

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 with c(2) variance approval for the construction of a ±120,102 square foot warehouse with ±111,666 square foot of warehouse area, ±7,500 square foot of office space and a ±936 square foot utility room with 79 parking spaces and 21 loading bays. Access to the site is proposed via one (1) left-in/right-in/right-out driveway along Cottontail Lane and one (1) full-movement driveway along the private roadway providing access to Campus Drive. Additional improvements include landscaping, upgrading the existing three (3) stormwater basins to be bio-retention basins, modification to the existing outlet structure, adding an additional bio-retention basin, retaining walls, and lighting.

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 BSREP III Logistics Acquisition LLC

Street Address c/o Brookfield Properties, Brookfield Place New York
1 Meadowlands Plaza Apt./Ste/Unit # Suite 301

City East Rutherford State New Jersey Zip Code 07073

Phone _____ Fax _____

Email _____

OWNER (if different from Applicant):

Name Somerset Realty Holdings LLC

Street Address 184 Park Avenue Apt./Ste/Unit # _____

City Brooklyn State New York Zip Code 11205

Phone _____ Fax _____

Email _____

PART C

SUBJECT PROPERTY:

Block/s 530.04 Lot/s 4.01 Zone B-I

Street Address 399 Campus Drive

City Somerset State New Jersey Zip Code 08873

Approximate Site Size: 7.57 Acres/ 329,733 Sq. ft.

Present use of the property, specify: Four (4) story office building (to be removed.)

Proposed use of the property, specify: Warehouse.

Area of new disturbance: 93.74 % of the gross lot area: 309,076 Sq. ft.

Gross square footage of the building: Existing: To be removed. Sq. ft.
Proposed: 120,102 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-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	Preliminary & Final Major Site Plan
25	Architectural Drawings
3	Building Height Calculation Exhibit
3	ALTA/NSPS Land Title Survey
15	Traffic Impact Study
15	Environmental Memo
3	Stormwater Management Report
3	Preliminary Geotechnical Investigation Report

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 New Jersey Zip Code 08902

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

Email peter@borrus.com & erin@borrus.com

PART G

APPLICANT'S CERTIFICATION

Justin Drysdale, Authorized Signatory of
I, BSREP III Logistics Acquisition LLC, of full age, being duly sworn according to law and upon my oath,
depose that: I reside at c/o Brookfield Properties, Brookfield Place New York
1 Meadowlands Plaza, Suite 301, East Rutherford in the County of
Bergen 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 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 9th day of
November, 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

BSREP III Logistics Acquisition
LLC, a Delaware limited liability
company

Justin Drysdale
APPLICANT'S SIGNATURE
Name: Justin Drysdale
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.)

I, Somerset Realty Holdings LLC, of full age, being duly sworn according to law and upon my oath
depose that: I reside at 184 Park Avenue, Brooklyn in the County of
Kings 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.

Somerset Realty Holdings LLC

Sworn to and subscribed before
me this _____ day of
_____, 20 21

NOTARY PUBLIC

OWNER'S SIGNATURE