

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Application: _____

Docket Number : _____

PART A

APPLICANT REQUESTS THE FOLLOWING:

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, building(s) and/or signage 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.

Identify the type of variance(s) requested. Check all that apply.

"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)

Identify requested variances from the requirements of the Franklin Township Land Development Ordinance:

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
§112-	See attached Exhibit "A".	
§112-		
§112-		
§112-		
§112		
§112		
§112-		

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

Note: "*" indicates not required in association with signage variances

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.

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

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

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

If, yes, state type, docket number, the nature and date of such appeal: _____

How long has the present owner had title to this property? * Since April 27, 2020.

Is the property under contract to be sold? Yes No

If yes, state the date of contract and name of the contract purchaser: Date: _____

BSREP III Logistics Acquisition LLC

PART D

Identify if the application is proposed to be bifurcated (i.e., variances identified herein sought at this time with approval for other development approvals, such as subdivision and/or site plan approval, to be sought at a later date): Yes No

If not bifurcated, identify the associated development approvals sought at this time (check all that apply):

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

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals 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.

If bifurcated, identify the nature of subsequent development approvals to be sought: _____

For signage variances indicate the following:

- Single Tenant Building
- Multiple Tenant Building

PART E

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 under N.J.S.A.. 40:55D-70.C(1)

List in detail wherein this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situation uniquely affecting the property or the structures lawfully existing thereon.

_____ and/or

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 under N.J.S.A.. 40:55D-70.C(2).

List in detail wherein this case conforms to this requirement:

The parking in the front yard is against the Interstate 287 ramp and not the highway itself and will be buffered. The variance for driveway width is requested to provide tractor trailers to exit and enter the site with safety so that they do not impact traffic on the public roadways. The loading berth variance is requested because what is being proposed conforms with industry standards and is adequate for truck circulation.

D Variance(s):

State why the property is particularly suitable for the proposed use, including any inherently beneficial conditions and/or any undue hardship, if any, showing that the property cannot reasonably be adapted to a conforming use:

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good.
See above.

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance.
See above.

PART F

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
<u>25</u>	<u>Preliminary & Final Major Site Plan</u>
<u>25</u>	<u>Architectural Drawings</u>
<u>3</u>	<u>Building Height Calculation Exhibit</u>
<u>3</u>	<u>ALTA/NSPS Land Title Survey</u>
<u>15</u>	<u>Traffic Impact Study</u>
<u>15</u>	<u>Environmental Memo</u>
<u>3</u>	<u>Stormwater Management Report</u>
<u>3</u>	<u>Preliminary Geotechnical Investigation Report</u>

PART G

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 H 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 H

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,
c/o Brookfield Properties, Brookfield Place New York
depose that: I reside at 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
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

Exhibit "A"
BSREP III Logistics Acquisition LLC

Identify requested variances from the requirements of the Franklin Township Land Development Ordinance:

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
§112 Attachment 3 - Schedule 3 - Height, Coverage and Building Requirements – Maximum Percent of Impervious Coverage	60%	69.8%
§112-102G - Off-street parking and loading space within required setback.	B-I: No parking area shall be located in the required fifty-foot-wide front yard area nor closer than five feet from a side or rear property line. Ingress and egress shall be provided by not more than two driveways, each not less than 20 feet nor more than 36 feet in width. No parking lot may be located within buffer zone areas required in Schedule 6.	<ul style="list-style-type: none"> • Parking is located 37 feet from Interstate 287 • Maximum Ingress Width Dimension proposed is 54 feet
§112-104A – Size of loading berth	A loading berth shall be at least 12 feet wide with at least 15 feet overhead clearance. The length of the loading berth shall be at least 48 feet or shall be a length such that the horizontal distance from the front of a dock for back-in parking to the limiting boundary of the loading and unloading area shall not be less than twice the overall length of the longest vehicle expected to use the facility. 73.5 feet x 2 = 147 feet	130 feet