

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Application: L'Occal USA Products, Inc 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.

The Applicant proposes expansion of its existing manufacturing facility, with an addition of 248,040 square feet and related parking, driveways and landscaping

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-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)

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- 102 G	Driveway 36' wide	58' feet
§112- Schedule 3	Impervious Coverage 60%	63.4 %
§112-		
§112-		
§112		
§112		
§112-		

PART B

APPLICANT: Individual Partnership Corporation

APPLICANT: Owner Applicant Other _____

Name L'oreal USA Products, Inc.

Street Address 111 Terminal Avenue Apt./Ste/Unit # _____

City Clark State NJ Zip Code 07066

Phone 732-680-4807 Fax _____

Email bartajones@loreal.com

OWNER (if different from Applicant):

Name same as Applicant

Street Address _____ Apt./Ste/Unit # _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Email _____

PART C

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

SUBJECT PROPERTY:

Block/s 86.03 Lot/s 10.32 Zone B-1

Street Address 105 Commerce Drive

City Franklin State New Jersey Zip Code 08873

Approximate Site Size * 29,585 Acres/ 1,288,719 Sq. ft.

Present use of the property, specify: manufacturing facility

Proposed use of the property, specify: expansion of manufacturing facility

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* none

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: Pending site plan application

How long has the present owner had title to this property? * 22 years

Is the property under contract to be sold? Yes No

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

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 increase in driveway width and impervious coverage promote safety and the general welfare by enhanced accommodation of truck access and movement providing a benefit to moving trucks off the streets and avoiding stacking in the streets

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.

There is no adverse impact on surrounding areas, because the drainage is handled within rule established criteria and the driveway width has no visible impact.

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.

The requested variances promote the permitted use of the site for manufacturing purposes

PART F

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
	See cover letter to Planning Board dated October 28, 2021 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 John A. Hague / Greenbaum, Rowe, Smith & Davis LLP
Street Address 99 Wood Avenue South Apt./Ste/Unit #
City Iselin State NJ Zip Code 08830
Phone 732-476-2466 Fax 732-476-2467
Email jhague@greenbaumlaw.com

PART H

APPLICANT'S CERTIFICATION

I, Susana Balbes Pazos, of full age, being duly sworn according to law and upon my oath, depose that: I ^{have an office} reside at 111 Terminal Avenue, Clark in the County of Union 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.

L'oreal USA Products, Inc.

Sworn to and subscribed before me this 6th day of

December, 2021

Maria T. Maxwell
NOTARY PUBLIC

MARIA T. MAXWELL
NOTARY PUBLIC OF NEW JERSEY
Commission # 50108883
My Commission Expires 7/17/2024

By: Susana Balbes Pazos
APPLICANT'S SIGNATURE
Susana Balbes Pazos
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, Susana Balbes Pazos, of full age, being duly sworn according to law and upon my oath depose that: I ^{have an office} reside at 111 Terminal Avenue, Clark in the County of Union 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.

L'oreal USA Products, Inc

Sworn to and subscribed before me this 6th day of

December, 2021

Maria T. Maxwell
NOTARY PUBLIC

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