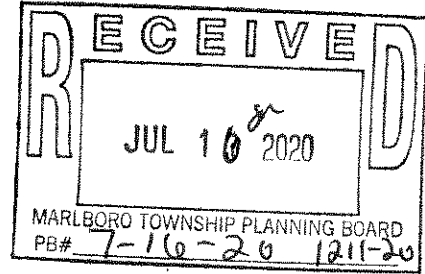


MARLBORO TOWNSHIP PLANNING BOARD
APPLICATION

APPLICATION NO. 1211-20

DATE RECEIVED 7-20-20

14 COPIES OF FOLDED PLANS



1. CHECK THE APPROPRIATE REQUEST

- () CONCEPT PLAN
- (x) SITE PLAN
- (x) MAJOR SUBDIVISION
- () MINOR SUBDIVISION
- () WAIVER/SITE PLAN
- () OTHER

2. APPLICANT'S NAME The Place at Marlboro, LLC

3. APPLICANTS RELATIONSHIP TO OWNER contract purchaser

4. REPRESENTED BY Meryl A. G. Gonchar, Esq., Sills Cummis & Gross P.C.

ADDRESS One Riverfront Plaza, Newark, NJ 07102

PHONE NUMBER 609-227-4639/908-705-3389

5. NAME OF PROPOSED DEVELOPMENT The Place at Marlboro

6. PURPOSE OF THIS APPLICATION See Rider annexed

7. IF COMMERCIAL - S.F. OF NEW BUILDING N/A

8. NUMBER OF NEW PARKING SPACES 522

9. NUMBER OF EXISTING LOTS two (2)

10. NUMBER OF PROPOSED LOTS three (3)

11. LOCATION (STREET) Tennent Road/Harnley Road

12. BLOCK 148 LOT 31 TAX MAP SHEET # 15
149 16

13. SIZE OF TRACT 21.1 ZONE MFD-111 PROPOSED LOT 3 lots

14. AREA OF ENTIRE TRACT 21.1

15. PREVIOUS APPLICATION, GIVE DETAILS

See Rider annexed

16. BRIEF STATEMENT IN SUPPORT OF THIS APPLICATION

See Rider annexed

17. VARIANCES & NUMBER

See Rider annexed

18. WAIVERS & NUMBER

See Rider annexed

19. NAME, ADDRESS & NUMBER OF ENGINEER/ARCHITECT

ENGINEER Gary V. Vecchio

PHONE 856-437-8402

ADDRESS Taylor Wiseman & Taylor

124 Galther Dr., Mt. Laurel, NJ 08054

ARCHITECT Barton Partners

PHONE 610-930-2800

ADDRESS Robert Cogan, R.A.

700 E. Main Street, Suite 301

Norristown, PA 19901

I (WE) HEREBY SWEAR THAT THE FOREGOING STATEMENTS
CONTAINED IN THIS DOCUMENT ARE TRUE AND CORRECT TO THE
BEST OF MY(OUR) KNOWELDGE.

APPLICANT'S NAME (PRINT) The Place at Marlboro, LLC

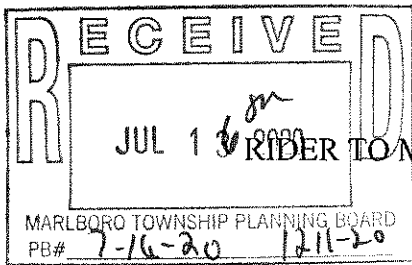
APPLICANT'S SIGNATURE By: *[Signature]*

Barbara K. Schoor

SWORN AND SUBSCRIBED BEFORE ME ON THIS 7 DAY OF July
2020.



Jessica Fletcher
NOTARY



RIDER TO MARLBORO TOWNSHIP PLANNING BOARD APPLICATION

APPLICANT: THE PLACE AT MARLBORO, LLC

15. PREVIOUS APPLICATION: Applicant/Resolution No. PB970-06, Wildflowers at Marlboro, approved September 17, 2008, granting subdivision and site plan approvals with regard to the subject property and other lands.

16. BRIEF STATEMENT IN SUPPORT OF THIS APPLICATION: The Applicant, The Place at Marlboro, LLC, proposes to develop a 100% affordable multi-family development comprised of a total of 258 apartments. The property subject to this application comprises Block 148, Lot 31 and Block 149, Lot 16 with a total tract area of 21.1 acres. Applicant proposes to merge these lots and subdivide the combined area into three (3) lots two (2) of which will be developed with each lot comprising a phase of the development. The third lot is to be retained by the Township of Marlboro, the current owner of the property, which is subject to a contract of sale with applicant, as the purchaser.

Applicant is seeking preliminary and final site plan approval with regard to Phase I which is proposed to be developed with 154 apartments. Phase I will comprise 10 one-bedroom units or 6.5%; 95 two-bedroom units or 61.7%; and 49 three-bedroom units or 31.8%. Phase II is proposed to be developed with 104 apartments comprised of 8 one-bedroom units or 7.7%; 64 two-bedroom units comprising 61.5% and 32 three-bedroom units comprising 30.8%. Overall, one-bedroom apartments will comprise 7.0% of the development; two-bedroom apartments will comprise 61.6% of the development and three-bedroom apartments will comprise 31.4%.

Applicant also proposes to provide 522 parking spaces. This number is calculated based upon 31 parking spaces for one-bedroom apartments at a ratio of 1.8 parking spaces per unit; 318 parking spaces for the two-bedroom units calculated at a ratio of 2 parking space per apartment and 170 parking spaces allocated to three-bedroom units calculated at a ratio of 2.1 parking spaces per apartment. At the time of construction of the first Phase I, 39 parking spaces constructed within the physical limits of Phase I will be dedicated for apartments to be constructed in the Phase II.

17. VARIANCES & NUMBER

Applicant is seeking the following variances:

From Section 220-97C(4) to permit a 24 foot wide cartway where a 25 foot cartway width is required.

From Section 220-97B to permit parking spaces of 9 feet by 18 feet where 10 feet by 20 feet is required. It should be noted that 9 feet by 18 feet parking spaces are permitted pursuant to the Residential Site Improvement Standards.

From Section 220-35D(24)(e) to permit 33% (3:1) grade for lawns more than five (5) feet from a building where 25% (4:1) is the maximum permitted.

From Section 220-97C(6) to permit parking to be located within 30 feet of the outer wall of any structure.

18. WAIVERS & NUMBER.

Applicant is seeking a design waiver from Section 220-140D(1)(Table III) to permit accessory structures of over 480 square feet in the MFD-III zone.