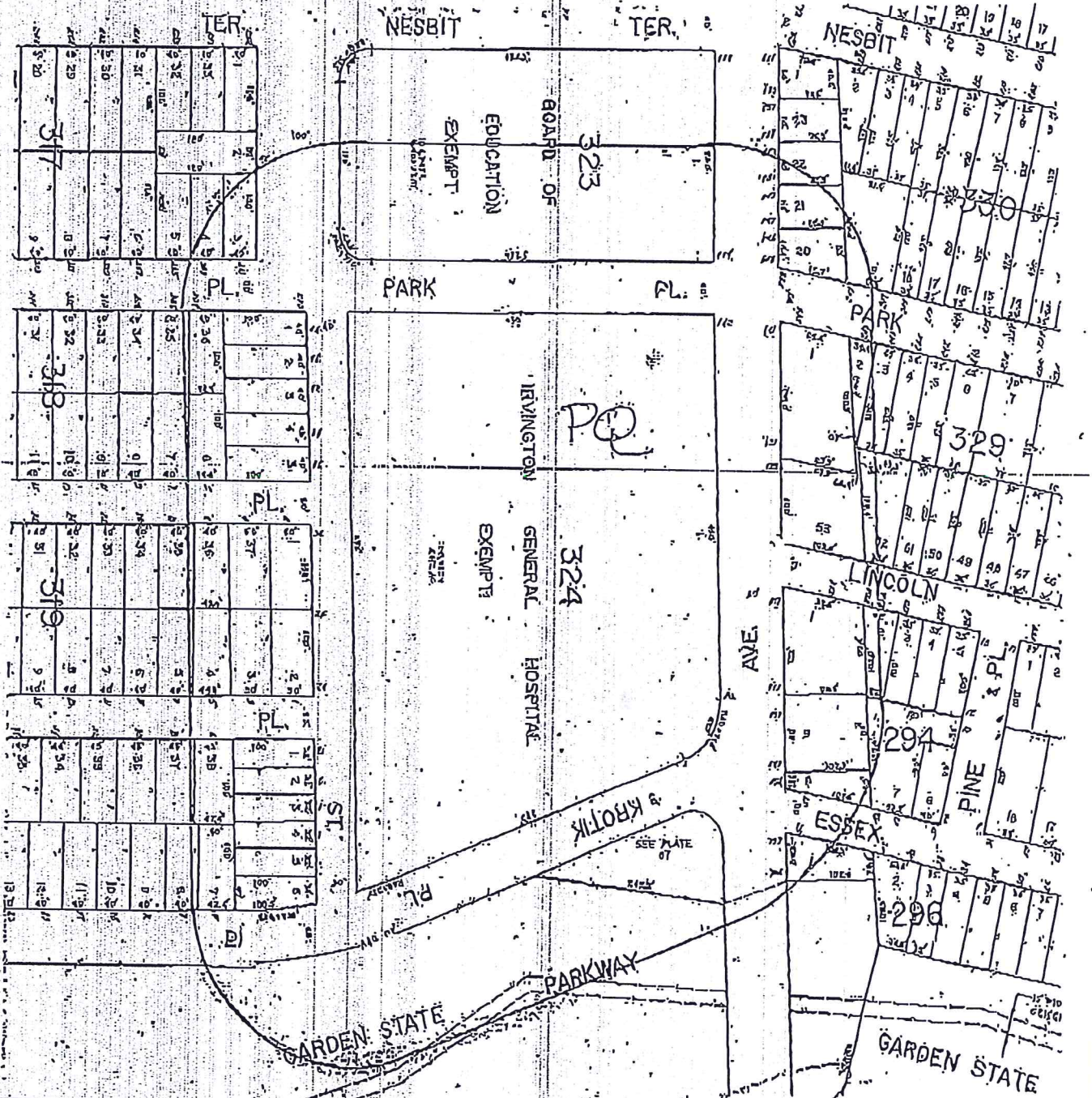


200 Foot Radius Map for:

Block 324 Lots 1.02, 1.04, 1.05 and 1.07
832 Chancellor Avenue



John A. Wiggins
N.J. P.E. No. 26251
Township Engineer

6/19/19
Date

Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

Jennifer M. Carrillo-Perez
Partner
jperez@connellfoley.com

January 12, 2021

Via Hand Delivery

Dorinda Francis-McKenzie, MA, BA
Planning Board & Zoning Board of Adjustment Office
Township of Irvington
660 Stuyvesant Avenue, 1st Floor
Irvington, NJ 07111

**Re: Hilltop Partners Redeveloper, LLC
832-840 Chancellor Avenue, Irvington, NJ
Block 324, Lots 1.01, 1.02, 1.03, 1.05, 1.06, and 1.07**

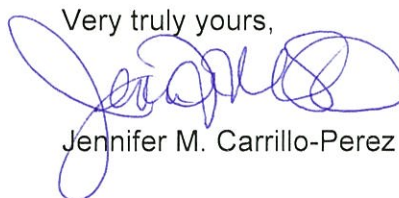
Dear Ms. Francis-McKenzie:

As you are aware, this firm represents Hilltop Partners Redeveloper, LLC in connection with the above referenced property (the "Property"). Enclosed herewith for filing are:

1. Completed Development Application;
2. Ten (10) full-sized signed and sealed sets of the Subdivision drawings prepared by E2 Project Management;
3. Five (5) full-sized signed and sealed sets of Engineering Modification prepared by E2 Project Management LLC;
4. Five (5) full-sized signed and sealed sets of the Architect Modification drawings prepared by E2 Project Management LLC
5. Certified list of property owners located within 200 feet of the subject properties dated January 7, 2021;
6. Five (5) sets of the Hilltop Storm Water & Sanitary Calculations; and
7. Completed Zoning Permit Form.

If you should have any questions or concerns in this regard, or if you need any additional information, please do not hesitate to contact my office.

Very truly yours,



Jennifer M. Carrillo-Perez

Enclosures

APPLICATION MUST BE TYPED

DATE OF FILING November 24, 2020
DATE OF HEARING CALENDAR NO.

APPLICATION FOR DEVELOPMENT
TOWNSHIP OF IRVINGTON, N.J.

Applications is hereby made by the undersigned for an amendment to the Preliminary and Final Site Plan Approval granted for the General Redevelopment Plan previously approved on May 2, 2013 for the former Irvington General Hospital Site, by Calendar Application No. PB-13-04, with the extension of said approval granted on May 23, 2019 and memorialized July 2019. Major subdivision is requested in connection to the project phases.

and for what purpose is the application being made)

An amendment to the preliminary and final site plan approval, major subdivision, and an amendment to the phasing for the development of residential, mixed-use, and other permitted uses as specified. The project will include six (6) residential phases, consisting of 629 units, retail/commercial space, and associated parking. Variance relief is requested for parking and lot coverage pursuant to General Development Plan Overlay District (GDP-1) Resolution number UEZ 13-0219-5.

(set forth applicable section (s) of Revised Zoning Ordinance)

as adopted by the Planning Board on March 14, 2013.

DESCRIPTION OF PROPOSED DEVELOPMENT

PREMISES AFFECTED IS KNOWN AS LOT (S) 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07 BLOCK(S) 324
STREET ADDRESS 832-840 Chancellor Avenue IRVINGTON, NEW JERSEY.
APPLICANT: Hilltop Partners Redeveloper, LLC ADDRESS: 336 E 110th St., New York, NY 10029
TELEPHONE# 212-996-6640
OWNER: Hilltop Partners Redeveloper, LLC ADDRESS: 336 E 110th St., New York, NY 10029
LESSEE:
OCCUPANCY n/a ADDRESS:

SIZE OF LOT (S)		BUILDING AREA		BUILDING FOOTPRINT		BUILDING HEIGHT	
Lot	Lot Area (SF)	Bldg	Building Areas (SF)	Bldg	Building Footprint Area SF	Bldg	Bldg Height
1.01	9,400.25	Bldg A	125,000+ SF	Bldg A	25,003 SF	Bldg A	5 stories
1.02	34,941	Bldg B	118,154 SF	Bldg B	20,500 SF	Bldg B	6 stories
1.03	52,594.34	Bldg C	134,512 SF	Bldg C	20,600 SF	Bldg C	6 stories
1.04	64,355.54	Bldg D	133,694 SF	Bldg D	21,135 SF	Bldg D	6 stories
1.05	44,466	Bldg E	295,548 SF	Bldg E	25,153 SF	Bldg E	10 stories
1.06	27,355.68	Bldg F	42,678 SF	Bldg F	10,670 SF	Bldg F	4 stories
1.07	31,474	Rest.	3,600 SF	Rest.	3,600	Rest.	1 story
Total	264,586.81		853,222 SF		126,661		

SIZE OF BUILDING (S) (PRESENT AND/OR PROPOSED) (AT STREET LEVEL)

FT. FRONT FT. DEEP

PERCENTAGE OF LOT OCCUPIED BY BUILDING(S) 77.9% (total building sq. footage 206,096)

HEIGHT OF BUILDING(S) See the table above-referenced STORIES FT.

SET BACK FROM FRONT PROPERTY LINE FT.

FROM SIDE LINE (IF BY CORNER LOT) FT.

ZONING REQUIREMNTS (FOR NEW CONSTRUCTION OR ADDITIONAL CONSTRUCTION)

FRONTAGE 0 FT. SIDE YARDS 0 FT.

SET BACK 0 FT. REAR YARDS 0 FT.

PRESENT ZONES(S) GDP-1

Do you know whether there has been any previous appeal involving these premises by either yourself or any other person? _____ NO _____ YES/NO _____

If yes, state the nature of the appeal, the disposition and date of same:

Date property acquired by owner: October 28, 2016

Proposed Development (NOTE: This application must be set forth all facts upon which you rely to establish your right to relief from the present requirement of the Revised Zoning Ordinance. If additional space is needed, additional pages may be annexed to this application).

The master redevelopment of the former Irvington General Hospital has been designed consistent with the existing zoning and overlay district as adopted by the Township of Irvington. An amendment to the project description, phasing, lot lines (subdivision) and project timeline is requested.

The phasing and project timeline proposed is as follows:

Phase	Description	Timing
1	114 residential units and 43 parking spaces	Completed 2/15/2018
2	96 residential units and 98 parking spaces	2021
3	88 residential units and 101 parking spaces	2023
4	88 residential units and 104 parking spaces	2025
5	225 residential units and 316 parking spaces	2027
6	18 units (duplex) and 18 parking spaces	2029
7	~3,600 SF restaurant	2031

I hereby swear and depose that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn to before me this 24th
day of November, 2020

(Notary or Person authorized by law to take oaths).

SHIRLEY XUE LUAN CHEUNG
Notary Public, State of New York
No. 01CH6109613
Qualified in Queens County 24
Commission Expires May 17, 2024

Hilltop Partners Redeveloper, LLC

(Applicant to print name on top line and sign bottom line)