

A-13

# Exhibit A

**14. If there has been a previous appeal or application involving these premises, give details:**

On or about December 22, 2004, the Zoning Board of Adjustment granted, as part of a bifurcated application, approval to Applicant's predecessor for a ninety-unit, two-story, age-restricted residential apartment complex on the subject premises. A copy of this Resolution is annexed as **Exhibit A**. On or about August 10, 2005, the Board granted the second phase of the bifurcated application in a Memorializing Resolution Granting Preliminary and Final Site Plan Approval to Marlboro Grande, LLC (the "Resolution"). A copy of the Resolution Granting Site Plan Approval is annexed as **Exhibit B**.

The approved Project consisted of 64 one-bedroom units and 26 two-bedroom units, as reflected on the cover page of the Preliminary and Final Site Plan, which was approved by the Township Engineer. A copy of the Township Engineer's approval letter, dated August 7, 2006, is annexed as **Exhibit C**. Nevertheless, due to what appears to have been an administrative or clerical error, the Resolution Granting Site Plan Approval reversed the unit mix and incorrectly stated that the Project consisted of 26 one-bedroom units and 64 two-bedroom units.

The erroneous nature of this description is confirmed, among other things, by the reference on the second page of the Resolution to 169 parking spaces having been proposed, and to the Residential Site Improvement Standards ("RSIS") requiring 1.8 spaces per one-bedroom unit and 2.0 spaces per two-bedroom unit, for a total of 168 spaces. The 168 space calculation is necessarily based upon 64 one-bedroom units ( $64 \times 1.8 = 115.2$ ) and 26 two-bedroom units ( $26 \times 2 = 52$ ). In contrast, if the Project consisted of 26 one-bedroom units and 64 two-bedroom units, 175 spaces would have been required by the RSIS ( $26 \times 1.8 = 47$  plus  $64 \times 2 = 128$ ).

Applicant therefore now seeks Amended Site Plan Approval correcting the error, and accurately reflecting the correct approved unit mix of 64 one-bedroom units and 26 two-bedroom units.