

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 Major Site Plan and c(2) variance approval to construct a one-story 182,720 square foot warehouse facility (warehouse area: ± 173,074 sq. ft., office area level 1: ±4,400 sq. ft., office area mezzanine: ±4,400 sq. ft. & utility room area: 846,720 sq. ft.) and supportive improvements inclusive of landscaping, utilities, site lighting, and stormwater management measures. Access to the site will be provided via one full-movement driveway along Elizabeth Avenue. There will be 130 parking spaces inclusive of 6 ADA spaces, 26 loading bays and 16 tractor trailer parking spaces. Stormwater management will be addressed by seven (7) underground detention basins and four (4) bio-retention basins.

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

APPLICANT: Owner Applicant Other _____ Company

Name Orion IV Elizabeth Logistics Center LLC

c/o Justin Drysdale, Senior Vice President, Brookfield Properties
Street Address Brookfield Place New York, 250 Vesey Street, 15th Floor Apt./Ste/Unit # _____

City New York State NY Zip Code 10281

Phone 212-417-7173 Fax _____

Email Justin.Drysdale@brookfield.com

OWNER (if different from Applicant):

Name Same as Applicant.
Street Address _____ Apt./Ste/Unit # _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____
Email _____

PART C

SUBJECT PROPERTY:

Block/s 502.01 Lot/s 2 & 4 Zone B-I

Street Address 425 & 429 Elizabeth Avenue

City Somerset State NJ Zip Code 08873

Approximate Site Size: 15.29 Acres/ 666,042 Sq. ft.

Present use of the property, specify: Vacant 1-story wood frame dwelling.

Proposed use of the property, specify: Warehouse facility.

Area of new disturbance: ±66.43 % of the gross lot area: 422,445 Sq. ft.

Gross square footage of the building: Existing: 1,118.3 (being demolished) Sq. ft.
Proposed: 178,320 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 improvement required
or 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-70.D(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	Preliminary & Final Major Site Plan
25	Architectural drawings
15	Traffic Impact Study
15	Environmental Impact Statement
3	Stormwater Management Report
3	Geotechnical Report
3	Boundary & Topographic Survey

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

Orion IV Elizabeth Logistics Center LLC
c/o Justin Drysdale, Senior Vice President,
I, Brookfield Properties, of full age, being duly sworn according to law and upon my oath,
depose that: I reside at Brookfield Place New York, 250 Vesey Street,
15th Floor, New York in the County of
New York and State of New York, 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.

Orion IV Elizabeth Logistics Center
LLC

Sworn to and subscribed before
me this 24th day of
June, 20 21

Samuel Tyler Hart
NOTARY PUBLIC

Samuel Tyler Hart
Notary Public, State of New York
Reg. No. 01HA6389394
Qualified in New York County
My Commission Expires 03/25/2023

[Signature]
APPLICANT'S SIGNATURE
Name: Andy Smith
Title: Senior Vice President

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.)
Orion IV Elizabeth Logistics Center LLC
c/o Justin Drysdale, Senior Vice President,
I, Brookfield Properties, of full age, being duly sworn according to law and upon my oath
depose that: I reside at Brookfield Place New York, 250 Vesey Street,
15th Floor, New York in the County of
New York and State of New York, 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.

Orion IV Elizabeth Logistics Center
LLC

Sworn to and subscribed before
me this 24th day of
July, 20 21

Samuel Tyler Hart
NOTARY PUBLIC

Samuel Tyler Hart
Notary Public, State of New York
Reg. No. 01HA6389394
Qualified in New York County
My Commission Expires 03/25/2023

[Signature]
OWNER'S SIGNATURE
Name: Andy Smith
Title: Senior Vice President