

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, number and size of lots, means of providing vehicular access, utilities, etc.

Applicant is applying to the Planning Board for minor subdivision approval to create two (2) lots. Proposed Lot 13.01 will be 2,023,591 square feet and proposed Lot 13.02 is 645,891 square feet. We will be applying for site plan approval on proposed Lot 13.01. Access and utilities to proposed Lot 13.01 will be from Veronica Avenue.

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

Preliminary Major Subdivision *and/or*

Final Major Subdivision

or

Minor Subdivision

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 BGS Realty, a General Partnership

Street Address 28 Kennedy Boulevard Apt./Ste/Unit # Suite 800

City East Brunswick State NJ Zip Code 08816

Phone _____ Fax _____

Email _____

PART C

SUBJECT PROPERTY:

Block/s 88.02 Lot/s 13 Zone M-2 & O-P

Street Address Route 27

City Somerset State NJ Zip Code 08873

Approximate Site Size: 61.224 Acres/ 2,666,907 Sq. ft.

Does the owner own any contiguous property? Yes No

If yes, state the address, block and lot of such property: Block 88.02, Lots 71 & 72 also known as 45 & 47 Veronica Avenue.

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

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

Location of utilities: Veronica Avenue.

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:

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

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., subdivision 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., site plan, 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)

- Preliminary Major Site Plan
- Final Major Site Plan
- Waiver of Site Plan
- Conditional Use Approval
- Other(s) Specify: _____

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

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

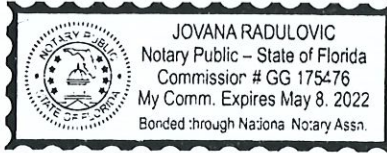
PART G

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 30 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]
Christine Soccodato
NOTARY PUBLIC
Notary Public
State of New Jersey
My Commission Expires May 18, 2020

[Signature]
OWNER'S SIGNATURE
Partner