

Piscataway Twp

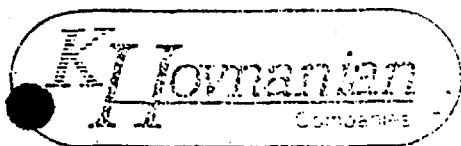
(1984)

Applications by Hornanien @ Piscataway Inc
for Society Hill

6 pgs

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K. HOVNANIAN COMPANIES OF NEW JERSEY, INC.

10 HIGHWAY 35, PO BOX 500 RED BANK, NEW JERSEY 07701 ☐ (201) 747-7800

September 13, 1984

Shirley Myers
Clerk, Planning Board
Public Works Center
Piscataway Municipal Complex
455 Hoes Lane
Piscataway, NJ 08854

RE: Applications by K. Hovnanian at Piscataway, Inc.
for Society Hill at Piscataway to be developed
on Block 744, Lot 2 of the Tax Map of Piscataway

Dear Shirley:

In connection with the above referenced application, please find enclosed fourteen (14) copies of the following:

1. Conditional Use Application with check #2520 in the sum of \$16,480.00 representing the fees for the Conditional Use, Preliminary Site Plan and Final Site Plan Applications;
2. Preliminary and Final Site Plan Application with the above check #2520 representing the fees for these applications;
3. Classification of Subdivision Sketch Plat Application with check #2523 in the sum of \$70.00 representing the fees for this application;
4. Preliminary Approval of Major Subdivision Application with check #2521 in the sum of \$100.00 representing the fees for this application;
5. Final Approval of Major Subdivision Application with check #2522 in the sum of \$50.00 representing the fees for this application;
6. Engineering drawings dated September 12, 1984 prepared by D. W. Smith Associates, P.A., 40 Airport Road, Lakewood, New Jersey 08701
7. Environmental Impact Study dated September 12, 1984 prepared by D. W. Smith Associates, P.A., 40 Airport Rd., Lakewood, New Jersey 08701.

8. Traffic Impact Study Final Report dated September, 1984 prepared by Nicholas Bellizzi, P.E., Consulting Engineer;
9. Fiscal Impact Study dated September 7, 1984 prepared by Robert W. Burchell, Ph. D.;
10. Affordable Housing Plan for Society Hill at Piscataway dated September 13, 1984 prepared by Donald R. Daines, Esq. by K. Hovnanian at Piscataway, Inc.; and
11. Architecturals dated January 26, 1984 and prepared by Murphy Garrison Association, 130 Presidential Blvd., Bala Cynwyd, Pennsylvania 19004 showing the following units to be constructed in the proposed development:
 - a) 250 - townhouse
 - b) 300 - townhouse
 - c) 600 - townhouse
 - d) 225 - townhouse
 - e) 5300 - townhouse flat
 - f) 5302 - 2 BR - "Mt. Laurel" - townhouse flat
 - g) 5303 - 3 BR - "Mt. Laurel" - townhouse flat

The plan and profiles will be forwarded for review and approval prior to commencement of construction. The Declaration and Restrictive Covenants and Restrictions including the Master Deed and By-Laws will be submitted for review and approval by the Planning Board attorney prior to recording.

I believe that this completes the submission of the above applications and that these applications will be on the agenda meeting of the Planning Board to be held on September 26, 1984. In addition, it is my understanding that these applications shall also be on the October 10, 1984 calendar of the Planning Board for a public hearing.

This application seeks a conditional use pursuant to the R-20A zoning and contains in excess of 20% of the total number of dwelling units for lower income families; 10% for low income families and 10% for moderate income families. These units will be built at a substantial loss to the applicant, therefore, in order to help mitigate these losses, we are hereby respectfully requesting waivers of the following construction design criteria:

1. Reduction in the on-site pavement cross section from the 7" thickness consisting of 3 "FABC on a 4" stabilized base to a 5" thickness consisting of 1 1/2" FABC on 3 1/2" stabilized base. This waiver is supported by the analysis of the existing soil conditions on the site by our soils engineer, Melick-Tully;
2. Waiver of the seven (7%) percent inspection fees for these approximately 110 "Mt. Laurel" affordable units.

The average per unit improvement cost of \$7,000 times the 7% adds approximately \$490 to the cost of these lower income condominiums;

3. The on-site thru road labelled Road "A" running between Morris Avenue and the proposed Hoes Lane extension is intended to service primarily the residents of the proposed development. This road is, however, shown on the Master Plan as a connector road requiring R.O.W. of 60' - 66' and pavement of 36' - 46'. 511.2-2

We are requesting a waiver of the construction requirement pertaining only to pavement width and seeking a reduction of the pavement width to 30' which is consistent with the following: Section 702.4; the definition of a minor street in section 301 and 511.2-2 which provides for a 30' pavement of a minor road used primarily for access to the development abutting this road. This waiver is further supported by the traffic study. In addition, the substantial cost savings from reducing the pavement width would help greatly to reduce the losses generated by the 110 lower income units;

4. Waiver of the fees for building, electrical, fire, plumbing and certificate of occupancy permits and inspections for the 110 lower income units;
5. Reduction of the parking stall size from 10' X 20' to 9' X 18';
6. We know that the inspection departments will do their best to expedite inspection in order to enable construction to proceed in a timely fashion. We would ask that as much as possible, without jeopardizing or reducing the quality of enforcement, that the procedures for obtaining inspections be streamlined. In addition, we would ask that provisions be made so that K. Hovnanian at Piscataway, Inc. could reimburse the Township for inspections which were needed during overtime or on weekends so that construction could proceed in a cost effective, efficient manner.
7. Without knowing the off-site obligation for this site at time of application submittal, as well as any on-site improvement design specifications which will be imposed in order to accommodate off-site requirements, we would respectfully ask the Planning Board to reflect as nearly as possible the 20% lower income portion

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September 13, 1984
Shirley Myers

of the units being built within the site when determining the amount and cost of any such improvements to be placed on the proposed development.

Thank you for your cooperation and assistance in this matter.

Very truly yours,

K. HOVNIANIAN COMPANIES OF NEW JERSEY, INC.



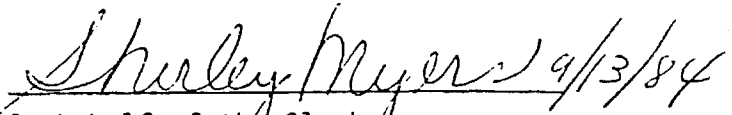
Donald R. Daines
Associate Legal Counsel

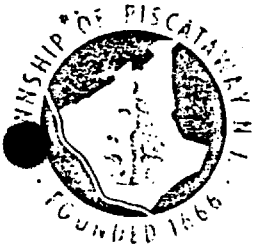
DRD:jac

Enclosures

cc: Mr. Angelo Dalto, Esq.
Mr. William B. Savo, Esq.

I hereby acknowledge receipt of the above described items and the applications on this 13th day of September, 1984.


On behalf of the Clerk,
Planning Board, Township of Piscataway



TOWNSHIP OF
PISCATAWAY
MIDDLESEX COUNTY
PISCATAWAY, NEW JERSEY 08854
201-981-0800 Ext. 32

PLANNING BOARD

September 18, 1984

Donald R. Daines, Esq.
K. HOVNANIAN COMPANIES OF N.J., INC.
10 Highway 35
P. O. Box 500
Red Bank, New Jersey 07701

RE: APPLICATION NO. 84-PB-124/125/126
BLOCK 744, LOT 2, ZONE R-20A

Dear Applicant:

Please be advised that your application for:

- Classification
- Preliminary Subdivision approval
- Final Subdivision approval
- Site Plan Review
- Variances (s)

has been deemed complete for review*. The application will be discussed by the Subdivision and Site Plan Committee on September 26, 1984 at 2:30 p.m. at the Public Works Center, Municipal Complex, Piscataway, New Jersey. You or your representative are urged to attend.

Should you have any questions regarding the above, please do not hesitate to call the undersigned.

Very truly yours,

Lester Nebenzahl, P.P., AICP
Township Planner

LN:sm

cc: Planning Board

*Pending receipt of proof of tax payment and proof of ownership.

TOWNSHIP OF
PISCATAWAY
MIDDLESEX COUNTY
PISCATAWAY, NEW JERSEY 08854
201-981-0800 Ext. 32

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PLANNING BOARD

September 18, 1984

Donald R. Daines, Esq.
K. HOVNANIAN COMPANIES OF N.J., INC.
10 Highway 35
P. O. Box 500
Red Bank, N.J. 07701

RE: APPLICATION NO. 84-PB-127C/84-PB-128
Block 744, Lot 2, Zone R-20A

Dear Applicant:


Please be advised that your application for:

- () Classification
- () Preliminary Subdivision approval
- () Final Subdivision approval
- Site Plan Review and a Conditional Use Permit.
- () Variances (s)

has been deemed complete for review.* The application will be discussed by the Subdivision and Site Plan Committee on September 26, 1984 at 2:30 p.m. at the Public Works Center, Municipal Complex, Piscataway, New Jersey. You or your representative are urged to attend.

Should you have any questions regarding the above, please do not hesitate to call the undersigned.

Very truly yours,



Lester Nebenzahl, P.P., AICP
Township Planner

Planning Board

Pending Board determination concerning request for waivers of certain fees and design details. Pending receipt of proof of ownership and proof of tax payment.