



PLANNING/ZONING APPLICATION

DATE RECEIVED: 11/16/26	APPLICATION NO:
RECEIVED BY: Katie Rose Walenty	#470-26

(Items above to be filled out by the Planning Board Secretary)

INDICATE TYPE(s) of APPLICATION *(please check all that apply)*

- | | |
|---|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Minor Site Plan |
| <input type="checkbox"/> Preliminary Major Subdivision | <input checked="" type="checkbox"/> Preliminary Major Site Plan |
| <input type="checkbox"/> Final Major Subdivision | <input checked="" type="checkbox"/> Final Major Site Plan |
| <input type="checkbox"/> Conditional Use Approval | <input type="checkbox"/> Bulk Variance ("C" Variance)/Deviation (in Redevelopment Areas) |
| <input type="checkbox"/> Amended Board Approval | <input type="checkbox"/> Use Variance ("D" Variance) |
| <input type="checkbox"/> Appeal of Decision from Zoning Officer | <input type="checkbox"/> Amended Preliminary, Final or Minor Site Plan |
| <input type="checkbox"/> Interpretation of Zoning Map/Ordinance | <input type="checkbox"/> Informal/Concept Review |

APPLICANT

Name	Manhattan Beach Phase I Urban Renewal LLC	
Address	32 Mount Kemble Ave	
City, State, Zip	Morristown, New Jersey 07960	
Phone/Email		

OWNER *Property owner if different from Applicant*

Name	Same as Applicant	
Address		
City, State, Zip		
Phone/Email		

ATTORNEY *Required if a Business, Corporation, or LLC*

Name/ Firm	Cameron W. MacLeod Esq., FBT Gibbons LLP	
Address	50 West State Street, Suite 1104	
City, State, Zip	Trenton, New Jersey 08608	
Phone/Email	609-394-5300	cmacleod@fbtgibbons.com

PLANNER

Name/ Firm	Francis A. Reiner, LLA, PP -- FAR Planning LLC	
Address	190 Veteran's Drive, Suite 210	
City, State, Zip	Northvale, NJ 07647	
Phone/Email	201.414.4758	francisrdesign@gmail.com

ENGINEER

Name/Preparer Firm	Thomas Muller, P.E., P.P. -- Dynamic Engineering	
Address	1904 Main Street	
City, State, Zip	Lake Como, NJ 07719	
Phone/Email	732.974.0198 x1132	tmuller@dynamiccec.com

ARCHITECT

Name/Preparer Firm		
Address		
City, State, Zip		
Phone/Email		

**PROPERTY
INFORMATION**

Address			
Block(s)	161.02	Lot(s)	20, 23, 24, and 24.01
Zone	Beach Club District		
Total Site Area	Acreage	Sq. Ft.	
List any prior appeals, variances, approvals, site plans/subdivisions involving this property	See accompanying Exhibit B, summarizing all prior approvals.		
List and describe all proposed and existing structures on the property	The Property is presently vacant and cleared. The proposed development is described in the accompanying site plan set.		
Attach a true copy of all recorded restrictions, easements and/or rights of way affecting the Property	See accompanying Exhibit C.		

VARIANCE(s) REQUESTED (NJSA MLUL 40:55D) (please check all that apply)

"C" VARIANCE

Bulk (c) Variance

the applicant must prove hardship as outlined in the MLUL 40:55D-70c (1) where:

- "C-1"
- (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or;
 - (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or;
 - (c) by reason of an extraordinary situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act (C40:55D-62 et seq.) would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to, such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship.

"C-2"

40:55D-70c (2), proof of hardship is not necessary.

Two things must be proven to receive approval for a C-2 variance:

- (1) An applicant must show that the purposes of the MLUL (40:55D-2) would be advanced by a deviation from the zoning ordinance requirement and
- (2) that the variance can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance (negative criteria).

"D" VARIANCE

Use (d) Variance

Six instances for granting a "D" variance in the MLUL (40:55-70d):

- (1) a use or principal structure in a district restricted against such a use or principal structure;
- (2) an expansion of a nonconforming use;
- (3) deviation from a specification or standard pursuant to section 54 of P.L. 1975, c. 291 (C.40:55D-67) pertaining solely to a conditional use;
- (4) an increase in the permitted floor area ratio as defined in section 3.1 of P.L. 1975, C.291 (C.40:55D-4);
- (5) an increase in the permitted density as defined in section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision;
- (6) an increase of height which exceeds either 10 feet or 10% of the max building height permitted in the district of the principal use.

PLEASE COMPLETE ALL THAT APPLY	Required	Existing	Proposed	Variance
Minimum Lot Requirements				<i>(Check if yes)</i>
Lot Area (sq. ft.)				
Lot Depth (ft.)				
Lot Width (ft.)				
Minimum Setback Requirements				
Front Yard (ft.)				
One Side Yard (ft.)				
Total Two Side Yards (ft.)				
Rear Yard (ft.)				
Maximum Percentage of Lot Occupied				
Building Coverage (%)				
Impervious Coverage (%)				
Maximum Height Requirement				
Building Height (ft.)				
Stories				
Parking				
Number of Parking Spaces				
Parking Stall width/length	<input type="text"/> / <input type="text"/>			
Accessory Uses				
Garage Area (sq. ft.)				
Garage Height (ft.)				
Fence Height (ft.)				
Deck Area (sq. ft.)				
Minimum Distance of Accessory Use				
Side Yard Setback (ft.)				
Rear Yard Setback (ft.)				
Maximum Area (sq. ft.)				
Maximum Height (ft.)				
Density				
Maximum dwelling units per acre				
Maximum dwelling units per building				
Other				
Minimum floor areas per dwelling unit (sq. ft.)				
Distance Between Buildings				
Signage - Type				

➤ **If additional space is needed for any of the above areas, please attach a rider**

PLEASE LIST REASONS AND JUSTIFICATION FOR VARIANCES

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER

PLEASE LIST ANY POTENTIAL AREAS OF ARCHITECTURAL OR HISTORICAL SIGNIFICANCE. Year Structure(s) Built:

None Applicable.

INITIAL SUBMISSION OF APPLICATION TO PLANNING BOARD SECRETARY FOR COMPLETENESS MUST INCLUDE:

- One (1) USB device with true digital copies in pdf format of all plans and application package documents (pdf files can be emailed to Planning Board Secretary) *NOTE* All plans and survey's must be digitally signed and sealed by professional preparing the plans
- Two (2) originals of fully executed and signed Application packages
- Two (2) originals of current signed and raised sealed Boundary & Topographic Survey of existing conditions
- Two (2) originals of all signed and raised sealed Site Plan
- Two (2) originals of all signed and raised sealed Architectural Elevation and Floor Plan
- Two (2) copies of fully signed and raised sealed checklist form
- Two (2) copies of fully executed W-9 Taxpayer Identification form (consistent w/ applicant)
- Two (2) copies of the Ownership Disclosure Form (if owner and/or applicant are a corporation, LLC, or partnership)

- If amended approval, five (5) copies of originally approved site plans, originally approved architectural plans, and original resolution of approval.
Plans do not need to be sealed by professionals.

SECOND SUBMISSION OF DOCUMENTS NEEDED FOR PUBLIC HEARING:

***(needed after you are deemed complete)**

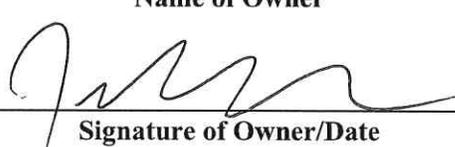
- Certification that taxes, assessments, municipal liens, are current in the current tax quarter
- Certified list of property owners obtained from Tax Assessor's office
- Any other conditions listed in Completeness letter, including but not limited to additional Application and Escrow fees.

NO APPLICATION WILL BE ACCEPTED WITHOUT full compliance with items listed above, initial payment of \$500 application fee, and initial payment of \$1,000 escrow fee, checks made payable to the City of South Amboy. (actual fees will be calculated during completeness review).

In order to provide Planning Board Professionals adequate time for review and consideration of application documents, initial and revised documents must be submitted to the Board Secretary a **minimum of twenty calendar days (20) prior** to the scheduled date of the application hearing. Late submission of documents, received less than twenty days prior the scheduled meeting, will **not** be considered during the scheduled Planning Board monthly meeting.

If an Application Review Report has been issued on an original submission, Additional Escrow in the amount of **one-third (1/3) of the Original Escrow Fee** must be provided for Additional Review of the Revised Plans.

The Planning Board Calendar can be found on **The City of South Amboy** website.

SIGNATURE OF PROPERTY OWNER	
<i>As owner of the premises in the within application, I hereby authorize the applicant or agent listed below to submit the above application.</i>	
<p>SWORN & SUBSCRIBED to before me this</p> <p><u>6th</u> day of <u>Nov</u>, 20<u>25</u></p> <p><u>Laura A. Hill</u></p> <p>(notary)</p> <p>LAURA A. HILL NOTARY PUBLIC OF NEW JERSEY My Commission No.: 2024116 My Commission Expires from Jan 15, 2022 - Jan 15, 2027</p>	<p><u>Manhattan Beach Phase 1 Urban Renewal, LLC</u></p> <p style="text-align: center;">Name of Owner</p> <hr/> <p style="text-align: center;"></p> <p style="text-align: center;">Signature of Owner/Date</p> <hr/> <p>Jeff Bastow</p> <p style="text-align: center;">Print Name</p> <hr/> <p>Authorized Signatory</p> <hr/> <p style="text-align: center;">Title</p>

SIGNATURE OF APPLICANT

I certify all the information filled out within this application is true.

**SWORN & SUBSCRIBED to before me
this**

6th day of November,
2025

Laura A. Hill
(notary)

LAURA A. HILL
NOTARY PUBLIC OF NEW JERSEY
My Commission No.: 2024116
My Commission Expires
from Jan 15, 2022 - Jan 15, 2027

Manhattan Beach Phase 1 Urban Renewal, LLC
Name of Applicant

Jeff Bastow
Signature of Applicant/Date

Jeff Bastow
Print Name

Authorized Signatory
Title

PLAN DETAILS

Plan details are primarily for the use of the municipal agency to establish criteria required to make decisions pertaining to the application.

The municipal agency has the right to waive certain details if a specific request is made by the applicant and agreed to by the agency. Surveys, the general plan, grading and utility plans, landscaping plans, architectural plans and elevations may be indicated on separate drawings and documents.

NOTE:

- A. The Planning Board reserves the right to request additional information or data in order to determine that the details of the plans are in accordance with the standards of the Site Plan Ordinance and other Ordinances of the City of South Amboy or deemed necessary for decision on application.

**CALCULATION OF APPLICATION FEE AND ESCROW IN ACCORDANCE TO
ARTICLE IX SECTION 53-51
to be completed by Board Professional during Completeness Review.**

EXHIBIT A

**DISCLOSURE OF OWNERSHIP
Manhattan Beach Phase I Urban Renewal LLC**

Current owner of Manhattan Beach Phase I Urban Renewal LLC:

Name	Address	Ownership Interest
SA Rosewell Multifamily Member LLC	32 Mount Kemble Ave Morristown, New Jersey 07960	100%

Current owners of SA Rosewell Multifamily Member LLC:

Name	Address	Ownership Interest
BGA Real Estate Fund LLC – 2021 Series	260 Franklin Street Suite 1510 Boston, MA 02110	37.5%
BGA Horizon Fund LLC – RJK Series	260 Franklin Street, Suite 1510 Boston, MA 02110	37.5%
South Amboy Residential MM LLC	32 Mount Kemble Ave Morristown, New Jersey 07960	25%

Current owners of BGA Real Estate Fund LLC – 2021 Series:

Name	Address	Ownership Interest
STIV, LLC	211 Hommocks Road Larchmont, NY 10538	10.54%

Current owners of BGA Horizon Fund LLC – RJK Series:

Name	Address	Ownership Interest
Beacon Street Investment Partners, LLC	260 Franklin Street, Suite 1510 Boston, MA 02110	24.9%
Crotty Clan Irrevocable Trust	260 Franklin Street, Suite 1510 Boston, MA 02110	12.5%

Current owners of South Amboy Residential MM LLC:

Name	Address	Ownership Interest
CP South Amboy LLC	32 Mount Kemble Ave Morristown, New Jersey 07960	50%
M&K Holdings II LLC	50 Spring Brook Rd, Morristown, New Jersey 07960	50%

Current owners of CP South Amboy LLC with greater than ten percent (10%) ownership interest:

Name	Address	Ownership Interest
Crimson King Holdings II, LLC	32 Mount Kemble Ave Morristown, New Jersey 07960	23.75%
Green Hill Holdings II, LLC	32 Mount Kemble Ave Morristown, New Jersey 07960	23.75%
Fall Holdings LLC	32 Mount Kemble Ave Morristown, New Jersey 07960	23.75%
RS Investors LLC	32 Mount Kemble Ave Morristown, New Jersey 07960	23.75%
AZ Investors LLC	32 Mount Kemble Ave Morristown, New Jersey 07960	5%

Current owner of Crimson King Holdings II, LLC:

Name	Address	Ownership Interest
Steve Sciarretta	32 Mount Kemble Ave Morristown, New Jersey 07960	100%

Current owner of Green Hill Holdings II, LLC:

Name	Address	Ownership Interest
Don Sciarretta	32 Mount Kemble Ave Morristown, New Jersey 07960	100%

Current owner of Fall Holdings LLC:

Name	Address	Ownership Interest
Jeff Bastow	32 Mount Kemble Ave Morristown, New Jersey 07960	100%

Current owner of RS Investors LLC:

Name	Address	Ownership Interest
Rich Sciarretta	32 Mount Kemble Ave Morristown, New Jersey 07960	100%

Current owner of AZ Investors LLC:

Name	Address	Ownership Interest
Andrew Zilenziger	32 Mount Kemble Ave Morristown, New Jersey 07960	100%

Current owners of M&K Holdings II LLC:

Name	Address	Ownership Interest
March Development LLC	50 Spring Brook Rd, Morristown, New Jersey 07960	66.7%
RABSAK LLC	739 Springfield Ave Springfield, New Jersey 07081	33.3%

Current owners of March Development LLC:

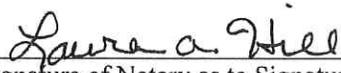
Name	Address	Ownership Interest
Anthony L. Marchigiano	25 Edgehill Ave Chatham, New Jersey 07928	50%
Justin Marchigiano	50 Spring Brook Rd, Morristown, New Jersey 07960	50%

Current owner of RABSAK LLC:

Name	Address	Ownership Interest
Wayne Kasbar	739 Springfield Ave Springfield, New Jersey 07081	100%

Manhattan Beach Phase I Urban Renewal LLC

By: 
Name: Jeff Bestow Date: 10/31/25
Title: Authorized Signatory


Signature of Notary as to Signature Date: 10/31/25

LAURA A. HILL
NOTARY PUBLIC OF NEW JERSEY
My Commission No.: 2024116
My Commission Expires
from Jan 15, 2022 - Jan 15, 2027

EXHIBIT B

Summary of Prior Approvals

Property: Foot George Street & S. Rosewell Street
Block 161.02, Lots 20, 23, 24 & 24.01

Preliminary and final major site plan approval, along with certain variance and waiver/exception relief, was previously secured for the Property by Manhattan Beach Phase 1 Urban Renewal, LLC to allow for the development of three multifamily residential buildings totaling approximately 499 residential units, along with associated parking structures, amenities, stormwater improvements, and other infrastructure. That resolution was originally granted on September 22, 2021.

The protections from rezoning associated with this approval was extended by the Planning Board, with the most recent resolution memorializing the extension adopted December 18, 2024, and extending that protection through January 27, 2026.

EXHIBIT C

Existing and Proposed Encumbrances

Property: Foot George Street & S. Rosewell Street
Block 161.02, Lots 20, 23, 24 & 24.01

Please see Sheet 3 of 30 in the accompanying site plan set, entitled “Easement Exhibit,” dated November 7, 2025, identifying the applicable easements.

EXHIBIT D

PLAN CHECKLIST		
Item No.	Item	Completed (Yes, No, Waiver, N/A)
1	A topographic survey prepared by a New Jersey Licensed Professional Land Surveyor. Site and off-site improvements shall be prepared by a New Jersey Licensed Professional Engineer and/or Architect, as applicable.	Yes
2	The plan shall be prepared at a suitable scale, but not less than ten feet to the inch, with the entire tract being shown on one sheet (size not greater than 24 inches by 36 inches).	Waiver
3	Title block giving name of project, location of property by block and lot, name, title, license number and address of person preparing plan, and date of plan (including all revisions).	Yes
4	Key map at a scale not less than 400 feet to the inch showing subject site, building zone boundaries, and radius line of 500 feet from subject site	Yes
5	North arrow and scale(s) of plan	Yes
6	Name and address of owner(s) and applicant(s).	Yes
7	General notes – including flood hazard zone of subject site, and listing of building zone requirements, including parking. Comparison of building zone requirements to existing and proposed use. Note that all construction to comply with City of South Amboy Standards.	Yes
8	Names, addresses and block/lots of all owners of record of adjacent properties within a distance of 200 feet of subject site, as certified by the Tax Assessor.	Yes
9	Setback distances for existing principal structure, and all proposed structures.	Yes
10	Labeling of all existing structures to be removed.	Yes
11	Existing contours in dashed lines with maximum intervals of two feet for slopes of five percent or less, and intervals of five feet for slopes of greater than five percent.	Yes
12	First floor elevation of all existing and proposed structures. Elevations at corners of proposed structures.	Yes
13	Proposed contours in solid lines with maximum intervals of two feet.	Yes
14	Location of all geographical features of site including rock outcrops, wooded areas and trees with caliper of six inches or greater as measured three feet above the ground.	Yes
15	Location, width, depth and direction of all ponds, streams, brooks, drainage ditches, pipes, or culverts traversing subject tract.	Yes
16	Location and size of all existing and proposed utilities serving the subject tract, including sanitary sewer, storm sewer, water, gas, and electric.	Yes
17	Profiles and cross-sections every 50 linear feet of all proposed dedicated roadways, showing width of roadway, location, and width of curbs and sidewalks.	Waiver
18	Location, type, and size of existing and proposed means of vehicular ingress and egress to the tract; including access driveway width.	Yes
19	Location, type, and direction of existing and proposed lighting, including intensity level line equal to 0.3 foot-candles.	Waiver
20	Location and type of landscaping, including planting schedule.	Yes
21	Construction details for site improvements.	Yes
23	Location, size, and detail of all existing and/or proposed signs.	Yes
24	Endorsement by owner of tract stating their knowledge and consent of application.	Yes
25	Approval block for signature by Chairperson and Secretary of the Planning Board.	Yes

Explanation for any request for a waiver of any checklist requirement:

Professional Certification as to the accuracy of this plan checklist.

Item 2 - Plan scale of 1"=30' with a sheet size of 42"x30" is provided which was determined to be a best fit for the size of the project.

Item 17 - Roadway profiles are not provided since there are no "dedicated roadways".

Item 19 - Lighting information will be provided by others.

Please affix raised seal and provide license number

Signature of Applicant's Professional:



Print Name: Thomas J. Muller, PE, PP

License Number: 52179

City of South Amboy

140 North Broadway • South Amboy, New Jersey 08879

Phone: (732) 727-4600 Fax: (732) 727-6139

**Request for Taxpayer
 Identification Number and Certification**
 Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
 requester. Do not
 send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Manhattan Beach Phase I Urban Renewal LLC		
	2	Business name/disregarded entity name, if different from above.		
	3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)	
	3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>		
	5	Address (number, street, and apt. or suite no.). See instructions. 32 Mt Kemble Ave	Requester's name and address (optional)	
	6	City, state, and ZIP code Morristown, NJ 07960		
	7	List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
				-					
or									
Employer identification number									
8	6	-	2	6	7	5	6	5	8

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date 11/7/25
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).