

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Applicant: _____

Docket Number : _____

PART A

Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site and/or building(s) including the proposed use of the premises.

Applicant is applying to the Planning Board for preliminary and final site plan approval to construct two buildings: ± 425,250 square foot office/warehouse building #1 along with 282 parking spaces and 82 loading berths, and ± 118,800 square foot office/warehouse building #2 along with 80 parking spaces and 18 loading docks on proposed Lot 13.01. The property will be accessed from Veronica Avenue and the driveway entrance will be located on Lot 72.

Applicant requests the Site Plan Approval(s) indicated below (check all that apply):

Preliminary Major Site Plan *and/or*

Final Major Site Plan

or

Check below if Waiver of Site Plan is requested

Waiver of Site Plan Provide explanation why Waiver of Site Plan is sought: _____

PART B

APPLICANT: Individual Partnership Corporation Limited Liability Company

APPLICANT: Owner Applicant Other _____

Name Elion Acq., LLC

Street Address c/o Michael J. Stellino, 2875 NE 191st Street Apt./Ste/Unit # Suite 800

City Miami State FL Zip Code 33180

Phone 305-933-3538 Fax _____

Email mjs@elionpartners.com

OWNER (if different from Applicant):

Name See attached Exhibit "A".

Street Address _____ Apt./Ste/Unit # _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Email _____

PART C

SUBJECT PROPERTY:

Block/s 88.02 Lot/s 13 (to be known as 13.01),
25, 26 & 72 Zone M-2 & R-40

Street Address 47 Veronica Avenue and 74 & 102 Bennetts Lane

City Somerset State NJ Zip Code 08873

Approximate Site Size: 46.455 Acres/ 2,023,591 Sq. ft.

Present use of the property, specify: Vacant land.

Proposed use of the property, specify: Office/warehouse.

Area of new disturbance: ± 26.26 % of the gross lot area: ± 2,023,591 Sq. ft.

Gross square footage of the building: Existing: 0 Sq. ft.
Bldg. 1 - ± 425,250
Proposed: Bldg. 2 - ± 118,800 Sq. ft.

Public water available: Yes No If not, proposed? Yes No

Public sanitary sewer available: Yes No If not, proposed? Yes No

Is the site located within a Township-designated Historic District and/or located within 1000 feet of the Delaware & Raritan Canal?: Yes No

Describe any off tract improvement required or proposed No off tract improvements proposed.

Deed restrictions, covenants, easements, association by-laws:

Yes (Provide a copy) No Proposed (Must be submitted for review)

Does the applicant own any contiguous property? Yes No

If yes, state the address, block and lot of such property: _____

PART D

Has there been any previous appeal, request, or application to this or any other Township Boards or the Technical Review Committee involving this property? Yes No

If yes, in the space below state the type of approval (e.g., site plan and/or variances), docket number, the nature of the application and approval date. In particular, describe whether this submission is intended to supersede or further effectuate such previous approval(s) – e.g., site plan approval for a previously granted use variance.

Identify the associated development approvals sought at this time (check all that apply):

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals (e.g., subdivision, variances) being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.

“C” Variance(s):

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A.. 40:55D-70.C(1)
- The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment - N.J.S.A. 40:55D-70.C(2)

“D” Variance(s):

- Use or principal structure in a district restricted against such use or principal structure – N.J.S.A. 40:55D-70.D(1)
- Expansion of a nonconforming use - N.J.S.A. 40:55D-70D(2)
- Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A. 40:55D-70. D(3)
- Increase in the permitted floor area ratio - N.J.S.A. 40:55D-70.D(4)
- Increase in the permitted density - N.J.S.A. 40:55D-70.D(5)
- Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A. 40:55D-70.D(6)

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Other(s) Specify: _____

Check below if Conditional Use Approval is sought at this time and in the space provided demonstrate compliance with the applicable conditional use requirements (provide separate sheet if necessary). Note: Non-compliance with one or more conditional use requirements requires a D-3 use variance (Applicant must consult the respective Instruction Sheet and Submission Checklist)

Conditional Use Approval

PART E

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

| <u>Quantity:</u> | <u>Description of Item:</u> |
|------------------|---|
| 25 | Minor Subdivision |
| 25 | Site Plan |
| 3 | Boundary Survey |
| 3 | Drainage Report |
| 3 | Infiltration Basin Flow Analysis for Basin #1 |
| 3 | Infiltration Basin Flow Analysis for Basin #2 |
| 15 | Environmental Impact Assessment |
| 15 | Traffic Impact Study |
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PART F

CONTACT PERSON INFORMATION/ CERTIFICATION

The person indicated below shall serve as the point-of-contact with the Township Department of Planning and Zoning and shall be the sole recipient of official correspondence from the Department. By signing this form, in Part G below, the Applicant and Owner certify that that the party listed below is authorized to act on their behalf as the designated contact person with the Department.

Owner Applicant Attorney Engineer Architect Other

Name Peter U. Lanfrit, Esq., Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C.

Street Address 2875 US Route One Apt./Ste/Unit # _____

City North Brunswick State NJ Zip Code 08902

Phone 732-422-1000 Fax 732-422-1016

Email peter@borrus.com/erin@borrus.com

PART G

APPLICANT'S CERTIFICATION

I, Elion Acq., LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 2875 NE 191st Street, Suite 800, Miami in the County of Miami-Dade and State of Florida, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 30th day of October, 20 19

[Signature]
NOTARY PUBLIC



[Signature]
APPLICANT'S SIGNATURE

OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, BGS Realty, a General Partnership, of full age, being duly sworn according to law and upon my oath depose that: I reside at 28 Kennedy Boulevard, East Brunswick in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this 29 day of October, 20 19

[Signature]
NOTARY PUBLIC
Christine Seccodato
Notary Public
State of New Jersey
My Commission Expires May 18, 2020

[Signature]
OWNER'S SIGNATURE
Partner

PART G

OWNERS'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

Jack Morris, as Managing Member of Franklin 27 Associates, LLC, contract purchaser from
I, Barclay Financial, LLC, of full age, being duly sworn according to law and upon my oath

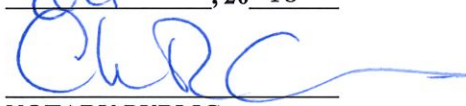
depose that: I reside at 1315 Stelton Road, Piscataway in the County of
Middlesex and State of New Jersey, and that the above

statements contained in this application and in the papers appended thereto are true. I further certify that I
am the owner of the property which is the subject of this application, and I am the applicant or I have
authorized the applicant to make this application, and I agree to be bound by the application, the
representations made and the decision in the same manner as if I were the applicant.

Franklin 27 Associates LLC

Sworn to and subscribed before
me this 24th day of

Oct, 20 19



NOTARY PUBLIC

Cheri R. Ciano
Attorney at Law
of New Jersey

by 
OWNERS'S SIGNATURE

*Jack Morris
Managing Member*

OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

Jack Morris as Managing Member of JSM at Centennial LLC, Partner of
I, R.D.L. Associates, a Partnership, of full age, being duly sworn according to law and upon my oath

depose that: I reside at 100 Cedar Lane, Highland Park in the County of
Middlesex and State of New Jersey, and that the above

statements contained in this application and in the papers appended thereto are true. I further certify that I
am the owner of the property which is the subject of this application, and I am the applicant or I have
authorized the applicant to make this application, and I agree to be bound by the application, the
representations made and the decision in the same manner as if I were the applicant.

JSM at Centennial LLC

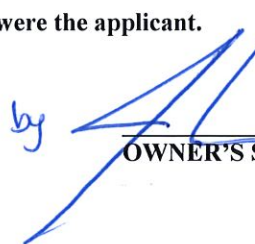
Sworn to and subscribed before
me this 24th day of

Oct, 20 19



NOTARY PUBLIC

Cheri R. Ciano
Attorney at Law
of New Jersey

by 
OWNER'S SIGNATURE

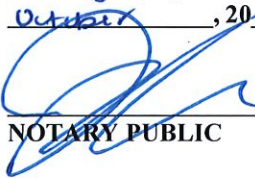
*Jack Morris
Managing Member*

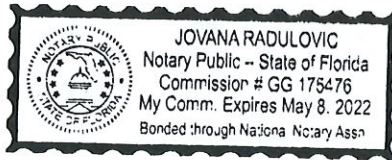
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Sworn to and subscribed before me this 30 day of October, 2019


NOTARY PUBLIC



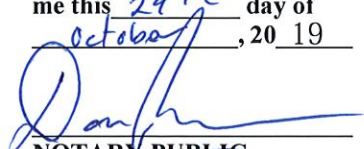

APPLICANT'S SIGNATURE

OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, Garden State Properties, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 116 Village Boulevard, Suite 200, Princeton in the County of Mercer and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this 29th day of October, 2019


NOTARY PUBLIC


OWNER'S SIGNATURE

Dan Reiss
Attorney at Law
of New Jersey

Exhibit "A"
Elion Acq., LLC

Owners List:

Block 88.02, Lot 13 (to be known as Lot 13.01 after subdivision):

BGS Realty, a General Partnership
28 Kennedy Boulevard, Suite 800
East Brunswick, NJ 08816

Block 88.02, Lot 25:

Barclay Financial, LLC
1315 Stelton Road
Piscataway, NJ 08854

Block 88.02, Lot 26:

R.D.L. Associates, a Partnership
100 Cedar Lane
Highland Park, NJ 08818

Block 88.02, Lot 72

Garden State Properties, LLC
116 Village Boulevard, Suite 200
Princeton, NJ 08540