuun	nannininininininininininininininininini
uiti aramara usoma niisa anuuren	minensinensinenteenen metersia ssan minen uunaukunuunuunuun	attivista tata tata kan kan kan kan kan kan kan kan kan ka		and the second s	ransan amalami ne asi nistan asas
		ne viesseen aan aan aan ee saaraa <mark>saaraa aan aan aan aan aan aan aan aan aa</mark>		атилин талгатан алаган	- 11-communication and an arrangement
	ann ann an am an t-ainm an t-ainm ann an t-ainm ann an t-ainm an t-ainm an t-ainm an t-ainm an t-ainm an t-ainm	anner vannna en er	2000 200 200 200 200 200 200 200 200 20	annan maria ma	CONTROL OF THE CONTRO
Richard Picc	tagi, Conservation Offic	er	Date		