

PLANNING BOARD
TOWNSHIP OF BERKELEY HEIGHTS

Application # SP-8-20
Date of Filing 9/17/20

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 (Preliminary) and/or (Final) approval of a SITE PLAN hereinafter more particularly described as follows:

1. Applicant's Name: One Russo Place, LLC
Address: 1 Russo Place STE 1
Berkeley HTS, NJ 07922
Phone: (908) 591-0837 Email Address: MARK@CORKSOL.COM
Cell: (908) 591-0837

2. Name and address of present owner(s) -- if other than #1 above

Name: _____
Address: _____

Phone: () _____ Email Address: _____

3. Location of Site: 1 Russo Place
(Tax Map Block No.) _____ (Street Address)
36 _____ (Lot Numbers)
LI _____ (Zone)

4. Proposed Use of Site: EXISTING NO CHANGES STRICTLY
ADDITION OF SOLAR PANELS ON THE ROOF AND ALL INSET
FROM THE EAVES LINES OF THE BUILDING. MECHANICALS ON ROOF.
5. List of maps and other documents accompanying application and number of each:

Item	Number
<u>SURVEY</u>	<u>18</u>
<u>ZONING REVIEW LETTER</u>	<u>18</u>
<u>CONSTRUCTION DRAWINGS / OVERLAY</u>	<u>18</u>

6. List variances requested: NONE

7. Name, address, and profession of person designing SITE PLAN:
Name: ESTATHOS M. KANTERAKIS, PE Profession: ENGINEER
Address: 7 Pleasant Hill Road
CRAWFORD, NJ 08512
Phone: 732-387-3416 Email Address: info@CORKSolutions.com

SIGNATURE OF APPLICANT: Mark Anolis
NAME (PRINTED): MARK ANOLIS

8. Applicant's Attorney:

Name: August N. Santurro Jr.
 Address: 1431 Summit Ave.
Berkeley Hts NJ 07922
 Phone: (908) 665-8004 Email Address: Santurro.law@gnnet.com

9. Applicant's Witnesses:

Name: MARK ANUNIS Profession: OWNER
 Address: 1 RUSSO PLACE
BERKELEY HTS, NJ 07922
 Phone: (908) 591-6837 Email Address: mark@anceanv.com
JUNE PANTILIANO
 Name: SUNCYCLE RENEWABLE ENERGY Profession: Solar Installer
 Address: _____

Phone: (201) 803 5682 Email Address: Suncycleenergy@gmail.com

Name: _____ Profession: _____
 Address: _____

Phone: () _____ Email Address: _____

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 .1901 Lot 36
 Location: _____
 Applicant: _____

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 ONE RUSSO PLACE, LLC as applicant for the proposed development.

9/16/20
 (date)

ONE RUSSO PLACE, LLC
Mark Anunis
 (Signature)

MARK ANUNIS
 (Printed Name)

(If title is applicable, please indicate. If joint ownership, both owners must sign and give address and phone number.)

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

Applicant's Name and Address ONE RUSSO PLACE, LLC
1 RUSSO PLACE, BERKELEY HTS, NJ 07922
 Phone: () _____ FAX: () _____
 Project: SEVEN PANELS Location: 1 RUSSO PLACE, BERKELEY HTS
 Date Received: _____ Engineer: _____

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>
(N/A)	()	Calculation of Application Fee
(N/A)	()	Proper Scale (not less than 1" = 30')
(N/A)	()	Graphic Scale
(N/A)	()	Key Map (not less than 1" = 500')
(N/A)	()	Reference meridian
()	()	Date (on all documents and drawings)
(N/A)	()	Revision dates
()	()	Entire tract shown
()	()	List of all drawings and documents included in application
()	()	Name of development or project
()	()	Name and address of owner of record
()	()	Name and address of applicant
()	()	Name, address, signature and seal of Professional Engineer or Architect licensed in the State of New Jersey who prepared the plans
()	()	Survey of tract certified by licensed Land Surveyor
(N/A)	()	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers
()	()	Space provided for endorsement of the Chairman, Secretary of the Planning Board and Township Engineer
()	()	Tax map identification (Sheet number, lot and block numbers) on plan
()	()	Tract boundaries and dimensions
(N/A)	()	Tract area (within .01 acres)
(N/A)	()	Zone boundaries and existing schools within 200'
(N/A)	()	Proposed Right of Ways
(N/A)	()	Proposed streets and street names
(N/A)	()	Proper size sheet
(N/A)	()	Areas dedicated to public use
(N/A)	()	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>
(N/A)	()	Any adjacent lots in which applicant has a direct or indirect interest
(N/A)	()	Improvements to adjoining streets and roads
(N/A)	()	All distances to the nearest intersection with any public street (measured along sideline or centerline of adjacent street)
(N/A)	()	Streams, waterways and flood plains within 200' of tract
()	()	Setback lines; Provided and Required
(N/A)	()	Building height, size and location
(N/A)	()	Percent (%) of building coverage
()	()	Location and size of existing buildings and structures
(N/A)	()	Structures to be removed shall be indicated by dashed lines
(N/A)	()	Existing structures on Historic Landmarks' Inventory maintained by Union County Planning Board
(N/A)	()	Existing elevations and contours (2' contour internal and extended 50' beyond tract)
(N/A)	()	Proposed elevations and contours (2' contour internal and extended 50' beyond tract)
(N/A)	()	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions
(N/A)	()	Floor plans with dimensions
(N/A)	()	Exterior wall material
(N/A)	()	Exterior architectural lighting and details
(N/A)	()	Access streets (Names, width, lanes)
(N/A)	()	Vehicular ingress and egress to and from site onto public streets
(N/A)	()	Directional traffic flow on site
(N/A)	()	Calculation of parking; Provided and Required
(N/A)	()	Location, scaled design of offstreet parking
(N/A)	()	Size and location of bays, aisles and planting areas
(N/A)	()	Offstreet parking areas, paved and curbed
(N/A)	()	Written Use Plan
(N/A)	()	Size and location of driveways and curbscuts
(N/A)	()	No driveway within five (5) feet of property line
(N/A)	()	Driveways conform to maximum and minimum dimensions required
(N/A)	()	Sight easements shown on plan
(N/A)	()	Sidewalks, walkways and pedestrian lanes
(N/A)	()	Fire Lanes
(N/A)	()	Loading spaces or docks
(N/A)	()	Traffic Impact Analysis for sites generating more than 25 vehicles per hour
(N/A)	()	Existing storm sewer system
(N/A)	()	Proposed storm sewer system
(N/A)	()	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>
(N/A)	()	Existing sanitary sewers
(N/A)	()	Proposed sanitary sewers
(N/A)	()	Existing and proposed water mains and hydrants
(N/A)	()	Existing and proposed gas lines
(N/A)	()	Existing and proposed electric lines
(N/A)	()	Existing and proposed telephone lines
(N/A)	()	Existing and proposed common space
(N/A)	()	Existing and proposed open space
(N/A)	()	Solid waste collection and disposal method
(N/A)	()	Buffer areas including height, width and type of buffer and its expected effectiveness in screening views, auto headlights and reducing noise
(N/A)	()	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper
(N/A)	()	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
(N/A)	()	Conforms to Master Plan
(N/A)	()	Environmental Impact Statement
()	()	Certification by Tax Collector that taxes are paid on property
()	()	PREVIOUS Bonds, Cash Escrows and Inspection Fees posted for improvements
(N/A)	()	Map of properties within 200'
()	()	Proof of Service of notification of Public Hearing to all property owners within 200'
(N/A)	()	Soil Erosion and Sediment Control
()	()	Construction Details
(N/A)	()	Owner's Letter of Consent, if applicant is not the owner
(N/A)	()	Submission of plans to Union County Planning Board
(N/A)	()	Submission of plans to Somerset-Union Soil Conservation District
(N/A)	()	Soil Movement Permit
(N/A)	()	For sites containing hazardous materials under NJDEP jurisdiction: Documentation from NJDEP approving clean up plan per Ordinance #30-00
(N/A)	()	For sites containing hazardous materials under USEPA jurisdiction: Documentation from USEPA approving clean up plan per Ordinance #30-00
()	()	Disclosure Statement of ten percent (10%) ownership interest of Corporation or Partnership (NJSA:40:55D-48.1 and 48.2)

- Name _____ Address _____
1. MARK ANNALS 100% of THORSE PLACE, BIRKENHEAD HTS, NJ 07912
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
 7. _____
 8. _____
 9. _____
 10. _____



Berkeley Heights Township
 29 Park Ave
 Berkeley Heights, NJ 07922
 908-464-2700, 2115

Date Issued: _____
 Application Number: ZA-20-142
 Application Date: 5/5/2020
 Project Number: _____
 Permit Number: _____
 Fee: \$0.00

Zoning Permit

Worksite **1 RUSSO PLACE**
 Location: **Berkeley Heights Township, NJ**

Block: 1901
 Lot: 36
 Qualifier: _____

Zone: LI

Owner: **ONE RUSSO PLACE, L.L.C.**

Applicant: **Suncycle Renewable Energy LLC c/o Jude Pantiliano**

Address: **1 RUSSO PLACE**

Address: **452 19th Ave.
 Brick, NJ 08724**

STE.1

BERKELEY HEIGHTS, NJ 07922

Application Approved Date: _____

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Use is: Light Industrial solar panels - roof mounted
 Nonconforming Use is: _____

Work Description:

Rehabilitation - The applicant is proposing an alteration to the existing building. Roof mounted solar panels.

Zoning approval is conditioned on the applicant obtaining site plan approval through the township planning board as per section 10.1.2 "Submission and Approval of Site Plan Required; Alterations" of the Municipal Land Use Procedures Ordinance.

If is recommended the applicant review Section 10.1.3 - "Exceptions and Waivers" of the Municipal Land Use Procedures Ordinance.

Upon review it was determined that the Zoning Permit:

- Permitted by Ordinance
- Permitted by Variance approved on: _____
- Valid Nonconforming Use is established by _____
- Zoning Board of Adjustment
- Zoning Officer



 Thomas A. Bocko, Zoning Officer

5/15/2020

 Date

CC: Suncycle, 3600 Rt. 66, Suite 150, Neptune, NJ 07753

Applicant One Russo Place, LLC

Application # _____

Township of Berkeley Heights

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
SUNAR (✓) APPLICATION	()	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.
<u>ALL EXISTING</u>	()	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
(N/A)	()	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.
(N/A)	()	Recycle and/or salvage non-hazardous construction and demolition debris.
(N/A)	()	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).
(N/A)	()	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
(N/K)	()	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>
EXISTING (N/A)	()	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
(N/A)	()	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
(N/A)	()	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>
EXISTING (N/A)	()	Consider providing natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage.
(SOLAR APPLIANCE) ()	()	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.
(N/A)	()	Consider choosing ENERGY STAR appliances.

Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
EXISTING (N/A)	()	Consider increasing amount of insulation by using 2 x 6 studs.
()	()	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
(N/A)	()	Consider installation heat pumps to transfer energy heat and cold.
(N/A)	()	Consider use high efficiency boilers/furnaces.
(N/A)	()	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
(N/A)	()	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>
EXISTING N/A	()	Consider use of low-flow shower heads.
N/A	()	Consider installing dual-flush toilets.
()	()	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe:

Solar Panels on Roof
