

**BOROUGH OF ALPHA  
LAND USE BOARD  
SITE PLAN REVIEW APPLICATION**

SITE PLAN REVIEW APPLICATION TO \_\_\_\_\_ PLANNING BOARD – ZONING BOARD

**FOR OFFICIAL USE ONLY**

Date Application Filed: \_\_\_\_\_ Board Action Required by: \_\_\_\_\_

Fee Paid: Amount \_\_\_\_\_ Date: \_\_\_\_\_

Date File Complete \_\_\_\_\_

I certify that the enclosed Application is complete

_____ Signature of Certifying Agent	_____ Date
_____ Other	_____ Date

**SECTION 1. GENERAL INFORMATION**

- A. Applicant: Name Standard St. Alpha Property, LLC  
Address 56 New Hook Road, 2F, Bayonne, NJ 07002  
Telephone Number 201-535-8864
- B. The Applicant is a: CORPORATION Yes  
PARTNERSHIP \_\_\_\_\_ INDIVIDUAL(S) \_\_\_\_\_  
OTHER (please specify) \_\_\_\_\_
- C. If the Applicant is a corporation or a partnership, please attach a list of the names and address of persons having a 10% interest or more in the corporation or partnership.
- D. The relationship of the Applicant to the property in question is:  
OWNER Yes LESSEE \_\_\_\_\_ PURCHASER UNDER CONTRACT \_\_\_\_\_  
OTHER (PLEASE SPECIFY) \_\_\_\_\_
- E. Owner: Name Same as Applicant.  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_
- F. Engineer/Surveyor: Name Wayne Ingram, Engineering & Land Planning Associates, Inc.  
Address 140 West Main Street, High Bridge, NJ 08829  
Telephone Number 908-238-0544
- G. Attorney: Name Michael S. Selvaggi, Esq., Lavery, Selvaggi, Abromitis & Cohen, P.C.  
Address 1001 Route 517, Hackettstown, New Jersey 07840  
Telephone Number 908-852-2600

**SECTION 2. TYPE OF APPLICATION**

Sketch Site Plan \_\_\_\_\_ Preliminary Site Plan \_\_\_\_\_ Final Site Plan \_\_\_\_\_  
Minor Site Plan \_\_\_\_\_ Amended Preliminary Site Plan X Amended Final Site Plan X

**SECTION 3. INFORMATION REGARDING THE PROPERTY**

- A. The street address of the Property is Standard Street
- B. The location of the Property is approximately 200 feet from the \_\_\_\_\_ intersection of Seventh Avenue and Vulcanite Avenue
- C. The Block number(s) is 98; the Lot number (s) is 1
- D. Use of Property: Existing use Agricultural Farm Land  
Proposed use Warehouse Complex
- E. The zone in which the Property is located is I  
(The Building Inspector's office can help determine this information)
- F. Acreage of the entire site is 37.104 acres
- G. Is the subject Property located on a county road? Yes \_\_\_\_\_ No X; state road? Yes X No \_\_\_\_\_; or within 200 feet of a municipal boundary? Yes \_\_\_\_\_ No X
- H. The type of proposal is: New Structure X Expanded Area \_\_\_\_\_ Improved Parking Area \_\_\_\_\_  
Alteration to Structure \_\_\_\_\_ Expansion to Structure \_\_\_\_\_ Change of Use \_\_\_\_\_ Sign \_\_\_\_\_
- I. The name of the business or activity (if any) \_\_\_\_\_
- J. Are there deed restrictions that apply or are contemplated? Yes \_\_\_\_\_ No X (If yes, attached a copy).
- K. Improvements: List all proposed on-site utility and off-tract improvements.  
2 warehouse building totaling 575,900 sq. ft. in area. 576 parking spaces, loading areas, access routes, and utilities. Proposed disturbance will be greater than 1 acre and more than 0.25 acres of new impervious coverage is proposed. Application is essentially unchanged from prior application approved on February 19, 2020. Applicant seeks to increase the height of the buildings to 43 ft. in accordance with newly adopted Ordinance 2020-14.
- L. Plat submission: List maps and other exhibits accompanying this application.  
(1) Preliminary and Final Major Site Plan dated 7/2/20; last revised 11/16/20  
(1) Stormwater Management Report dated 5/27/20  
(1) Environmental Impact Statement dated 6/25/19; last revised 2/13/20  
(1) Traffic Impact Study by McDonough & Rea Associates, Inc. dated 9/16/19  
(1) Projected Daily Water Demand; (1) Preliminary and Final Checklist Waiver Request dated 11/16/20  
(1) Projected Sewer Discharge; (1) Borough of Alpha Preliminary Site Plan Checklist  
(1) Resolution 2020-06 Borough of Alpha; (1) Borough of Alpha Final Site Plan Checklist

**SECTION 4. INFORMATION REGARDING APPLICATION**

A. Describe any proposed "C" variances requested, their location (lot and block), and the sections of the zoning ordinance from which relief is granted. (Attach additional sheets if necessary). Print copy of "Letter of Denial" from Zoning Officer.

Zone I requires that the maximum percentage of impervious coverage be 30%. The proposed percentage of impervious coverage is 35.60%.

B. Additional relief required for approval (Please check).

- 1) "C" Variance   X
- 2) "D" Variance
- 3) Subdivision
- 4) Waiver of lot to abut street requirement
- 5) Exception to the official map
- 6) Construction on mapped street, public drainage way, flood control basin on public area

**SECTION 5. CHECK LIST AND WAIVER REQUESTS**

**NOTE:** This subsection is reserved for the individual municipality to list all the submissions required by its ordinance.

A. Please list which sections of the ordinance Applicant requests a waiver from and the reasons therefore.

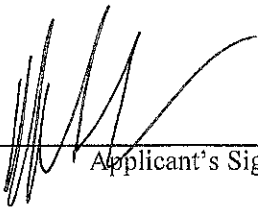
See attached checklists and waiver requests.

In addition, the Applicant is seeking a waiver for the balance of the escrow otherwise due and owing under the ordinance due to the scope of the project, the total of the fee calculation is unreasonably high, but Applicant will supplement the escrow payment if requested.

**SECTION 6. AUTHORIZATION AND VERIFICATION**

I certify the statements and information contained in this application are true.

11/2/2020  
Date

  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

**BOROUGH OF ALPHA**  
Tax Collector  
1001 East Boulevard  
Alpha, NJ 08865  
(908)454-0088 ext 120  
taxcollector@alphaboronj.org

**CERTIFICATION OF PROPERTY TAXES**

DATE: 10/22/20

BLOCK: 98

LOT: 1 0013

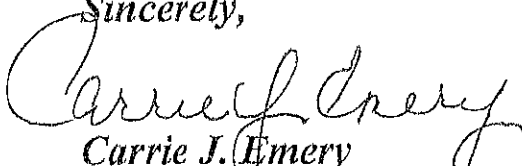
OWNER: Standard Street Alpha Property, LLC

This is to certify that the above stated block(s) and lot(s)  
~~have~~ have not paid their taxes in full through  
the 4<sup>th</sup> quarter 2020.

Next payment due: 2/1/21

Amount: \$195.82

Sincerely,

  
Carrie J. Emery  
Tax Collector

STANDARD STREET ALPHA PROPERTY LLC  
BLOCK 98 LOT 1

BOROUGH OF ALPHA

10% OWNER'S DISCLOSURE STATEMENT  
Pursuant to N.J.S.A. 40:55D-48.1

The following is a list of owner's with a 10% or greater ownership interest of STANDARD STREET ALPHA PROPERTY LLC:

JIM KWON  
WAYNE INGRAM  
ERIC RAES  
PLATO GHINOS

SITE PLAN REVIEW

315 Attachment 1

Borough of Alpha

Preliminary Site Plan Checklist<sup>1</sup>

Yes	No	Waiver <sup>2</sup>
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X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
		W
X		
X		
X		
X		
X		
X		
X		
		W
		W
		W
X		
X		
		W
X		

- § 315-5A Taxes and assessments
- § 315-5B Corporate ownership disclosure
- § 315-7A Submission of plan and fees
  - 10 copies of application
  - 10 copies of plans
  - Fees in compliance with § 57-13
- § 315-9A(1) Sheet size
- § 315-9A(2) Title block information
- § 315-9A(3) North arrow, date, revisions
- § 315-9C(2) Scale
- § 315-9C(3) Information required
  - (a) Names, addresses and titles
  - (b) Tax Map information
  - (c) Key map
  - (d) Date, graphic scale and North arrow
  - (e) Setback requirements
  - (f) Landscaping, fencing, trees, etc.
  - (g) Signs and utility poles
  - (h) Principal and accessory structure data
  - (i) Buildings, drainage and parking
  - (j) Topography
  - (k) Storm drainage facilities, design and analysis
  - (l) Utility analysis
  - (m) Parking, drives, sidewalks, etc.
  - (n) Estimate and analysis of traffic
  - (o) Rights-of-way and easements
  - (p) Contiguously owned lands
  - (q) Plans and profiles of adjoining streets
  - (r) Site lighting
  - (s) Sanitary sewage disposal system
  - (t) Stages of development
  - (u) Owners within 200 feet

ALPHA CODE

Yes	No	Waiver <sup>2</sup>
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X		
X		
X		
		W
X		

- § 315-9C(4) Plan preparer credentials
- § 315-9C(5) Impact statements per Chapter 350
  - 1 Environmental
  - 2 Community services
- § 315-9C(6) Stormwater management plan

NOTES:

- <sup>1</sup> The checklist item descriptions are not all-inclusive. The applicant is directed to refer to Chapter 315, Site Plan Review, for more specific detail on requirements for completeness.
- <sup>2</sup> Specific reasons for consideration must be submitted in writing for each waiver requested.

**SITE PLAN REVIEW**

*315 Attachment 2*

**Borough of Alpha**

**Final Site Plan Checklist<sup>1</sup>**

Yes	No	Waiver <sup>2</sup>
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
X		
		W
X		
X		
		W
		PW

- § 315-5A Taxes and assessments
- § 315-5B Corporate ownership disclosure
- § 315-7A Submission of plan and fees
  - 10 copies of application
  - 10 copies of plans
  - Fees in compliance with § 57-13
- § 315-9A(1) Sheet size
- § 315-9A(2) Title block information
- § 315-9A(3) North arrow, date, revisions
- § 315-9D(2) Scale
- § 315-9D(3) Information required
  - (a) Names, addresses and titles
  - (b) Affidavit of owner's consent
  - (c) Tax Map information
  - (d) Key map
  - (e) Adjoining owners
  - (f) Date, graphic scale and North arrow
  - (g) Zone district and bulk requirements
  - (h) Boundary survey and certification
  - (i) Principal and accessory structure data
  - (j) Architectural drawings
  - (k) Topographic conditions and grades
  - (l) Setbacks, fences, landscaping, trees
  - (m) Landscape and planting plan and schedule
  - (n) Signs and lighting, design and details
  - (o) Storm drainage design and details
  - (p) Curbs, sidewalks, drives, parking, etc.
  - (q) Rights-of-way and easements
  - (r) Sanitary sewer lines
  - (s) Utilities
  - (t) Nature of remaining lands
  - (u) Public access



ALPHA CODE

Yes	No	Waiver <sup>2</sup>
		W
X		
X		
X		
X		
		PW
X		
X		
X		
		W
X		
X		

(v) Off-site and off-tract improvements

(w) Vehicular ingress and egress

(x) Provisions for garbage disposal

(y) Internal circulation patterns

(z) Fire prevention measures

(aa) Estimate of site usage

(bb) Other features affecting the property

(cc) Construction details

(dd) Other data required by the Board

(ee) Estimate of construction quantities

(ff) Copies of all permits and approvals

§ 315-9D(4) Plan preparer credentials

NOTES:

<sup>1</sup> The checklist item descriptions are not all-inclusive. The applicant is directed to refer to Chapter 315, Site Plan Review, for more specific detail on requirements for completeness.

<sup>2</sup> Specific reasons for consideration must be submitted in writing for each waiver requested.