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PLANNING / ZONING / ENGINEERING
TWP. OF BERKELEY HGTS, NJ

PLANNING BOARD
TOWNSHIP OF BERKELEY HEIGHTS

Application # SP-10-20
Date of Filing 11/16/20

Application Fee: _____
Escrow deposit: _____

(Do not write above this line.)

APPLICATION FOR SITE PLAN APPROVAL

To: The Township of Berkeley Heights Planning Board

Application is made for XX (Preliminary) and/or XX (Final) approval of a SITE PLAN hereinafter more particularly described as follows:

1. Applicant's Name: Berkeley Crossing Urban Renewal, L.L.C.

Address: P. O. Box 4449, Warren, NJ 07059

Phone: (908) 757-7744 Email Address: davidc@elitep.com
Cell: () _____

2. Name and address of present owner(s) -- If other than #1 above
Name: See attached for ownership information

Address: _____

Phone: () _____ Email Address: _____

663 Springfield Avenue; 655 Springfield Avenue

3. Location of Site: 88 River Road; 123 Passaic Avenue

(Tax Map Block No.)	(Street Address)	(Zone)
<u>502</u>	<u>1,2,3,4 & 5</u>	<u>HB-3</u>
	(Lot Numbers)	(Zone)

4. Proposed Use of Site: Multi-Family Residential Housing & Retail

5. List of maps and other documents accompanying application and number of each:

Item	Number
<u>Site Plan</u>	<u>20</u>
<u>Architectural Rendering & Plans</u>	<u>20</u>
<u>Traffic Impact Study</u>	<u>20</u>

6. List variances requested: Parking: The Redevelopment Plan requires 122 spaces (2 spaces per dwelling unit & 1 space per 300 ft. of retail space). The proposed plan provides for a total of 98 parking spaces. Allowing for 30 spaces of banked parking, a variance would not be required.

7. Name, address, and profession of person designing SITE PLAN:

Name: W. Leland Titus, NJPE Profession: Professional Engineer

Address: Titus Surveying & Engineering, P.C.

618 Somerset Street, North Plainfield, NJ 07060

Phone: 908 756-9047 Email Address: tsandeng@comcast.net

SIGNATURE OF APPLICANT: X [Signature]
NAME (PRINTED): Michael Cherchio

8. Applicant's Attorney:

Name: Robert F. Simon, Esq.
Address: Herold Law, P.A., 25 Independence Blvd., Warren, NJ 07059
Phone: (908) 647-1022 Email Address: rsimon@heroldlaw.com

9. Applicant's Witnesses:

Name: W. Leland Titus, NJPE Profession: Professional Engineer
Address: Titus Surveying & Engineering, P.C.
618 Somerset Street, North Plainfield, NJ 07060
Phone: (908) 756-9047 Email Address: tsandeng@comcast.net

Name: John Saracco Profession: Architect
Address: John Saracco Architect, LLC
P. O. Box 245, Boonton, NJ 07005
Phone: (973) 299-4428 Email Address: office@saracco.us

Name: Corey M. Chase, PE Profession: Professional Engineer
Address: Dynamic Traffic
245 Main Street, Suite 110, Chester, NJ 07930
Phone: (732) 681-0760 Email Address: cchase@dynamictraffic.com

Name: _____ Profession: _____
Address: _____
Phone: () _____ Email Address: _____

10. Owner's Letter of Consent:

Township of Berkeley Heights
Planning Board
29 Park Avenue
Berkeley Heights, NJ 07922

RE: Application # _____
Block 502 Lot 1, 2, 3, 4, & 5
Location: 663 & 655 Springfield Ave.; 88 River Rd.; 123 Passaic Ave.
Applicant: Berkeley Crossing Urban Renewal, L.L.C.

I certify that I am the Owner or duly authorized representative of the Owner of Record of the site described herein and that I concur with the application and plans presented to the Planning Board of the Township of Berkeley Heights.

Permission is hereby granted to Berkeley Crossing Urban Renewal, L.L.C. as applicant for the proposed development.

11/13/20
(Date)

X _____
(Signature)
Elite Properties at Berkeley Heights, L.L.C. **
(Printed Name)
By: *Mery Lee*

(If title is applicable, please indicate. If joint ownership, both owners must sign and give address and phone number.) **As to Block 502, Lot 3 only

2. Name and address of present owner of 663 Springfield Avenue & 655 Springfield (Block 502, Lots 2, 4 & 5) Avenue and 88 River Road (Block 502, Lot 1):

Berkeley Crossing Urban Renewal, L.L.C.
P. O. Box 4449
Warren, NJ 07059

Phone: 908-757-7744

Email address: davide@elitep.com

Name and address of present owner of 123 Passaic Avenue (Block 502, Lot 3)

Elite Properties at Berkeley Heights, L.L.C.
P. O. Box 4449
Warren, NJ 07059

Phone: 908-757-7744

Email address: davide@elitep.com

2. Name and address of present owner of 663 Springfield Avenue & 655 Springfield (Block 502, Lots 2, 4 & 5) Avenue and 88 River Road (Block 502, Lot 1):

Berkeley Crossing Urban Renewal, L.L.C.
P. O. Box 4449
Warren, NJ 07059

Phone: 908-757-7744

Email address: davidc@elitep.com

Name and address of present owner of 123 Passaic Avenue (Block 502, Lot 3)

Elite Properties at Berkeley Heights, L.L.C.
P. O. Box 4449
Warren, NJ 07059

Phone: 908-757-7744

Email address: davidc@elitep.com

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
PLANNING BOARD
CHECK LIST - SITE PLAN

Applicant's Name and Address Berkeley Crossing Urban Renewal, L.L.C.
P. O. Box 4449, Warren, NJ 07059

Phone: (908) 757-7744 FAX: (908) 757-0909

Project: Berkeley Crossing Location: 663 & 655 Springfield Ave, 88 River Rd, 123 Passaic Ave

Date Received: _____ Engineer: W. Leland Titus, NJPE (Titus Surveying & Engineering, PC)

At least sixteen (16) sets of sealed plans and copies of properly executed application forms shall be submitted at least twenty-eight (28) days prior to the Regular Planning Board Meeting for the purpose of review and discussion.

If the Applicant is a Corporation, representation by a New Jersey Attorney is required at the Public Hearing.

Unless the following items appear on the SITE PLAN, or if they fail to conform to the requirements herein listed, a Public Hearing will not be scheduled.

The Applicant's Engineer shall complete each item on the CHECK LIST as follows:
 Yes, No, or (N/A) Not Applicable

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(X)	()	Calculation of Application Fee
(X)	()	Proper Scale (not less than 1" = 30')
(X)	()	Graphic Scale
(X)	()	Key Map (not less than 1" = 500')
(X)	()	Reference meridian
(X)	()	Date (on all documents and drawings)
(X)	()	Revision dates
(X)	()	Entire tract shown
(X)	()	List of all drawings and documents included in application
(X)	()	Name of development or project
(X)	()	Name and address of owner of record
(X)	()	Name and address of applicant
(X)	()	Name, address, signature and seal of Professional Engineer or Architect licensed in the State of New Jersey who prepared the plans
(X)	()	Survey of tract certified by licensed Land Surveyor
(X)	()	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers
(X)	()	Space provided for endorsement of the Chairman, Secretary of the Planning Board and Township Engineer
(X)	()	Tax map identification (Sheet number, lot and block numbers) on plan
(X)	()	Tract boundaries and dimensions
(X)	()	Tract area (within .01 acres)
(X)	()	Zone boundaries and existing schools within 200'
(X)	()	Proposed Right of Ways
(X)	()	Proposed streets and street names
(X)	()	Proper size sheet
(X)	()	Areas dedicated to public use
(X)	()	All easements or deed restriction on or related to the tract

SITE PLAN - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(X)	()	Any adjacent lots in which applicant has a direct or indirect interest
(X)	()	Improvements to adjoining streets and roads
(X)	()	All distances to the nearest intersection with any public street (measured along sideline or centerline of adjacent street)
(X)	()	Streams, waterways and flood plains within 200' of tract
(X)	()	Setback lines: Provided and Required
(X)	()	Building height, size and location
(X)	()	Percent (%) of building coverage
(X)	()	Location and size of existing buildings and structures
(X)	()	Structures to be removed shall be indicated by dashed lines
(X)	()	Existing structures on Historic Landmarks' Inventory maintained by Union County Planning Board
(X)	()	Existing elevations and contours (2' contour interval and extended 50' beyond tract)
(X)	()	Proposed elevations and contours (2' contour interval and extended 50' beyond tract)
(X)	()	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions
(X)	()	Floor plans with dimensions
(X)	()	Exterior wall material
(X)	()	Exterior architectural lighting and details
(X)	()	Access streets (Names, width, lanes)
(X)	()	Vehicular ingress and egress to and from site onto public streets
(X)	()	Directional traffic flow on site
(X)	()	Calculation of parking: Provided and Required
(X)	()	Location, scaled design of offstreet parking
(X)	()	Size and location of bays, aisles and planting areas
(X)	()	Offstreet parking areas, paved and curbed
(X)	()	Written Use Plan
(X)	()	Size and location of driveways and curbcuts
(X)	()	No driveway within five (5) feet of property line
(X)	()	Driveways conform to maximum and minimum dimensions required
(X)	()	Sight easements shown on plan
(X)	()	Sidewalks, walkways and pedestrian lanes
(X)	()	Fire Lanes
(X)	()	Loading spaces or docks
(X)	()	Traffic Impact Analysis for sites generating more than 25 vehicles per hour
(X)	()	Existing storm sewer system
(X)	()	Proposed storm sewer system
(X)	()	Documentation showing that the rate-of-runoff after development will not exceed rate-of-runoff prior to development (drainage calculations)

SITE PLAN - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(X)	()	Existing sanitary sewers
(X)	()	Proposed sanitary sewers
(X)	()	Existing and proposed water mains and hydrants
(X)	()	Existing and proposed gas lines
(X)	()	Existing and proposed electric lines
(X)	()	Existing and proposed telephone lines
(X)	()	Existing and proposed common space
(X)	()	Existing and proposed open space
(X)	()	Solid waste collection and disposal method
(X)	()	Buffer areas including height, width and type of buffer and its expected effectiveness. In screening views, auto headlights and reducing noise
(X)	()	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper
(X)	()	Location of single trees not in wooded areas with diameter of six (6) inches or more as measured three (3) feet above the base of the trunk
(X)	()	Conforms to Master Plan
(X)	()	Environmental Impact Statement
(X)	()	Certification by Tax Collector that taxes are paid on property
(X)	()	Bonds, Cash Escrows and Inspection Fees posted for improvements
(X)	()	Map of properties within 200'
(X)	()	Proof of Service of notification of Public Hearing to all property owners within 200'
(X)	()	Soil Erosion and Sediment Control
(X)	()	Construction Details
(X)	()	Owner's Letter of Consent, if applicant is not the owner
(X)	()	Submission of plans to Union County Planning Board
(X)	()	Submission of plans to Somerset-Union Soil Conservation District
(X)	()	Soil Movement Permit
(X)	()	For sites containing hazardous materials under NJDEP jurisdiction: Documentation from NJDEP approving clean up plan per Ordinance #30-00
(X)	()	For sites containing hazardous materials under USEPA jurisdiction: Documentation from USEPA approving clean up plan per Ordinance #30-00
(X)	()	Disclosure Statement of ten percent (10%) ownership interest of Corporation or Partnership (NJSA:40:55D-48.1 and 48.2)

- | <u>Name</u> | <u>Address</u> |
|-------------|----------------|
| 1. _____ | SBE ATTACHED |
| 2. _____ | |
| 3. _____ | |
| 4. _____ | |
| 5. _____ | |
| 6. _____ | |
| 7. _____ | |
| 8. _____ | |
| 9. _____ | |
| 10. _____ | |

SITE PLAN - CHECK LIST

4

X [Signature] 11/13/20
 SIGNATURE TITLE
 Berkeley Crossing Urban Renewal, L.L.C.
 NAME OF CORPORATION OR PARTNERSHIP
 P. O. Box 4449, Warren, NJ 07059
 ADDRESS

NOTE: No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with these Disclosure Acts as per New Jersey Statute 40:56D-48.3.

Such other information or data as may be required by the Planning Board in order to determine that the details on the Site Plan are in accordance with the standards of the Zoning Ordinances of the Township of Berkeley Heights.

() () Completion of Check List
[Signature] 11/13/20
 SIGNATURE OF ENGINEER PREPARING CHECK LIST DATE

 TOWNSHIP OFFICIAL DATE

NOTE: For submission procedures and required information, see the Secretary of the Planning Board

FOR PLANNING BOARD USE ONLY - DO NOT WRITE BELOW THIS LINE

Reports from Department and/or Board or Agencies;

Routed To: Received From:

- Township Engineer: _____
- Construction Official: _____
- Traffic Safety Officer: _____
- Environmental Commission: _____
- Fire Prevention Bureau: _____
- County Planning Board: _____
- Clerk of Adjoining Municipality: _____
(if within 200')

- () () Advertise Public Hearing ten (10) days in advance of meeting
- () () Letter of Planning Board Action to Applicant, date: _____
- () () Publication of Decision within ten (10) days, date: _____
- () () Verbatim Recording of Regular Meeting
- () () Performance Guarantee Posted
- () () Soil Erosion and Sediment Control Plan Approved

10% Ownership Disclosure Statement

The Applicant and owner of 663 Springfield Avenue, Block 502, Lots 2, 4, & 5 and 88 River Road, Block 502, Lot 1, is Berkeley Crossing Urban Renewal, L.L.C. The names and addresses of all members of Berkeley Crossing Urban Renewal, L.L.C. are listed below:

<u>Name of Owners</u>	<u>Address</u>	<u>Percent Owned</u>
Thomas Powers	15 Stanley Oval Westfield, NJ 07090	25%
South Lagrande, LLC	210 Mountain Blvd., Bldg. A Watchung, NJ 07069	25%*
*Controlled by Amerigo Checchio)		
Michael Checchio	25 Century Lane Watchung, NJ 07069	25%
David Checchio	113 Valley Drive Watchung, NJ 07069	25%

The owner of 123 Passaic Avenue, Block 502, Lot 3, is Elite Properties at Berkeley Heights, L.L.C. The names and addresses of all members of Elite Properties at Berkeley Heights, L.L.C. are listed below:

<u>Name of Owners</u>	<u>Address</u>	<u>Percent Owned</u>
Thomas Powers	15 Stanley Oval Westfield, NJ 07090	25%
Amerigo Checchio	35 Wolford Court Watchung, NJ 07069	25%
Michael Checchio	25 Century Lane Watchung, NJ 07069	25%
David Checchio	113 Valley Drive Watchung, NJ 07069	25%

TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY

ORDINANCE No. 16-2010

An Ordinance of the Township of Berkeley Heights, County of Union, State of New Jersey, Amending, Revising and Supplementing the Zoning Ordinances to Adopt the Official Design Standards Checklist for Land Use Applications Before the Township Planning Board and Zoning Board of Adjustment.

BE IT ORDAINED by the Township Council of the Township of Berkeley Heights, County of Union, State of New Jersey, as follows:

Section 1. A Check List for Design Standards is hereby adopted for all land use applications filed with the Township Planning Board or Zoning Board of Adjustment to read as follows:

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
PLANNING BOARD / ZONING BOARD OF ADJUSTMENT

CHECK LIST – DESIGN STANDARDS

Applicant's Name and Address Berkeley Crossing Urban Renewal, L.L.C.

P. O. Box 4449, Warren, NJ 07059

Phone: (908) 757-7744

Fax: (908) 757-0909

Project: Berkeley Crossing

Location: 663 Springfield Ave; 655 Springfield Ave
88 River Road; 123 Passaic Ave

Date Received: _____

Engineer: W. Leland Titus, NJPE

(Titus Surveying & Engineering, PC)

The Standards and Guidelines set forth in Part 19 – Design Standards shall apply to all districts throughout Berkeley Heights except that they shall not apply to those AH and OR-A Zone Districts in which the development is conducted in substantial conformity with any conceptual site plan and elevations specifically referenced in the applicable Developer's Agreement for such zone or which received preliminary site plan approval from the Planning Board or Board of Adjustment prior to January 1, 1994 (Section 19.4.1). However, the standards and guidelines set forth specifically for the Downtown (Article 19.5) shall override the general standards and guidelines, for applications within the Downtown, namely to the DD, HB-2, HB-3, DH-12, DH-18 and DH-24 Districts.

The Applicant's Engineer / Architect shall complete each item on the Check List as follows: () Yes, () No, or (N/A) Not Applicable.

CHECK LIST – TOWNSHIP DESIGN STANDARDS

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
()	()	A report shall be submitted by the Applicant that demonstrates Compliance with all applicable design standards and guidelines Contained within Part 19 – Design Standards of the Municipal Land Use Procedures Ordinance in accordance with Section 19.3.1 and:
(x)	()	Site Plans per Section 19.4.2
X	()	Urban Design Plan per Section 19.4.3
X	()	Architectural Design per Section 19.4.4
X	()	Multi-Use Buildings per Section 19.4.5
X	()	Multi-Family Buildings per Section 19.4.6
		<u>Standards and Guidelines for the Downtown</u>
X	()	Urban Design per Section 19.5.3
(x)	()	Streetscape per Section 19.5.4
X	()	Material and Color Standards and Guidelines per Section 19.5.5
X	()	Consistent with the Visual Preference Survey Guidelines
()	()	Consistent with the Illustrated Streetscape Sketches
X	()	Are any modifications or waivers being requested from Part 19 – Design Standards?

→ SOME ELEVATIONS DON'T HAVE "APPEARANCE OF 2 1/2 STORY BUILDING"

Applicant _____

Application # _____

Township of Berkeley Heights

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
()	()	Consider the orientation and design to maximize passive solar heat/cooling. For example, orient the building along its east-west axis to have a larger surface exposure to the south, and use deciduous vegetation to block the sun in the summer months and maximize light and heat in the winter months.
(X)	()	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
(X)	()	Create landscapes that use native plantings to limit the need for lawn chemicals and maintenance (mowing, trimming, watering). Consider using captured rainwater (rain barrel) or recycled grey water for irrigation.
()	()	Recycle and/or salvage non-hazardous construction and demolition debris.
()	()	Consider the use of renewable building materials and products. Consider choosing products with low VOCs and avoid products that contain hazardous chemicals (i.e. formaldehyde, cyanide).
()	()	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
(X)	()	Where practicable, place parking spaces in shaded areas and consider using paving materials with an SRI value >29 (this will reflect, not absorb solar heat).

Storm Water Management Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(X)	()	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
(X)	()	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
(X)	()	Consider avoiding runoff to other properties by installing an underground cistern or rain garden. This will keep water on your own property and out of the sewer.

Energy & Lighting Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(X)	()	Consider providing natural daytime lighting as much as possible with skylights or solar tubes. Consider using triple-pane windows, with protection against sun damage.
(X)	()	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
()	()	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
()	()	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
(X)	()	Consider choosing ENERGY STAR appliances.

Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider Increasing amount of insulation by using 2 x 6 studs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
<input type="checkbox"/>	<input type="checkbox"/>	Consider installation heat pumps to transfer energy heat and cold.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider use high efficiency boilers/furnaces.
<input type="checkbox"/>	<input type="checkbox"/>	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider use roofing material with a solar reflectance index (SRI) equal or greater than 78 for low roofs and 29 for steep-sloped roofs.

Water Usage Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider use of low-flow shower heads.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider installing dual-flush toilets.
<input type="checkbox"/>	<input type="checkbox"/>	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe: <hr/> <hr/> <hr/> <hr/>

DESIGN STANDARDS & GUIDELINES COMPLIANCE REPORT

The Applicant's project, depicted in the drawings and materials submitted with the Application, complies with all design standards and guidelines contained in Section 19.3.1 of the Ordinance.

The Application by Berkeley Crossing Urban Renewal LLC is for a proposed multifamily housing and retail development on Block 502, Lots 1 through 5 on the official tax maps of the Township, commonly known as 88 River Road, 663 Springfield Avenue, 655 Springfield Avenue and 123 Passaic Avenue. The proposed development involves a 53-unit multifamily residential building with 10 affordable housing units set-aside and 4,800 sq. ft. of retail space.

The proposed development will feature a 3-story building with 53 dwelling units, 98 parking spaces and 4,800 sq. ft. of commercial retail space with main entrances along Springfield Avenue. The ground floor of the building will include an underground garage and 4,800 sq. ft. of retail space. The ground floor will also include a lobby with an entrance facing Springfield Avenue. The mechanical room and HVAC equipment will also be located on the ground floor. The upper stories will accommodate 53 dwelling units each and include a total of (12) one-bedroom units, (38) two-bedroom units, and (3) three-bedroom units. Three, one-bedroom units, four, two-bedroom units and three, three-bedroom units will be set-aside as affordable to very low and moderate income households to satisfy the affordable housing obligation required.

The building façade will be constructed predominantly of brick veneer. The roof will be installed with asphalt shingles, and the roofline will be broken up using variants in roof pitch. All windows will be single-hung. HVAC louvers will be provided near the balconies.

Architectural materials, detailing, and finishes are extended throughout the building and coherent across floors. An enclosed trash room is shown on each floor in the floor plans. The mechanical equipment will be stored within enclosed rooms on the ground floor.

The proposed development has a minimum requirement of 122 spaces, whereas 98 spaces are provided with an additional 30 banked spaces. Vehicular access to the residential building is provided via a driveway on Washington Street that leads directly into the underground garage.

The proposed development respects the general image as presented in the Design Standards. The building is located to front towards and relate to a public street, both functionally and visually. The project includes consistency of materials, colors, sidewalk textures, streetscape, scale and proportion and lighting fixtures. The relationship between materials, textures, and colors of the façades and roof of the building conform to the recommended Material and Color Standards. The scale, massing, proportion, orientation, style and design of the proposed residential building and associated amenities are all consistent with applicable design elements.

The architectural treatment of the building's façade and roof is continued around all of its visually exposed sides. All sides of the building are architecturally designed so as to be consistent with regard to style, materials, colors, and details. The type, shape, texture, and color of the roof of the building are designed to complement the architectural design of the building. The roof is architecturally compatible with the style, materials, colors, and details of the building.

The fenestration of the building is architecturally compatible with its style, materials, colors, and details. Windows located on the upper stories of the building are vertically aligned with the windows and doors on the ground level. All materials, colors, and details used on the exterior of the building are architecturally compatible. Light fixtures attached to the exterior of the building are designed to help accent its architectural features, designed to complement the design of the building, and are architecturally compatible with the style, materials, colors, and details of the building and other lighting fixtures used on the site.

Landscaping on the site conforms to the general Landscaping Standards (Section 11.1.4 – Landscaping of the Municipal Land Use Procedures Ordinance)

The development plan locates the residential building and parking areas in an arrangement that promotes enjoyment of dwelling units, other site facilities, and the community as a whole by residents of the development.

The Applicant reserves the right to supplement its contents at the time of the Planning Board hearing in this matter.