



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
 GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

APPLICATION FOR DEVELOPMENT

PROPERTY ADDRESS 621 Valley Road (C.R. 512), Long Hill, New Jersey

BLOCK(S) 10801 **LOT(S)** 3 **ZONE** R-MF 4

APPLICANT Elite Properties at Long Hill, LLC **TELEPHONE** 908-757-7744

ADDRESS (if different from above) 210 Mountain Blvd, Watchung, NJ 07069 **EMAIL**

PROPERTY OWNER (if different from above) Six One Seven - Six Two One Valley Road, LLC **TELEPHONE**

ADDRESS 617-621 Valley Road, Long Hill, NJ 07933 **EMAIL**

ATTORNEY* Derek W. Orth, Esq. **TELEPHONE** 973-947-7111

*REQUIRED for Corporations, LLC or Limited Partnerships

ADDRESS 600 Parsippany Road, Suite 204, Parsippany NJ 07054 **EMAIL** dorth@iwwt.law

ENGINEER or SURVEYOR Dynamic Engineering **TELEPHONE** 908-879-9229

ADDRESS 245 Main Street, Suite 110, Chester, NJ 07930 **EMAIL**

ARCHITECT John Saracco Architect, LLC **TELEPHONE** 973-299-4428

ADDRESS PO Box 245, Boonton, NJ 07005 **EMAIL**

OTHER **TELEPHONE**

ADDRESS **EMAIL**

APPLICANT MUST PROVIDE AN ADDENDUM / STATEMENT OF FACTS IN SUPPORT OF THE APPLICATION.
 Provide written statement on a separate sheet or on the form provided stating what the Applicant is proposing to do, what variances are requested and the reasons why variances are needed. See attached.

Has there been a previous variance appeal or approval of any development application (i.e. site plan, subdivision or conditional use) involving the property? YES NO *If YES, attach copies of the decisions and/or resolutions.*

Is the property in a density modification subdivision? YES NO

THIS BOX FOR OFFICE USE ONLY			
DATE OF SUBMISSION:	8/24/2020	APPLICATION NUMBER:	2020-07P
SITE PLAN <input checked="" type="checkbox"/>	SUBDIVISION <input type="checkbox"/>	BULK VARIANCES <input type="checkbox"/>	USE VARIANCE <input type="checkbox"/>
PLANNING BOARD <input checked="" type="checkbox"/>	ZONING BOARD <input type="checkbox"/>	MEETING DATE:	TBD




TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

PROPERTY ADDRESS 621 Valley Road (C.R. 512), Long Hill, New Jersey
BLOCK(S) 10801 **LOT(S)** 3
APPLICANT Elite Properties at Long Hill, LLC

I affirm that all statements in this submitted application are true.

 David A Checchio 8/13/2020
Signature of Applicant Print Name Date

SUBMISSION REQUIREMENT

For all applications, **FIVE (5) COLLATED sets of all COMPLETED and SIGNED application forms** are required for submission to the Planning & Zoning Coordinator for completeness review. For any/all subsequent changes or updates to a pending application, five (5) copies are also required for resubmissions. All required documents are listed in the Application Checklists.

Once an application is deemed complete and scheduled for a hearing, fifteen (15) collated sets of the application forms must be submitted to the Planning & Zoning Coordinator for distribution to the appropriate Board.

ESCROW DEPOSITS

In accordance with the Ordinances of the Township of Long Hill, escrow accounts are established to cover the cost of professional services including but not limited to planning, engineering, legal and other expenses associated with the review of submitted materials. If additional sums are deemed necessary, the Planning & Zoning Coordinator will notify the Applicant of the required additional amount. **Please note: without sufficient funds in an Applicant's escrow account, the review and subsequent scheduling of the application for a meeting will cease until such time that the Applicant has replenished the escrow account as per the Planning & Zoning Coordinator's request.**

Sums not utilized in the application process shall be returned upon written request by the Applicant and after verification that all Board expenses have been satisfied. A W-9 Form (Request for Taxpayer Identification Number and Certification) must be completed and submitted with any escrow deposits.



TOWNSHIP OF LONG HILL

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ADDENDUM
Statement of Facts in Support of an Application

Applicant: Elite Properties at Long Hill, LLC

Property Address: 621 Valley Road (C.R. 512), Long Hill, New Jersey

Block: 10801 *Lot(s):* 3 *Date:* August 10, 2020

Statement of Facts to include the following:

- Present and/or previous use of the building(s) and premises.
- Detailed description of the proposed use.
- Detailed description of the proposed improvements to the building(s) and premises.
- What conditions are preventing the Applicant from complying with the Zoning Ordinance?
- Any other detailed information to further explain what the Applicant proposes for the building(s) and premises.

See Attachment

ATTACHMENT A

Statement of Facts in Support of Application

The Applicant is proposing to construct a multi-family residential building and related improvements. The residential building will consist of 62 units, 9 of which are proposed to be reserved for low- and moderate-income households. The units will be contained within three stories over parking. The subject property is currently vacant.

The proposed development will include 13 one-bedroom units, 35 two-bedroom units, and 5 three-bedroom units. It is consistent with the zoning for the subject property, i.e., the R-MF 4 Multi Family Residential Zone 4, and the settlement agreement between the Township of Long Hill and Fair Share Housing Center. No variances are required.



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

APPLICATION FOR DEVELOPMENT CHECKLIST A

Applicant: ELITE PROPERTIES AT LONG HILL, LLC.										Property Address: 621 VALLEY ROAD, LONG HILL				
Owner: SIX ONE SEVEN - SIX TWO ONE VALLEY ROAD, LLC										Block: 10801		Lot(s): 3	Zone: R-MF-4	
Project Name: ELITE PROPERTIES - PROP. RESIDENTIAL DEVELOPMENT										Application #:			Date: 8-7-20	
SUBMISSION REQUIREMENTS										STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD		C = Complies	W = Waiver			
		MINOR		MAJOR				VARIANCES 40:55D-70						
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c				d	
ITEM DESCRIPTION										APPLICANT	TOWNSHIP			
1	X	X	X	X	X	X	X	X	X	X	Five (5) copies of the completed and signed application forms and proof of payment of all required fees.	<input checked="" type="checkbox"/>		
2	X	X	X	X	X	X	X	X	X	X	Where waiver(s) from the requirements of the Township of Long Hill Checklist are required for an application, a brief statement explaining the justification for each waiver.	<input type="checkbox"/>		N/A
3	X	X	X	X	X	X	X	X	X	X	Certification from the Township Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>		
4	X	X	X	X	X	X	X	X	X	X	Verification of denial by the Zoning Officer or Construction Official of the intended use, occupancy and/or construction.	<input checked="" type="checkbox"/>		
5	X	X	X	X	X	X	X	X	X	X	Any protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plan.	<input checked="" type="checkbox"/>		
6	X	X	X	X	X	X	X	X	X	X	Zoning information, including zone classification, and all area and bulk requirements with a zoning table showing a comparison to the proposed development; and all dimensions and other site data needed to insure conformity with the Township of Long Hill Land Use Ordinance. Front, rear and side yard setback lines shall be depicted graphically on the plan.	<input checked="" type="checkbox"/>		
7	X	X	X	X	X	X	X		X	X	A Boundary and Existing Conditions Survey. Data to include, but not limited to Block/Lot number(s), the location of existing and proposed property lines, lot areas, lot dimensions, structures, easements, and other features and details as required by the laws governing the preparation of surveys in the State of NJ.	<input checked="" type="checkbox"/>		
8	X	X	X	X	X	X	X		X	X	All existing and proposed wooded and landscaped areas and proposed buffering and screening, identifying all trees over ten (10) inches in diameter, except that where trees are in mass, only the limits thereof need be shown. A landscaping plan including details as to the size, number, location and type of vegetation and method of planting to be use.	<input checked="" type="checkbox"/>		

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Complies	APPLICANT		TOWNSHIP	
		MINOR		MAJOR		VARIANCES 40:55D-70		a & b	c		d				W = Waiver
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN								
9		X	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>				
10		X	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>				
11	X	X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
12		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
13		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
14		X	X	X	X	X	X		X	X	<input type="checkbox"/>		N/A		
15		X	X	X	X	X	X		X	X	<input type="checkbox"/>		N/A		
16		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
17		X	X	X	X	X	X		X	X	<input type="checkbox"/>		N/A		
18		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
19		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
20		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
21		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE	
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			APPLICANT	TOWNSHIP		
		MINOR		MAJOR				VARIANCES 40:55D-70						
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c					d
										PRLIM			FINAL	
22		X	X	X	X	X	X		X	X	Acreage figures, including lot tract size, individual lot areas, and area of land to be dedicated for public rights of way.	<input checked="" type="checkbox"/>		
23		X	X	X	X	X	X		X	X	Existing block and lot numbers of the lot(s) to be subdivided or developed as they appear on the Township Tax Map; proposed block and lot numbers as provided by the Township Tax Assessor upon written request; proposed street numbers as provided by the Township Clerk upon written request.	<input checked="" type="checkbox"/>		
24		X	X	X	X	X	X		X	X	North arrow and tract boundary line in heavy line.	<input checked="" type="checkbox"/>		
25		X	X	X	X	X	X		X	X	The location and use of all existing structures, both within the tract and within one hundred (100) feet of its boundary.	<input checked="" type="checkbox"/>		
26		X	X	X	X	X	X		X	X	A site grading plan where changes in grading are proposed.	<input checked="" type="checkbox"/>		
27		X	X	X	X	X	X		X	X	The location of all streets, sidewalks, parking areas and driveways with related dimensions.	<input checked="" type="checkbox"/>		
28		X	X	X	X	X	X		X	X	The location of all structures, including their existing and proposed uses, dimensions to verify building setbacks and separations, and notes indicating whether existing structures will be retained or removed.	<input checked="" type="checkbox"/>		
29		X	X	X	X	X	X		X	X	The location of all watercourses, railroads, bridges, culverts, drain pipes and natural features, such as treed areas, both on site and within one hundred (100) feet of its boundaries.	<input checked="" type="checkbox"/>		
30		X	X	X	X	X	X		X	X	Information required to assess conformance with the critical area requirements of Section 142 including the following for the site and each proposed lot: (a) the total critical and noncritical land in area and square feet; (b) the impervious lot coverage of non-critical lands; (c) setback dimensions from all principle buildings to any critical area.	<input checked="" type="checkbox"/>		
31		X	X	X	X	X	X		X	X	Map noting the location of all critical areas, as defined in the Ordinance, with the source of critical area delineation noted. For sites with no critical areas a plan note, signed by the preparer of the plan, indicating the site contains no critical areas.	<input checked="" type="checkbox"/>		
32		X	X	X	X	X	X		X	X	For applications that disturb less than 1.00 acre of surface, or that create less than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations shall be provided to verify that 3" of runoff from the equivalent area of new impervious surface is infiltrated into the ground where the subsurface conditions are shown to be suitable for infiltration. In the case where the subsurface condition is shown to be not suitable for infiltration, stormwater control features shall be provided and shown to reduce the post-development runoff rates to the pre-development values (i.e. Zero-Net Increase).	<input type="checkbox"/>		N/A
33		X	X	X	X	X	X		X	X	For application that disturbs 1.00 or more acre of surface, or that create more than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations to verify compliance with stormwater management designed in accordance with the Residential Site Improvement Standards (RSIS, NJAC 5:21) and the NJDEP Stormwater Regulations (NJAC 7:8). The calculations shall address runoff rates, total suspended solids, and groundwater recharge. A draft maintenance manual shall also be provided.	<input checked="" type="checkbox"/>		

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE	
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Complies	APPLICANT		TOWNSHIP
		MINOR		MAJOR				VARIANCES 40:55D-70			W = Waiver			
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c		d			
34	X		X	X	X	X	X			X	X	<input type="checkbox"/>		N/A
35	X		X		X			X	X	X		<input type="checkbox"/>		N/A
36		X	X	X	X	X	X					<input checked="" type="checkbox"/>		
37		X	X	X	X	X	X					<input checked="" type="checkbox"/>		
38		X	X	X	X	X	X					<input checked="" type="checkbox"/>		
39		X	X	X	X	X	X					<input checked="" type="checkbox"/>		
40		X	X	X	X	X	X					<input checked="" type="checkbox"/>		
41		X	X	X	X	X	X					<input checked="" type="checkbox"/>		
42			X	X	X	X	X		X	X		<input checked="" type="checkbox"/>		
43			X	X	X	X	X		X	X		<input checked="" type="checkbox"/>		
44				X	X	X	X					<input type="checkbox"/>		N/A
45				X	X	X	X					<input checked="" type="checkbox"/>		
46				X	X	X	X					<input checked="" type="checkbox"/>		

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE				
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Complies	APPLICANT		TOWNSHIP			
		MINOR		MAJOR				VARIANCES 40:55D-70			W = Waiver						
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c		d						
47						X	X			X	X			All additional details required at the time of preliminary approval, including a copy of the resolution of approval by the approving authority.	<input checked="" type="checkbox"/>		
48										X	X	X		Statement of facts in support of an application pursuant to NJAC 40:55D-70.	<input type="checkbox"/>		N/A
49				X	X									Plans, profiles, cross-sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract, as well as similar details on curbing, sidewalks, storm drains, drainage structures and cross-sections every fifty (50) feet of all proposed streets and of all existing streets abutting the tract. Sight triangles, the radius of curb lines and street sign locations shall be clearly indicated at the intersections.	<input checked="" type="checkbox"/>		WAIVER ON EXISTING STREET
50				X		X								A Final Plat prepared in accordance with the Map Filing Law, N.J.S.A. 46:23-9.9. All dimensions, angles and bearings must be tied to at least two (2) permanent monuments not less than three hundred (300) feet apart and all information shall be indicated on the plat. At least one corner of any subdivision shall be tied horizontally to the NJ State Plane Coordinate system and vertically to the US Geodetic Survey System, with the data on the plat as to how the bearings were determined.	<input type="checkbox"/>		N/A
51						X	X							All additional details required at the time of preliminary approval including a copy of the resolution of approval by the approving authority.	<input checked="" type="checkbox"/>		
52						X	X							Detailed engineering data including: (a) final cross sections, plans, profiles and established grades of all streets, aisles, lanes and driveways and construction documents) plans and specifications or reference to) for all public improvements and (b) final plans and profiles of all storm and sanitary sewers and water mains.	<input checked="" type="checkbox"/>		
53						X	X							Copies of any organization documents applicable to homeowners or condominium association or open space organization established to maintain common elements, such as articles of incorporation, the Master Deed, any membership rules, regulations and/or by-laws, if same is to be used to guarantee the maintenance of common elements.	<input type="checkbox"/>		N/A
54						X	X							Upon the completion of the installation of all utilities, the Applicant shall provide the Township with four (4) copies of "as built" plans showing the installed location of all structures and utilities to be distributed to the Planning & Zoning coordinator, Township Engineer, Construction Official and Zoning Officer.	<input checked="" type="checkbox"/>		
55	X													Any proposed changes to the building façade, parking lot/areas, site lighting, landscaping, dumpster size/location, or other site improvements shall be shown.	<input type="checkbox"/>		N/A

NOTES:

1. The approving authority may request additional information of any Applicant seeking variance approval if said information is deemed necessary by the Board to make an informed opinion on the application, except that the request for such information shall not be considered grounds to deem any application incomplete.
2. The approving authority may waive submission of any information required of variance or waiver applications in appropriate cases for specific applications, after first considering the opinion of the Technical Review Committee (TRC) on the waiver request made by the Applicant.

Maile Rolla Project Manager 8/7/20
 Signature and Title of Preparer of Checklist Date

Applicant: <u>ELITE PROPERTIES AT LONG HILL, LLC.</u>	Property Address: <u>621 VALLEY ROAD, LONG HILL</u>
Owner: <u>SIX ONE SEVEN - SIX TWO ONE VALLEY ROAD, LLC</u>	Block: <u>10801</u> Lot(s): <u>3</u> Zone: <u>R-MF-4</u>
Project Name: <u>ELITE PROPERTIES - PROP RESIDENTIAL DEVELOPMENT</u>	Application #: _____ Date: <u>8-7-20</u>

(a). To be signed before submission:

I CONSENT TO THE FILING OF THIS SITE PLAN / SUBDIVISION APPLICATION WITH THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

[Signature] 8/13/2020
 Applicant Signature Date
210 Wagona Blvd Bldg A, Weehawken NJ 07069
 Address

See Owner's Consent

 Owner Signature Date

 Address

(b). To be completed before submission:

SITE PLAN / SUBDIVISION OF:

Block: 10801 Lot(s): 3 Tax Map Number: 8
 Date of Plan: 8-7-20 Scale: 1"=30'

(c). To be signed before submission:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN / SUBDIVISION AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

[Signature] 8/7/20
 Signature and Title Date

(d). To be signed before issuance of a building permit:

APPROVED BY THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

Board Secretary: _____ Date: _____
 Board Chair: _____ Date: _____

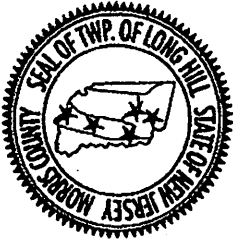
(e). To be signed before the issuance of a building permit (where applicable):

ON THE RECOMMENDATION OF THE TOWNSHIP ENGINEER, I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES:

Township Clerk: _____ Date: _____

(f). CERTIFICATE OF OCCUPANCY ISSUED:

Construction Official: _____ Date: _____



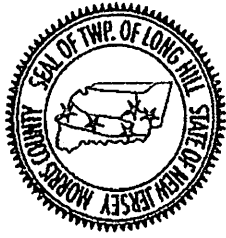
TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
 GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

ZONING TABLE

FILL IN ALL APPLICABLE BOXES

Property Address: 621 Valley Road (C.R. 512), Long Hill, New Jersey				
Block: 10801	Lot: 3	Zone: R-MF 4	Total Square Feet: 221,038.43	
Is this property in a density modification subdivision? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	5 ac	5.07 ac	5.07 ac	N
Lot Width (Feet)	250'	283.02'	283.02'	N
Floor Area (Square Feet)	N/A			
Building Width (Feet)	N/A			
Front Yard Setback (Feet)	50'	86.3'	333.8'	N
Side Yard Setback (Feet)	20'	59.6'	20.1'	N
Rear Yard Setback (Feet)	50'	293.8'	233.2'	N
Building Height (Stories & Feet)	3 sty over parking/50'	N/A	3 sty over parking/49.91'	N
Building Coverage (Percent)	20%	1.5%	13.3%	N
Lot Coverage (Percent)	40%	1.2%	25.4%	N
Floor Area Ratio (FAR – Percent)	0.5%	0.015%	0.39%	N
Buffer (Feet)	10'	N/A	10'	N



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

DISCLOSURE OF CORPORATE OWNERS OR PARTNERS

Date: August 10, 2020

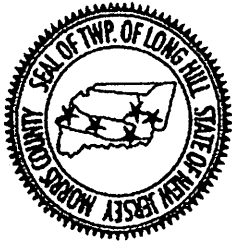
Name of Applicant: Elite Properties at Long Hill, LLC

Name of Corporation: Elite Properties at Long Hill, LLC

List all names of corporate stockholders or partners owning at least 10% of its stock or any class or at least 10% of the interest in the partnership, as the case may be.

<u>Name</u>	<u>Address</u>	<u>Percentage</u>
<u>Thomas Powers</u>	<u>15 Stanley Oval, Westfield NJ</u>	<u>25%</u>
<u>Michael Checchio</u>	<u>25 Century lane, Watchung NJ</u>	<u>25%</u>
<u>David Checchio</u>	<u>113 Valley Drive, Watchung NJ</u>	<u>25%</u>
<u>South Lagrande LLC</u>	<u>210 Mountain Blvd, Bldg K, Watchung NJ</u>	<u>25%</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PLEASE NOTE: Corporations, LLC or Limited Partnerships *must* be represented by an attorney when applying to and appearing before the Planning Board or Zoning Board of Adjustment.



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

OWNER'S LETTER OF CONSENT

Applicant: Elite Properties at Long Hill, LLC
Property Address: 621 Valley Road (C.R. 512), Long Hill, NJ
Block: 10801 Lot(s): 3

I certify that I am the owner of record or duly authorized representative of the owner and that I concur with the application and plans presented to the Planning Board or Zoning Board of Adjustment.

Additionally, I give consent to Township of Long Hill Board Members and Consultants to enter and inspect the subject property.

Permission is hereby granted to Elite Properties at Long Hill, LLC as Applicant for the proposed development.

Robert F. Tolash
Owner's Signature & Title Date

ROBERT F. TOKASH
Owner (Print Name)

20 North ROAD, BERKELEY HTS, N.J. 07922
Address

908-419-4446 ROBERT TOKASH @ Yahoo.com
Phone & Email Address