



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

APPLICATION FOR DEVELOPMENT

PROPERTY ADDRESS 50 Division Avenue

BLOCK 12301/10100

LOT(S) 1/7.01

ZONE MU-O

APPLICANT Prism Millington, LLC.

TELEPHONE 201-510-2032

ADDRESS 200 Broadacres Drive, Suite 180, Bloomfield, NJ 07003
(if different from above)

EMAIL

PROPERTY OWNER (if different from above)

TELEPHONE

ADDRESS

EMAIL

ATTORNEY* Francis X. Reagan, ESQ

TELEPHONE (201) 928-1100

*REQUIRED for Corporations, LLC or Limited Partnerships

ADDRESS 500 Frank W. Burr Boulevard, Suite 31, Teaneck, NJ 07666

EMAIL

ENGINEER or SURVEYOR Stonefield Engineering & Design

TELEPHONE 201-340-4468

ADDRESS 92 Park Avenue, Rutherford, NJ, 07070

EMAIL

ARCHITECT Devereaux & Associates

TELEPHONE 703-893-0102

ADDRESS 1477 Chain Bridge Road, Suite 200

EMAIL

OTHER

TELEPHONE

ADDRESS

EMAIL

Present or Previous Use Unknown Industrial Use

Proposed Use / Improvements Mixed Use /Multifamily & Commercial Development

Has there been a previous variance appeal or approval of any development application (i.e. site plan, subdivision or conditional use) involving the property? YES ☐ NO ☒ If YES, attach copies of the decisions and/or resolutions.

Is the property in a density modification subdivision? YES ☐ NO ☒

THIS BOX FOR OFFICE USE ONLY

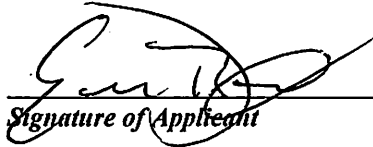
DATE OF SUBMISSION:		APPLICATION NUMBER:	
APPLICATION FEE:		ESCROW FEE:	
SITE PLAN _____ SUBDIVISION _____ OTHER _____		APPLICATION TYPE:	
PLANNING BOARD _____ ZONING BOARD _____		MEETING DATE:	



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

I affirm that all statements in this submitted application are true.


Signature of Applicant

Eugene R. Diaz

Print Name

09/06/2019

Date

SUBMISSION REQUIREMENT

For all applications, **FIVE (5) COLLATED sets of all COMPLETED and SIGNED application forms** are required for submission to the Planning & Zoning Coordinator for completeness review. For any/all subsequent changes or updates to a pending application, five (5) copies are also required for resubmissions. All required documents are listed in the Application Checklists.

Once an application is deemed complete and scheduled for a hearing, fifteen (15) collated sets of the application forms must be submitted to the Planning & Zoning Coordinator for distribution to the appropriate Board.

ESCROW DEPOSITS

In accordance with the Ordinances of the Township of Long Hill, escrow accounts are established to cover the cost of professional services including but not limited to planning, engineering, legal and other expenses associated with the review of submitted materials. If additional sums are deemed necessary, the Planning & Zoning Coordinator will notify the Applicant of the required additional amount. **Please note: without sufficient funds in an Applicant's escrow account, the review and subsequent scheduling of the application for a meeting will cease until such time that the Applicant has replenished the escrow account as per the Planning & Zoning Coordinator's request.**

Sums not utilized in the application process shall be returned upon written request by the Applicant and after verification that all Board expenses have been satisfied. A W-9 Form (Request for Taxpayer Identification Number and Certification) must be completed and submitted with any escrow deposits.

ADDENDUM

Statement of Facts and Support of an Application

The property and buildings located thereon are currently being used for industrial and commercial purposes, which is the historic use of the property. The property is 11.90 acres in size and the applicant proposes to develop approximately 2/3 of the property with the balance remaining undeveloped due to environmental restrictions as a result of its prior industrial use.

The applicant proposes the development of the property consistent with the MU-O Zoning which was adopted by the Township as part of a settlement with Fair Share Housing Center (FSHC) regarding the provision of affordable housing.

The applicant is proposing the demolition of all existing structures and related site improvements. The proposed development will include fourteen 10-unit multi-family rental buildings containing 140 total units, an 1,800 square foot community building and a 4,992 square foot retail building and related site improvements, including 307 parking spaces.

The majority of the residential units will be 2-bedrooms (126) with the balance (14) being 3-bedrooms. The residential buildings will be 3 stories in height with ground floor garage parking.

15% of the residential units proposed or 21 will be affordable in accordance with the Township's settlement agreement with FSHC.

The proposed development complies fully with the requirements of the MU-O Zoning for the property and no variances are required.