

PEMBERTON TOWNSHIP LAND USE DEVELOPMENT APPLICATION

Submission Date: 2/2/23 Application No. 250376

☐ PLANNING BOARD ☐ ZONING BOARD OF ADJUSTMENT

FOR OFFICE USE ONLY

TAXES PAID YES/NO _____ (INITIAL)

FEES \$ 450 ESCROW \$ _____

ESCR. # _____

PROPERTY LOCATION: N Pemb Rd BLOCK(S) 786.01 LOT(S) 1

1. APPLICANT

Name:

K. Hornanlian at Rancocas Creek, LLC

Address:

110 Fieldcrest Ave

City: Edison State: NJ Zip: 08837

Phone: (732) 623-6888 Fax: N/A

Interest in Property: Contract Purchaser

Email address: _____

2. OWNER

Name:

Marrin & Earllyn Greenberg

Address:

3 Liberty Place

City: Medford State: NJ Zip: 08055

Phone: _____ Fax: _____

Email address: lve.marr@comcast.net

3. TYPE OF APPLICATION (check all that apply)

- | | |
|---|--|
| ☐ Minor Subdivision | ☐ Interpretation ¹ |
| ☒ Preliminary Major Subdivision ¹ | ☐ Appeal of Administrative Officer's Decision |
| ☒ Final Major Subdivision <u>Phase I only</u> | ☐ Certificate of Non-Conformity ¹ |
| ☐ Minor Site Plan | ☐ Use (d) Variance ¹ |
| ☒ Preliminary Major Site Plan ¹ | ☐ Bulk (c) Variance ¹ |
| ☒ Final Major Site Plan | ☐ Conditional Use ¹ |
| ☐ Amended Plan | ☐ Change of Use ¹ |
| ☐ Site Plan Waiver | ☐ Rezoning Request ¹ |
| ☐ Concept Plan | ☐ Other: _____ |

¹ Legal advertisement and notice is required to all property owners within 200 feet.

4. ZONING

Zoning District Greenberg Farm Redevelopment Plan

Is this located in the Redevelopment Area: ☒ YES ☐ NO

Is this located in the Pinelands Preservation Area: YES ☒ NO

5. ATTORNEY (A corporation, partnership, limited liability company or partnership must be represented by a New Jersey Attorney)

Name: David Frank, Esq. Firm: Law Offices of David Frank

Address: 124 Gilbert Rd City: Bordentown State: NJ Zip: 08505

Phone: (609) 267-7494 Fax: _____ Email: _____

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SUPPLEMENTAL APPLICATION

3. Type of Application: The Applicant has applied to the Pemberton Township Planning Board for (1) Preliminary and Final Site Plan Approval, (2) Preliminary Subdivision Approval, and (3) Final Subdivision Approval for Phase I of the age-restricted inclusionary residential development pursuant to and consistent with the Greenberg Farm Redevelopment Plan and the Redevelopment Agreement by and between the Township of Pemberton and K. Hovnanian at Rancocas Creek, LLC. The Applicant is seeking approval to construct 345 age-restricted homes (including 40 for-sale age-restricted low and moderate income homes) and associated infrastructure, utilities and certain recreational facilities (including an approximately 6,850 square foot clubhouse, swimming pool, activity courts, community dog park, community garden and pedestrian connections to the adjacent Rails-to-Trails) on Block 786.01, Lots 13 and 22, and Block 787, Lot 1, commonly known as the Greenberg Farm, which is located at 101 N. Pemberton Road, Pemberton Township, New Jersey.

6. Professionals:

Brad Thompson, P.E.
Najarian Associates
One Industrial Way West
Eatontown, NJ 07724
(732) 389-0220 Ext. 252
bradt@najarian.com

Nathan B. Mosley PE CME
Shropshire Associates
277 White Horse Pike, Suite 203
Atco, NJ 08004
(609) 714-0400 Ext. 104
nmosley@sallc.org

Brian M. Leff, LLA, PP
BML Studio, LLC
11 Periwinkle Dr.
Barnegat, NJ 08005
(609) 994-2637
bleff@bmlstudio.com

Andrea Hopkin, LLA
Quercus Design Studio
1127 Ivanhoe Path
Manasquan, NJ 08736
(732) 859-6657
ahopkin@quercuslastudio.com

6. PROFESSIONALS

Name: <u>See attached</u>	Name:
Profession:	Profession:
Address:	Address:
Phone	Phone
Fax	Fax
Email	Email

*Attach all additional professionals on a separate sheet of paper

7. UTILITIES

PUBLIC WATER ☒ See attached PUBLIC SEWER ☒ PRIVATE WELL _____ PRIVATE SEPTIC _____

8. VERIFICATION FORMS (MUST BE COMPLETED BY APPROPRIATE DEPARTMENT)

A.) TAX COLLECTOR:

Taxes are paid as of _____

Tax Collector's/Clerk's Signature: _____ Date: _____

B.) WATER DEPARTMENT: See attached

Water would _____ would not _____ be available through the Twp. Water Dept.

Water Dept. Superintendent's/Clerk's Signature _____ Date: _____

C.) SEWER: See attached

This property is located where PTMUA lines are _____ are not _____ available.
Capacity available: yes _____ no _____

PTMUA Signature: _____ Date: _____

9. LAND USE

Existing Land Use: farming

Proposed Land Use (be specific): 2gd restricted residential and associated structure

Number of lots existing: 3 Number of lots proposed: 348 (345 home lots)

10. PROPERTY

Is the Lot a: Corner Lot Interior Lot Flag Lot

Does the lot have road frontage: Yes No

Application # _____