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June 7, 2022

Via Hand Delivery

Ashley Neale
Board Secretary
600 Bloomfield Avenue
Verona, NJ 07044

**Re: Verona Sunset Urban Renewal, LLC
 1 Sunset Avenue, Verona, NJ 07044
 Block 303, Lot 4**

Dear Ms. Neale:

This law firm represents Verona Sunset Urban Renewal, LLC (the "Applicant"), the contract purchaser of certain property located at 1 Sunset Avenue, Verona, New Jersey, more formally designated as Block 303, Lot 4 on the official Tax Map of the Township of Verona (the "Property"). The Applicant was designated as the redeveloper of the Property pursuant to a Redevelopment Agreement approved by the Township of Verona on or about December 20, 2021 (the "Redevelopment Agreement"). The Applicant is proposing the construction of an inclusionary 200-unit development, with site improvements including amenity space, lighting, landscaping, off-street parking, stormwater management systems, and associated infrastructure (the "Project"). The Property is located within the Sunset Avenue Redevelopment Area Redevelopment Plan, as amended by the adoption of Ordinance No. 2021-14 on June 21, 2021 (the "Redevelopment Plan").

This Application is made pursuant to that certain First Amended and Restated Settlement Agreement by and between Spectrum 360, LLC (the Property owner) and the Township of Verona, dated January 31, 2020, which settlement agreement was approved by Order of the Superior Court dated September 15, 2021. The Project is a critical component of the Township's Court-approved Mt. Laurel settlement agreement. Pursuant to Section 4.8 of the Redevelopment Agreement, the Applicant submitted its proposed plans to the Township Council for a consistency review. By Township Council Resolution No. 2022-092, the Township Council determined that the Applicant had satisfied the consistency requirements in the Redevelopment Plan and the Redevelopment Agreement.

In furtherance thereof, enclosed herein are ten (10) copies of the following:

1. Executed Site Plan Application, including:
 - a. Check List for Site Plan Application;
 - b. Applicant Disclosure Statement;
 - c. Property Owner Consent Form;
 - d. Draft Legal Notice;
2. Traffic Assessment Report prepared by Stonefield Engineering, Inc., dated May 9, 2022;
3. Stormwater Facilities Operations and Maintenance Manual prepared by Matrix New World, dated December 10, 2021, revised May 10, 2022;
4. Stormwater Management Report prepared by Matrix New World, dated December 10, 2021, revised May 10, 2022;
5. Preliminary and Final Site Major Site Plan prepared by Matrix New World, dated May 10, 2022;
6. Architectural Plans prepared by Minno and Wasko, dated November 18, 2021, revised May 12, 2022;
7. Landscape Architectural Plans prepared by Linda Tycher & Associates, dated December 15, 2021, last revised May 9, 2022;
8. Boundary and Topographic Survey prepared by Matrix New World, dated September 12, 2019, revised October 14, 2019, further revised November 17, 2021; and
9. First Amended and Restated Settlement Agreement between Spectrum360, LLC and the Township of Verona, dated January 31, 2020.
10. Application fee in the amount of \$15,000.00; and
11. Escrow fee in the amount of \$60,000.00.

Kindly use the Applicant's W-9 which is already on file with the Township in connection with the Redevelopment Agreement. Please feel free to contact us with any questions concerning the foregoing.

Very truly yours,

/s/ John P. Inglesino
JOHN P. INGLESINO

JPI/dwo

Encl.

cc: Verona Sunset Urban Renewal, LLC (via electronic mail)
Spectrum360, LLC (via electronic mail)

SITE PLAN APPLICATION

VERONA PLANNING BOARD
10 Commerce Court, Verona, NJ 07044
Phone 857-4805

PRELIMINARY APPLICATION FEE: \$400 min; \$400 for 1st 1,000 sq. ft.;
\$500 1,000-2,500 sq. ft.; \$700 2,500 – 5,000 sq. ft.; \$1000 over 5,000 sq. ft.

FINAL: ½ preliminary

CHECKS PAYABLE TO TOWNSHIP OF VERONA

Please answer the following questions:

1. Is there a Zoning Variance Pending? Yes _____ No x
If so, what type? N/A
2. Does the developer intend to request, at a future date, a Zoning Variance in connection with the Site Plan? Yes _____ No x

Applicant
Name Verona Sunset Urban Renewal, LLC
Address 1 Sunset Avenue
City Verona, New Jersey
Phone # c/o counsel 973-585-7721

Owner
Name Spectrum360, LLC
Address 1 Sunset Avenue
City Verona, New Jersey
Phone # c/o counsel 973-585-7721

Architect
Name Minno & Wasko Architects and Planners
Address Two Gateway Center, Suite 1700
City Newark, NJ 07102
Phone # 973-735-6695

Licensed Land Surveyor
Name Matrix New World
Address 442 State Route 35, Second Floor
City Eatontown, NJ 07724
Phone # 732-588-2999

Municipal Tax Map No. _____ Block No. 303 Lot No. 4
Municipality Verona Tax Sheet No. _____

Name of Local Building Official N/A

Commercial _____ Multi-Family _____ Residential x

Type of Construction:

Light Industry _____ Mixed Use _____ Misc. Residential

Description of Construction

One residential building consisting of 200 residential units, amenity space,
lighting, landscaping, off-street parking, stormwater management systems,
and associated infrastructure.

TOWNSHIP OF VERONA

SITE PLAN REVIEW
SECTION 118

CHECK LIST FOR SITE PLAN APPLICATION

APPLICANT : Verona Sunset Urban Renewal, LLC TELEPHONE NO. c/o counsel 973-585-7721
OWNER: Spectrum360, LLC TELEPHONE NO. c/o counsel 973-585-7721
ADDRESS: 1 Sunset Avenue, Verona, New Jersey TAX MAP BL. 303 LOT 4

A) Type of Site Plan

1. Repairs (interior) _____
2. Renovation or Alteration (exterior) _____
3. Change of Use _____
4. Excavation Removal of Soil, Clear of Site _____
5. Additions _____
6. Percent (%) or Size of Addition _____
7. New Structure x _____
8. New Accessory Structures _____
9. Other _____

B) Waiver Request

x (as noted on checklist)

C) 15 Copies of Application and Site Plan

x (10 copies)

D) Application Fee Paid (amount)

\$15,000.00

E) Verification of Taxes Paid

Temporary waiver, requested with submission

F) Date Received Application

G) Date Certified as Completed













- H) All plans submitted shall be drawn at a scale not smaller than one (1") inch equals twenty (20') feet, signed and sealed by a professional engineer, architect or professional planner and shall bear the signature and seal of the licensed land surveyor as to topography and boundary survey data and shall contain the following:

Circle One:

C = Complies

D = Deficient

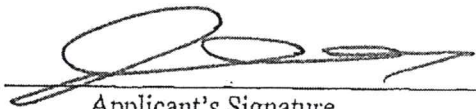
WS = Waiver Sought

- | | | | | |
|-----|--|---|---|----|
| 1. | Name and title of applicant, owner and person preparing map. |  | D | WS |
| 2. | Date, scale and north point and date of any revision |  | D | WS |
| 3. | Place for signature of Chairman and Secretary of approving Board. |  | D | WS |
| 4. | Tax map lot and block numbers and address of property |  | D | WS |
| 5. | Bearing of all property lines with reference to North and South and length of these lines. Area of subject property. |  | D | WS |
| 6. | Zone district and zone district of adjoining properties within 200 feet. |  | D | WS |
| 7. | Zoning schedule. |  | D | WS |
| 8. | All entrances and exits to public streets on site and within 200 feet thereof. |  | D | WS |
| 9. | All property lines, streets, roads, buildings, retaining walls, rock outcrops, marsh areas, ponds, and streams within 200 feet. |  | D | WS |
| 10. | The location of principal and accessory structures with dimensions of the structures and distances to lot lines. |  | D | WS |
| 11. | All set-back dimensions, landscaped areas, fencing and trees over 6" caliper. |  | D | WS |
| 12. | Location of all signs and exterior lighting with size and height of signs and light fixtures and strength in lumens and direction of illumination. |  | D | WS |

- | | | | | |
|-----|--|---|---|---|
| 13. | Storm water system, including calculations and design data supporting adequacy of the system to handle storm run-off as required by the Township Engineer | ✓ | D | WS |
| 14. | Sanitary sewerage disposal system by existing and proposed and calculation. | C | D | WS **Not Applicable |
| 15. | Water supply system and all other utilities both existing and proposed. | ✓ | D | WS |
| 16. | All curbs, sidewalks, driveways, parking space layout, and off-street loading areas with dimension. | ✓ | D | WS |
| 17. | Right-of-way, easements and all lands dedicated to the Township, County, and State. | ✓ | D | WS |
| 18. | Names of owners and use of property of all lands within 200 feet to the property and block and lot numbers. | ✓ | D | WS |
| 19. | Site Plan drawn on sheet size: (Circle One) | C | D | WS ✓ |
| | 8.5 x 14 inches | | | ** Applicant's plans are 30 x 42 inches |
| | 15 x 21 inches | | | |
| | 24 x 36 inches | | | |
| 20. | The entire property shall be shown, on the required sheet size a key map. | ✓ | D | WS |
| 21. | Existing and proposed contours, with contour interval not more than two feet (2') slopes less than 10% and interval of five feet (5') for slopes greater than 10%. Existing contours by dashed lines, proposed by solid lines. | ✓ | D | WS |
| 22. | Proposed finished grade spot elevations at all corners of existing and proposed buildings. | ✓ | D | WS |
| 23. | The proposed use of building. | ✓ | D | WS |
| 24. | The proposed use of outdoor area. | ✓ | D | WS |
| 25. | The floor space of each building and total number of parking spaces. | ✓ | D | WS |

26.	Distances along right-of-way lines of existing streets abutting property to nearest intersection.	✓	D	WS	
27.	All existing easements, deed restrictions, other covenants and previous variances granted for the property.	✓	D	WS	
28.	Floor plan of proposed structures with accompanying front, rear and side elevations drawn to scale.	✓	D	WS	
29.	Landscaping plan, buffer plan, landscaping schedule showing number, size and species of plantings.	✓	D	WS	
30.	Soil erosion and sediment control plan.	✓	D	WS	
31.	Application filed with Essex County Planning Board	✓	D	WS	
32.	Notice to all neighbors within 200 feet.	✓	D	WS	**Applicant will submit notice when PB hearing is scheduled
33.	Notification to Fire, Police, Health Department, Township Manager, and Shade Tree.	✓	D	WS	
34.	Refuse, disposal (storage), dumpster screening	C	D	WS	**No external dumpsters proposed - #34 & #35 are not applicable
35.	Storage height (gross sq. footage)	C	D	WS	
36.	Drainage arrows.	✓	D	WS	
37.	Site Lighting Plan with isolux patterns to indicate intensity of site lighting.	✓	D	WS	
38.	Location HVAC Equipment and screening.	✓	D	WS	
39.	NJDEP Freshwater Wetlands Approval.	C	D	WS	**Not Applicable
40.	Complies with escrow ordinance.	✓	D	WS	

Applicant's Remarks:


Applicant's Signature

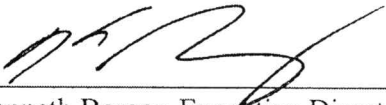
APPLICANT DISCLOSURE STATEMENT

In accordance with N.J.S.A. 40:55D-48.1, et seq, set forth below are the names and addresses of the individuals with greater than 10% ownership interest in the Applicant entity, known as Verona Sunset Urban Renewal, LLC:

1. Jonathan Schwartz, c/o BNE Real Estate Group, 16 Microlab Road, Suite A, Livingston, New Jersey
2. Howard Schwartz, c/o BNE Real Estate Group, 16 Microlab Road, Suite A, Livingston, New Jersey
3. Alan Pines, c/o BNE Real Estate Group, 16 Microlab Road, Suite A, Livingston, New Jersey
4. Larry Pantirer, c/o BNE Real Estate Group, 16 Microlab Road, Suite A, Livingston, New Jersey
5. Marshall Tycher, c/o BNE Real Estate Group, 16 Microlab Road, Suite A, Livingston, New Jersey
6. Carl Goldberg, c/o BNE Real Estate Group, 16 Microlab Road, Suite A, Livingston, New Jersey

PROPERTY OWNER CONSENT FORM

I, the undersigned, hereby affirm that this application is being made with my/our consent and knowledge and that the information contained herein is true and correct to the best of my/our knowledge. I serve as the Executive Director of Spectrum360, LLC, the owner of the subject property, which property is referred to as 1 Sunset Avenue, Verona, New Jersey, otherwise known as Block 303, Lot 4 on the tax map of the Township of Verona.



Kenneth Berger, Executive Director
Spectrum360, LLC

Dated: _____

6-6-22

PLANNING BOARD
TOWNSHIP OF VERONA
Planning Board Applications Fees

Date: May 23, 2022

INITIAL
ESCROW FOR
PROFESSIONAL
REVIEW

List Requested	\$10.00	
<u>CONDITIONAL USE</u>		
Application	\$500.00	\$1,000.00
Townhouse, additional per unit	\$ 50.00	\$ 200.00
<u>SITE PLAN APPLICATION</u>		
<u>Preliminary</u>		
Minimum	\$400.00	\$ 750.00
0 to 1,000 sq. ft.	\$400.00	\$ 750.00
1,000 to 2,500 sq. ft.	\$500.00	\$1,000.00
2,500 to 5,000 sq. ft.	\$700.00	\$1,500.00
over 5,000 sq. ft.	\$1,000.00	\$2,000.00
<u>Final</u>	½ Preliminary	½ Preliminary
<u>MAJOR SUBDIVISION</u>		
Minimum	\$550.00	\$1,000.00
Plus (per lot)	\$150.00	\$ 550.00
<u>MINOR SUBDIVISION</u>		
<u>1 family residential</u>		
No new lot created	\$250.00	None
1 to 3 lots	\$500.00	\$ 500.00
<u>Other, residential or commercial</u>		
1 to 3 lots	\$250.00 per lot	\$ 500.00
<u>Special meeting</u>		
Requested by applicant	\$800.00	

Enclosed is a check in the amount of \$ \$15,000.00 for the application circled above, to the Planning Board of the Township of Verona for approval of the following: One residential building consisting of 200 residential units, amenity space, off-street parking, lighting, landscaping,

stormwater management systems, and associated infrastructure known on the Verona Tax Map as Map _____ Block 303 Lot 4

Included in the check is an additional \$10.00 where indicated for the list of property owners within 200 feet of subject property.

Name of applicant Verona Sunset Urban Renewal, LLC

Address of applicant 1 Sunset Urban Renewal, LLC Telephone # c/o counsel 973-585-7721

Name of property owner Spectrum360, LLC