

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS

Application # SP-8-19  
Date of Filing 10/11/19

Fees to be charged:  
Application \_\_\_\_\_  
Escrow \_\_\_\_\_

(DO NOT WRITE ABOVE THIS LINE)

APPLICATION FOR SITE PLAN APPROVAL

TO: The Township of Berkeley Heights Planning Board

Application is made for the approval of a SITE PLAN hereinafter more particularly described as follows:

1. Applicant's Name: Elshiekh Enterprises, L.L.C., through its managing member, Hany Elshiekh  
Address: c/o Dempsey, Dempsey & Sheehan  
387 Springfield Avenue, Summit, New Jersey 07901

Phone: 908-277-0388 Fax: 908-277-1483 Sec. Sec. # If Individual \_\_\_\_\_  
Cell: ( ) \_\_\_\_\_ Fed. ID # if Corporation 223658338

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

Name: Applicant is the present owner  
Address: \_\_\_\_\_

Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_

3. Interest of Applicant if other than owner: N/A

4. Location of subdivision: N/A  
(Street, Neighborhood or Section Name)

(Tax Map Block) \_\_\_\_\_ (Lot Numbers) \_\_\_\_\_ (Zone) \_\_\_\_\_

5. Number of proposed lots: 2 to remain

6. Area of entire tract: 11,100 s.f., & portion being subdivided: N/A

7. List variances requested: None.

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

Item	Number
Site Plan, dated June 14, 2019	16
Architectural Plans, dated May 13, 2019	16

9. Name, address and profession of person preparing Preliminary Plat:

Name: Edward S. Dec, P.E. Profession Professional Engineer and  
Address: Guarriello & Dec Assoc. LLC 131 North Michigan Avenue P.O. Box 208 Land Surveyor  
Kenilworth, New Jersey 07033  
Phone: 908-620-1139 FAX: 908-620-1102

SIGNATURE OF APPLICANT:

James G. Webber, Esq.

SITE PLAN APPLICATION

-2-

8. Applicant's Attorney:

Name: ~~James G. Webber, Esq.~~ ERWIN C. SCHNITZER, ESQ.

Address: Dempsey, Dempsey & Sheehan 387 Springfield Avenue, Summit, New Jersey 07901

Phone: ~~908-277-0388~~ 908-755-6880 FAX: ~~908-277-1483~~ 908-753-1954

9. Applicant's Witnesses:

Name: Edward S. Dec, P.E. Profession Civil Engineer & Land Surveyor

Address: 131 North Michigan Avenue P.O. Box 208 Kenilworth, NJ 07033

Phone: 908-620-1139 FAX: 908-620-1102

Name: Roger C. Winkle Profession Architect

Address: 947 Park Avenue, Plainfield, New Jersey 07060

Phone: 908-561-5560 FAX: 908-561-5155

Name: Hany Elshiekh, Managing Member of Elshiekh Enterprise, LLC Profession Applicant

Address: 12 Via Vitale, Kenilworth, New Jersey 07033

c/o Dempsey, Dempsey & Sheehan 387 Springfield Avenue, Summit, New Jersey 07901

Phone: 908-277-0388 FAX: 908-277-1483

Name: \_\_\_\_\_ Profession \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ FAX: ( ) \_\_\_\_\_

10. Owner's Letter of Consent:  
Township of Berkeley Heights  
Planning Board  
29 Park Avenue  
Berkeley Heights, NJ 07922

RE: Application # \_\_\_\_\_

Block 206 Lot 14 & 15

Location: 495 Springfield Avenue

Applicant: Elshiekh Enterprises, L.L.C.

I certify that I am the Owner or duly authorized representatives 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 Hany Elshiekh, Managing Member of Elshiekh Enterprise, LLC as applicant for the proposed development

Date: 10/12/19  
[Signature]  
Dempsey, Dempsey & Sheehan  
Attorneys for Applicant  
James G. Webber, Esq.

(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  
CHECK LIST - SITE PLAN

Applicant's Name and Address Elshekh Enterprises, L.L.C., through its managing member, Hany Elshekh  
c/o Dempsey, Dempsey & Sheehan

Phone: ( 908) 277-0388 FAX: ( 908) 277-1483

Project: Site Plan Location: 495 Springfield Avenue

Date Received: \_\_\_\_\_ Engineer: Edward S. Dec, P.E.

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

Applicant	Township Official Verification	Item
( <input checked="" type="checkbox"/> )	( )	Calculation of Application Fee
( <input checked="" type="checkbox"/> )	( )	Proper Scale (not less than 1" = 30')
( <input checked="" type="checkbox"/> )	( )	Graphic Scale
( <input checked="" type="checkbox"/> )	( )	Key Map (not less than 1" = 500')
( <input checked="" type="checkbox"/> )	( )	Reference meridian
( <input checked="" type="checkbox"/> )	( )	Date (on all documents and drawings)
( <input checked="" type="checkbox"/> )	( )	Revision dates
( <input checked="" type="checkbox"/> )	( )	Entire tract shown
( <input checked="" type="checkbox"/> )	( )	List of all drawings and documents included in application
( <input checked="" type="checkbox"/> )	( )	Name of development or project
( <input checked="" type="checkbox"/> )	( )	Name and address of owner of record
( <input checked="" type="checkbox"/> )	( )	Name and address of applicant
( <input checked="" type="checkbox"/> )	( )	Name, address, signature and seal of Professional Engineer or Architect licensed in the State of New Jersey who prepared the plans
( <input checked="" type="checkbox"/> )	( )	Survey of tract certified by licensed Land Surveyor
( <input checked="" type="checkbox"/> )	( )	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers
( <input checked="" type="checkbox"/> )	( )	Space provided for endorsement of the Chairman, Secretary of the Planning Board and Township Engineer
( <input checked="" type="checkbox"/> )	( )	Tax map identification (Sheet number, lot and block numbers) on plan
( <input checked="" type="checkbox"/> )	( )	Tract boundaries and dimensions
( <input checked="" type="checkbox"/> )	( )	Tract area (within .01 acres)
( <input checked="" type="checkbox"/> )	( )	Zone boundaries and existing schools within 200'
( N/A )	( )	Proposed Right of Ways
( N/A )	( )	Proposed streets and street names
( <input checked="" type="checkbox"/> )	( )	Proper size sheet
( N/A )	( )	Areas dedicated to public use
( <input checked="" type="checkbox"/> )	( )	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
( ✓ )	( )	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
( ✓ )	( )	Building height, size and location
( ✓ )	( )	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
( ✓ )	( )	Existing elevations and contours (2' contour internal and extended 50' beyond tract)
( ✓ )	( )	Proposed elevations and contours (2' contour internal and extended 50' beyond tract)
( ✓ )	( )	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions
( ✓ )	( )	Floor plans with dimensions
( ✓ )	( )	Exterior wall material
( ✓ )	( )	Exterior architectural lighting and details
( ✓ )	( )	Access streets (Names, width, lanes)
( ✓ )	( )	Vehicular ingress and egress to and from site onto public streets
( ✓ )	( )	Directional traffic flow on site
( ✓ )	( )	Calculation of parking; Provided and Required
( ✓ )	( )	Location, scaled design of offstreet parking
( ✓ )	( )	Size and location of bays, aisles and planting areas
( N/A )	( )	Offstreet parking areas, paved and curbed
( ✓ )	( )	Written Use Plan
( ✓ )	( )	Size and location of driveways and curbcuts
( ✓ )	( )	No driveway within five (5) feet of property line
( ✓ )	( )	Driveways conform to maximum and minimum dimensions required
( ✓ )	( )	Sight easements shown on plan
( ✓ )	( )	Sidewalks, walkways and pedestrian lanes
( ✓ )	( )	Fire Lanes
( ✓ )	( )	Loading spaces or docks
( N/A )	( )	Traffic Impact Analysis for sites generating more than 25 vehicles per hour
( ✓ )	( )	Existing storm sewer system
( )	( )	Proposed storm sewer system
( )	( )	Documentation showing that the rate-of-runoff after development will not exceed rate-of-runoff prior to development (drainage calculations)

SITE PLAN - CHECK LIST

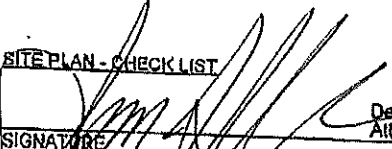
<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
( <input checked="" type="checkbox"/> )	( )	Existing sanitary sewers
( N/A )	( )	Proposed sanitary sewers
( N/A )	( )	Existing and proposed water mains and hydrants
( N/A )	( )	Existing and proposed gas lines
( N/A )	( )	Existing and proposed electric lines
( N/A )	( )	Existing and proposed telephone lines
( N/A )	( )	Existing and proposed common space
( N/A )	( )	Existing and proposed open space
( <input checked="" type="checkbox"/> )	( )	Solid waste collection and disposal method
( <input checked="" type="checkbox"/> )	( )	Buffer areas including height, width and type of buffer and its expected effectiveness in screening views, auto headlights and reducing noise
( <input checked="" type="checkbox"/> )	( )	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper
( <input checked="" type="checkbox"/> )	( )	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
( <input checked="" type="checkbox"/> )	( )	Conforms to Master Plan
( N/A )	( )	Environmental Impact Statement
( <input checked="" type="checkbox"/> )	( )	Certification by Tax Collector that taxes are paid on property
( <input checked="" type="checkbox"/> )	( )	Bonds, Cash Escrows and Inspection Fees posted for improvements
( <input checked="" type="checkbox"/> )	( )	Map of properties within 200'
( <input checked="" type="checkbox"/> )	( )	Proof of Service of notification of Public Hearing to all property owners within 200'
( <input checked="" type="checkbox"/> )	( )	Soil Erosion and Sediment Control application pending submission
( To be provided )	( )	Construction Details
( N/A )	( )	Owner's Letter of Consent, if applicant is not the owner
( <input checked="" type="checkbox"/> )	( )	Submission of plans to Union County Planning Board Simultaneous application
( <input checked="" type="checkbox"/> )	( )	Submission of plans to Somerset-Union Soil Conservation District application pending submission
( 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
( <input checked="" type="checkbox"/> )	( )	Disclosure Statement of ten percent (10%) ownership interest of Corporation or Partnership (NJSA:40:55D-48.1 and 48.2)

Name

Address

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_


SITE PLAN - CHECK LIST

  
 \_\_\_\_\_  
 SIGNATURE  
 Dempsey, Dempsey & Sheehan  
 Attorneys for Applicant  
 TITLE  
 \_\_\_\_\_  
 NAME OF CORPORATION OR PARTNERSHIP  
 \_\_\_\_\_  
 387 Springfield Avenue, Summit, New Jersey 07901  
 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 40:55D-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 OF ENGINEER PREPARING CHECK LIST  
 DATE  
 Oct 10, 2019  
 \_\_\_\_\_  
 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

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.
( )	( )	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
( )	( )	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.
( )	( )	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>
( )	( )	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
( )	( )	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
( )	( )	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>
( )	( )	Consider providing natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage.
( )	( )	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.
( )	( )	Consider choosing ENERGY STAR appliances.



Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
( )	( )	Consider Increasing amount of insulation by using 2 x 6 studs.
( )	( )	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
( )	( )	Consider installation heat pumps to transfer energy heat and cold.
( )	( )	Consider use high efficiency boilers/furnaces.
( )	( )	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
( )	( )	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>
( )	( )	Consider use of low-flow shower heads.
( )	( )	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: _____ _____ _____