APPLICATION TO THE KEYPORT UNIFIED PLANNING BOARD

1. SUBJECT PROPERTY

Location: 50 Beers Street , Keyport, NJ, 07735

Tax Map: Sheet 8 Block 22 Lot(s) 32

Dimensions: Frontage 438 FT Depth 380 FT Total Area 115,953 SF

Zone District: Residential District C (RC)

Location of the property is approximately 500 feet from the intersection of W. Front Street and Beers Street.

The property is located within 200 feet of another municipality: X NO ____ YES
If yes, name of municipality ____

The property fronts on a County Road or State Hwy: X NO ____ YES

COUNTY ROUTE NO. ____ STATE HWY NO. ____

2. APPLICANT INFORMATION

Full Legal Name: Oyster Bay Urban Renewal Inc.

Address: 50 Beers Street (Street) Keyport (City) NJ (State) 07735 (Zip)

Telephone Numbers: DAY 732-264-2711 EVENING 732-673-2824

Applicant is a: X Corporation ____ Partnership ____ Sole Proprietor ____ Resident

3. OWNER IF DIFFERENT FROM APPLICANT (Same)

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: ____

Address: ____ (Street) (City) (State) (Zip)

Telephone Numbers: DAY ____ EVENING ____

4. ADDITIONAL PROPERTY INFORMATION

Restrictions, covenants, easements, homeowners/condo association by-laws, existing or proposed on the property:

___YES (attach copies and/or copy of deed) ___PROPOSED (attach description) _X_NONE

NOTE: All Deeds Restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be approved.

Present use of the premises and proposed use (describe in detail): The site is an existing age-restricted apartment building complex which includes a parking lot and other associated improvements. The applicant proposes to construct a 25' x 36' workshop building, a 10' x 23' kitchen addition, a 10' x 10' gazebo, relocation of the existing trash enclosure, monument sign replacement and sidewalk relocation.

5. APPLICANT'S EXPERTS / REPRESENTATIVES

Applicant Attorney: Jeffrey B. Gale, ESQ. / Gale & Laughlin, LLP
(Name and Firm if Applicable)

Address: 2814 Highway 35 (Street) Hazlet (City) NJ (State) 07730 (Zip)

Telephone: 732-264-6000 Fax 732-264-6796

Applicant Engineer: James Kennedy / Kennedy Consulting Engineers, LLC
(Name and Firm if Applicable)

Address: 211 Maple Avenue (Street) Red Bank (City) NJ (State) 07701 (Zip)

Telephone: 732-212-9393 Fax 732-212-9399

Applicant Planning Consultant: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

Applicant Traffic Engineer: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

6. OTHER EXPERTS

List any other expert(s) who will submit a report and/or testify on behalf of the Applicant.

Name: Jack Purvis Field of Expertise: Architecture

Address: 38 Lakeside Drive Farmingdale NJ 07727
(Street) (City) (State) (Zip)

Telephone: 732-292-9300 Fax _____

7. RELIEF BEING REQUESTED

SUBDIVISION APPROVAL

_____ Minor Subdivision

_____ Major Subdivision _____ Major Subdivision – Final

_____ Number of Lots to be Created _____ Number of Proposed Dwelling Units

Note: A "Plan of Subdivision" must be submitted in accordance with the submission requirements set forth in the Submission Checklist and the Borough of Keyport Ordinance.

SITE PLAN APPROVAL

__X__ Major Site Plan Approval _____ Minor Site Plan Approval

__X__ Preliminary Site Plan Approval (phases – if applicable) _____

__X__ Final Site Plan Approval (phases – if applicable) _____

_____ Amendment or Revision to an Approval Site Plan (Area to be disturbed – square feet)

_____ Request for a Waiver from Site Plan Review and Approval. Reason for Request: _____

_____

_____

OTHER

_____ Informal Review of _____

_____

_____ Appeal Decision of the Zoning Officer (N.J.S.A. 40:55D-70.a.) Describe nature of appeal: _____

_____

_____

_____

_____ Interpretation of Map or Ordinance, or Decisions upon Special Questions (N.J.S.A. 40:55Ð 70.b.) Explain: _____

_____

_____

_____ Variance Relief-Hardship (N.J.S.A. 40:55D-70c (1)) Provide Reasons: _____

_____

_____

_____ Variance Relief-Substantial Benefit (N.J.S.A. 40:55D-70c (2)) Provide Reasons: _____

_____

_____

_____ Variance Relief-Use (N.J.S.A. 40:55D-70cd) Provide Reasons: _____

_____

_____

	EXISTING	PROPOSED	REQUIRED
Minimum lot area:*	2.662 AC	2.662 AC	3.0 AC
Building coverage limit:*	N/A		
Front yard setback:*	N/A		
Side yard setback:*	N/A		
Rear yard setback:*	N/A		
Roadway setback:	56.3 FT	56.3 FT	30 FT
Impervious coverage limit:	64.1%	64.7%	60.0%
Parking spaces:*	115 Spaces	115 Spaces	375 Spaces
Building height:*	10 Stories	10 Stories	3 Stories

*DENOTES ITEMS REQUIRED ON THE SITE PLAN.

Block 22, Lot 32
Preliminary & Final Major Site Plan
Summary of Variances

Existing Variances to Remain:

Ord. Section 25-1-7.4. a.1. - Minimum Lot Area
Requirement: 3 acres
Provided: 2.662 acres
Existing variance to remain.

Ord. Section 25-1-7.4. a.2. – Maximum Permitted Density
Requirement: 20 units per acre.
Provided: 78.13 units per acre.
Existing variance to remain.

Ord. Section 25-1-7.4. a.3. – Building Setback
Requirement: The minimum principal building setback from any other property line shall be at least 50 feet.
Proposed: The existing setback for the principal structure is 36.6 feet.
Existing variance to remain.

Ord. Section 25-1-7.4. a.5. - Maximum Building Height
Requirement: 40 feet
Provided: 10 stories (greater than 40 feet)
Existing variance to remain.

Ord. Section 25-1-7.4. a.6. – Maximum Building Length
Requirement: The maximum length of any multiple dwelling structure shall not exceed 200 feet and the exterior wall on any such building shall not exceed a length of 50 feet, unless there is a variation in the surface plane of such wall at least once every 50 feet, with such variation consisting of either a recess or protrusion of the surface plane for a minimum depth of five feet.
Provided: The existing length of the dwelling structure is 218.54 feet
Existing variance to remain.

Proposed Variances:

Ord. Section 25-1-7.4. a.4. – Maximum Impervious Coverage
Requirement: 60%
Existing: 64.1%
Proposed 64.7%
Proposed variance (existing variance to be increased).

Ord. Section 25-1-7.4. a.9.a. – Minimum Usable Open Space (multi-family)
Requirement: 400 sf per dwelling unit. 208 units x 400 sf = 83,200 sf.
Existing: 33,555 sf
Proposed: 33,166 sf
Proposed variance (existing variance to be increased).

7. SUBMISSION REQUIREMENTS

The Applicant is required to submit each of the following, unless otherwise noted:

A. Application: An Original and nineteen (19) copies to the Board Secretary (Total 20) must be submitted (with attached site plan, plot plan, survey and/or other pertinent documents).

B. Escrow Agreement (Form #1): Sign and submit with original copy of application

C. Notice of Public Hearing (Form #2): DO NOT MAIL TO PROPERTY OWNERS UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY. Submit a draft copy (leaving date of hearing blank) and submit with original application. *(Not required for minor subdivision where no variances are requested)*

C. Affidavit of Publication – Asbury Park Press: Evidencing that the Notice of Public Hearing (Form #3) was published at least ten (10) days prior to the hearing date: (DO NOT PUBLISH NOTICE IN NEWSPAPER UNITL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY) Submit to the Board's Secretary as soon as received by the newspaper. (Not required for minor subdivision where no variances are requested)

D. Affidavit of Service – with attachments (Form #4). Submit to the Board's Secretary along with Original copies of Certified Mail Receipts stamped by the US Post Office as to the date of mailing, and a copy of the Notice of Public Hearing (Form #2) with hearing date.

E. Tax Payment Certification (Form #5). Submit with Original copy of Application.

8. OTHER APPROVALS, WHICH MAY BE REQUIRED, AND THE DATES THAT PLANS/APPLICATIONS WERE SUBMITTED:

AGENCY OR PERMIT	YES	NO	DATE PLANS SUBMITTED
Borough of Keyport Health Dept	___	X	_____
Borough of Keyport Planning Board	X	___	_____
Freehold Soil Conservation District	___	X	_____
NJ Dept. of Transportation	___	X	_____
JCP&L	___	X	_____
Other: _____	___	___	_____

*NJ Dept of Environmental Protection

*Check nature of approval(s) needed on next page.

___ Sewer Extension Permit; ___Sanitary Sewer Connection Permit; ___Potable Water Construction Permit;
X Stream Encroachment Permit: X Wetlands Permit; ___ Tidal Wetlands Permit; ___ Other X - CAFRA

List of Maps, Reports and other materials accompanying this application (attach additional pages as required for complete listing): _____

"Preliminary & Final Major Site Plans Prepared for Oyster Bay Apartments," prepared by Kennedy Consulting Engineers

Stormwater Management Report Prepared for Oyster Bay Apartments," prepared by Kennedy Consulting Engineers

"Workshop at Oyster Bay Apartments" Architectural Floorplan and Elevation, prepared by Jack Purvis, AIA

"Store/Kitchen Addition at Oyster Bay Apartments" Architectural Floorplan and Elevation, prepared by Jack Purvis, AIA

9. **OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION.**
(List specific information attached and its importance/significance to your application): _____

Applicant is seeking to:

1. Expand the existing kitchen area with a one story addition (10 x 23)
2. Construct a free standing gazebo
3. Construct a free standing work shop storage area (25 x 36)
4. Construct an enlarged trash enclosure with 6 ft fence
5. Replace the exiting sign with an illuminated monument sign (76.03 x 74.05)

10. CERTIFICATIONS

APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. (If the Applicant is a corporation, this application must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this

31 day of May, 2022

NOTARY PUBLIC

JEFFREY B. GALE
An Attorney At Law
Of The State Of New Jersey

Oyster Bay Urban Renewal, Inc

X

SIGNATURE OF APPLICANT

Robert W. Laughlin, Manager

Applicant's Name (Print)

OWNER (IF DIFFERENT FROM APPLICANT)

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made by the applicant, and the decision of the Board in this matter.

Sworn to and subscribed before me this

_____ Day of _____, 20___

_____

NOTARY PUBLIC

X_____

SIGNATURE OF OWNER

_____

Owner's Name (Print)

ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this _____ day of _____ 20____ by and between the KEYPORT UNIFIED PLANNING BOARD (the"Board") and Oyster Bay Urban Renewal, Inc. (the "Applicant").

1. PURPOSE. The Board authorizes its professional staff to review, inspect, report to the Board, and study all plans, documents, statements, improvements and provisions submitted by the Applicant to the Board or pursuant to relief granted to the Applicant by the Board. The Board is entitled to reimbursement from an Applicant for all reasonable costs/fees incurred by the Applicants in accordance with N.J.S.A 40:55D-8, and N.J.S.A 40:55D-53 et seq. of the New Jersey Municipal Land Use Law ("MLUL").

2. ESCROW ESTABLISHED. The Board, Borough and Applicant, in accordance with the provisions of this Agreement, hereby create an escrow deposit account to be established with the finance office of the Borough of Keyport.

3. ESCROW FUNDED. The Applicant, by execution of this Agreement, shall pay to the Borough to be deposited in the account referred to in paragraph 2 above.

4. INCREASE IN ESCROW AMOUNT DEPOSITED. If, during the existence of this escrow agreement, the funds deposited into said escrow account are insufficient to cover any voucher or bill submitted by the Board's professional staff, the applicant shall, within fourteen (14) days of receipt of a notice from the Board or the Borough that a deficiency in the escrow exists, provide such funding as required to fund the existing deficit as well as to pay for projected costs and fees associated with the ongoing professional reviews, inspections, etc., pursuant to applicable Borough ordinances governing the same, as well as the MLUL.

5. DISPUTES AND APPEALS. Should any disputes arise by and between the applicant and the Borough and/or the Board with respect to either the funding of, or payment from, the escrow account established herein, then the settlement of any and all disputes, including appeals from any decisions made by the Borough and/or the Board regarding such escrow account shall be made as called for by the applicable ordinance of the Borough of Keyport and the provisions of the MLUL.

6. COLLECTION OF DELINQUENT ESCROW BALANCES. Should the Applicant fail to adequately and on a timely basis fail to fund its escrow account so that the payment of necessary fees of the Board's professionals can be made in accordance with the law, then the Borough and/or Board shall be entitled to pursue all remedies available at either law of inequity, including but not limited to all amounts due, and simple interest at a rate of 18% per annum on all sums unpaid, beginning from 30 days after the applicant received notice of such deficiencies, if permitted by law. The Borough and/or Board shall be permitted to place a lien against any and

all properties within the Borough owned by the Applicant until such time as all sums due and owed have been paid. The Borough shall also have the right to withhold and/or suspend any building permits, the conduct of construction inspections, the issuance of certificates of occupancy, and other actions, unless and until all escrow deficiencies have been satisfied by the Applicant.

Date: May 31, 2022

X _____
SIGNATURE OF APPLICANT

Robert W. Loughlin, Manager
Owner's Name (Print)

Sworn to and subscribed before me this

31 day of May, 2022

_____
NOTARY PUBLIC

JEFFREY B. GALE
An Attorney At Law
Of The State Of New Jersey

Date: _____

_____
BOROUGH OF KEYPORT

Date: _____

_____
BOROUGH OF KEYPORT
UNIFIED PLANNING BOARD

Project Name: Oyster Bay Apartments
Owner: Oyster Bay Urban Renewal
Engineer/Designer KCE
Person Completing Form: Andrew Comi
Block(s) 22
Application #:
Date declared complete:

Date: 04/08/22
Lot(s) 32
Date submitted:
Date revised:

THIS FORM MUST COMPLETE AND RETURNED TO THE ADMINISTRATIVE OFFICE WITH THE SITE PLAN OR SUBDIVISION APPLICATION WHEN FILED. FAILURE TO INCLUDE ALL ITEMS REQUIRED ON SUBMITTED PLANS OR ATTACHMENTS WILL RESULT IN APPLICATION BEING CONSIDERED INCOMPLETE AND REJECTED

PRELIMINARY SITE PLAN, WAIVERS AND VARIANCE

To be checked by applicant

			Yes	No	Waiver
( )	1.	Sixteen (16) copies of complete application	X		
( )	2.	Sixteen (16) copies of site plan upon which the following Information must be depicted pursuant to Section 804 of the Development Review Ordinance for detailed submission requirements. Failure to comply with submission requirements will result in application being rejected as incomplete.			
( )	A.	Scale not less than one (1) inch equals one hundred (100) feet.	X		
( )	B.	Locator map showing all road intersections within fifteen Hundred feet (1500)	X		
( )	C.	Wooded areas and topography with two (2) foot intervals	X		
( )	D.	All lot lines, approximate location of all structures and owners of lots within two hundred (200) feet of the site	X		
( )	E.	Streets, easements, watercourses and right-of-way	X		
( )	F.	Utility and drainage plans and information	X		
( )	G.	Plans for elevations and locations of structures including Exterior materials and trim	X		
( )	H.	Preliminary plans for parking, lighting, loading signs Landscaping and buffers	X		
( )	I	An extension of off-tract improvements necessitated By the proposed development		N/A	
( )	J.	The lot and block number, Tax Map number, exact Dimensions and acreage of property to be build upon	X		

To be checked by applicant			Yes	No	Waiver
( )	K	A survey prepared by a licensed surveyor of the State of New Jersey shall accompany the plan, showing existing and proposed monuments and all existing and proposed lot lines and all set back lines.	X	____	____
( )	L.	The following legends shall be on the site plan map:	X		

Site plan of _____

Block _____ Lot _____ Zone _____

Date_____ Scale _____

Applicant_____

Address _____

I consent to the filing of this site plan with the Planning Board

_____

(Owner) (Date)

I hereby certify that I have prepared the site plan and that all dimensions and information thereon depicted is correct.

_____

(Name) (Title & License)

I have reviewed this site plan and certify that it meets all codes and ordinances under that jurisdiction

_____

(Date) (Municipal Engineer)

Approved by Planning Board:

Preliminary _____

Final _____

_____

(Chairman) (Date)

( )	M.	Name and License number of site planner of Professional Engineer with documents sealed with raised seal.	X	____	____
( )	N.	Date and revision dates of drawing and plans	X	____	____
( )	3.	Certification by Borough Tax Collector that all taxes including Current taxes are paid	X	____	____

To be checked by applicant	Yes	No	Waiver
( ) 4. Payment of all applicable fees for preliminary site plan review	X		
( ) 5. Submission of Environmental Impact Statement			X
( ) 6. Soil erosion and sediment and Control Permit and Soil Conservation District Approval (if project involves disturbance of more than 5,000 Square feet of land surface area).		N/A	
( ) 7. Storm water management plan	X		
( ) 8. Referral to Monmouth County Planning Board for review and approval.			X-temporary To be filed
( ) 9. Six copies of completed checklist.	X		
( ) 10. Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.	X		
( ) 11. Applicant for a project located within a flood hazard area to apply For approval in conformance with the "90 Day Construction Permit Act."			X NJDEP app. to be filed
( ) 12. Application for state ingress and egress approval, if necessary		N/A	
( ) 13. Variance(s) from Section(s) and reasons, if necessary	X		
( ) 14. Waiver required from Section(s) and reason	X		
( ) 15. Owners signed Certificate of Concurrence with the plan	X		

FINAL SITE PLAN APPLICATION

To be checked by applicant	Yes	No	Waiver
( ) 1. Sixteen (16) copies of complete application for Final Site Plan Approval.	X		
( ) 2. Sixteen (16) copies of site plan in final form prepared in accordance With Section 804 of the Development Review Ordinance, including all Information depicted on the preliminary plan and satisfaction of all Conditions of preliminary approval	X		
( ) 3. Payment of all Final Site Plan Filing Fees.	X		
( ) 4. Payment of Performance Guaranty in favor of municipality approved by Borough Attorney and Borough Engineer.	X		
( ) 5. Soil removal permit signed by Borough Engineer		N/A	
( ) 6. Date and revision dates of drawing and/or reports	X		
( ) 7. Engineering Inspection Fees	X		
( ) 8. Certification form Tax Collector that all taxes are current on the property through the current month quarter.	X		
( ) 9. Permits from other authorities upon which approvals were conditioned.	X		

Borough of Keyport
ZONING OFFICER
70 WEST FRONT ST
P.O. BOX 60
KEYPORT, NJ 07735
(732) 739-5134
DOLSEN@KEYPORTONLINE.COM

Application Date: 9/16/2021
Application Number: ZA-21-213
Permit Number:
Project Number:

Fee: $40

Denial of Application

Date: 9/27/2021

To: OYSTER BAY URBAN RENEWAL INC
50 BEERS ST.
KEYPORT, NJ 07735

CC: APP TELE:(732) 264-2711
APP EMAIL:OFFICE@OYSTERBAYAPTS.COM

RE: 50 BEERS ST.
BLOCK: 22 LOT: 32 QUAL: ZONE:

DEAR OYSTER BAY URBAN RENEWAL INC,

10 X 10 PAVILLION WITH FOOTINGS. PAVILLION IS A HOME DEPOT KIT

Your request is hereby denied based upon the following requirements:

The following comments were made during the denial process:

SITE PLAN APPROVAL FROM UNIFIED PLANNING BOARD REQUIRED

DEAR APPLICANT:

YOUR ZONING APPLICATION HAS BEEN DENIED BASED ON LAND USE REGULATION ORDINANCE. INFORMATION FOR AN APPEAL OF THIS DECISION TO THE PLANNING BOARD CAN BE OBTAINED FROM THE SECRETARY OF THE BOARD. NOTICE OF APPEAL OF THIS DECISION MUST BE FILED WITH THE UNIFIED PLANNING BOARD NO LATER THAN SIXTY-FIVE (65) DAYS FROM THE DATE OF THIS NOTICE.

Sincerely,

DAVID OLSEN, ZONING OFFICER

Borough of Keyport
ZONING OFFICER
70 WEST FRONT ST
P.O. BOX 60
KEYPORT, NJ 07735
(732) 739-5134
DOLSEN@KEYPORTONLINE.COM

Application Date: 9/17/2021
Application Number: ZA-21-214
Permit Number:
Project Number:

Fee: $40

Denial of Application

Date: 9/27/2021

To: OYSTER BAY URBAN RENEWAL INC
50 BEERS ST.
KEYPORT, NJ 07735

CC: APP TELE:(732) 264-2711
APP EMAIL:OFFICE@OYSTERBAYAPTS.COM

RE: 50 BEERS ST.
BLOCK: 22 LOT: 32 QUAL: ZONE:

DEAR OYSTER BAY URBAN RENEWAL INC,

HECHT RENTAL - 8'X32' TEMPORARY WORK TRAILER

Your request is hereby denied based upon the following requirements:

The following comments were made during the denial process:

SITE PLAN APPROVAL FROM UNIFIED PLANNING BOARD IS REQUIRED

DEAR APPLICANT:

YOUR ZONING APPLICATION HAS BEEN DENIED BASED ON LAND USE REGULATION ORDINANCE. INFORMATION FOR AN APPEAL OF THIS DECISION TO THE PLANNING BOARD CAN BE OBTAINED FROM THE SECRETARY OF THE BOARD. NOTICE OF APPEAL OF THIS DECISION MUST BE FILED WITH THE UNIFIED PLANNING BOARD NO LATER THAN SIXTY-FIVE (65) DAYS FROM THE DATE OF THIS NOTICE.

Sincerely,

DAVID OLSEN, ZONING OFFICER

Borough of Keyport
ZONING OFFICER
70 WEST FRONT ST
P.O. BOX 60
KEYPORT, NJ 07735
(732) 739-5134
DOLSEN@KEYPORTONLINE.COM

Application Date: 10/6/2021
Application Number: ZA-21-226
Permit Number:
Project Number:

Fee: $35

Denial of Application

Date: 10/13/2021

To: OYSTER BAY URBAN RENEWAL INC
50 BEERS ST.
KEYPORT, NJ 07735

CC: APP TELE:(732) 264-2711
APP EMAIL:OFFICE@OYSTERBAYAPTS.COM

RE: 50 BEERS ST.
BLOCK: 22 LOT: 32 QUAL: ZONE:

DEAR OYSTER BAY URBAN RENEWAL INC,

SINGLE SIDED ILLUMINATED SIGN, FACING BEERS STREET 76.03" X 74.05"

LOCATED DIRECTLY IN FRONT OF EXISTING FLAG POLE.

SIGN SHALL NOT EXCEED 6 SQ FT

DEAR APPLICANT:

YOUR ZONING APPLICATION HAS BEEN DENIED BASED ON LAND USE REGULATION ORDINANCE. INFORMATION FOR AN APPEAL OF THIS DECISION TO THE PLANNING BOARD CAN BE OBTAINED FROM THE SECRETARY OF THE BOARD. NOTICE OF APPEAL OF THIS DECISION MUST BE FILED WITH THE UNIFIED PLANNING BOARD NO LATER THAN SIXTY-FIVE (65) DAYS FROM THE DATE OF THIS NOTICE.

Sincerely,

DAVID OLSEN, ZONING OFFICER

Form **W-9**
(Rev. November 2017)
Department of the Treasury
Internal Revenue Service

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.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Oyster Bay Urban Renewal, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ 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 FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
50 Beers Street

6 City, state, and ZIP code
Keyport, NJ 07735

7 List account number(s) here (optional)

Requester's name and address (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.

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

Social security number
[ ][ ][ ] - [ ][ ] - [ ][ ][ ][ ]

or

Employer identification number
[2][3] - [7][2][4][2][5][2][9]

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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 ▶ 5/31/2022

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*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*