

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 submitting to the Planning Board for minor subdivision approval to create two (2) lots. Lot "A" will consist of 1,907,482 sq. ft./43.790 acres and Lot "B" will consist of 1,080,796 sq. ft./24.812 acres. There is no construction proposed on Lot "B". Applicant is is simultaneously applying for preliminary and final site plan and c(2) variance approval on Lot "A" to construct a 436,960 sq. ft. warehouse/office building consisting 386,960 sq. ft. of warehouse and 50,000 sq. ft. of office space (two - 25,000 sq. ft. offices proposed) with access to the same via one full-movement driveway along Elizabeth Avenue and two driveways along Grant Street. There are a total of 466 parking spaces proposed with 52 dock spaces and 70 trailer storage spaces. The proposed warehouse will be serviced by public water located in Elizabeth Avenue. There is an existing sanitary sewer facility located on the site. Stormwater for the site will be handled by eight (8) small-scale Bioretention systems prior to discharging to three (3) Wet Ponds.

**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 (Publicly Traded Company)

APPLICANT:  Owner  Applicant  Other \_\_\_\_\_

Name Duke Realty Limited Partnership

Street Address c/o David Lizza, Harborside Plaza 10 Apt./Ste/Unit # Suite 502  
3 Second Street

City Jersey City State NJ Zip Code 07302

Phone 201-551-6480 Fax \_\_\_\_\_

Email David.Lizza@dukerealty.com

**OWNER (if different from Applicant):**

Name See attached Exhibit "A".

Street Address \_\_\_\_\_ Apt./Ste/Unit # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

**PART C**

**SUBJECT PROPERTY:**

Block/s 502.02 Lot/s Proposed Lot "A". Zone B-I

Street Address Elizabeth Avenue & Grant Street

City Somerset State NJ Zip Code 08873

Approximate Site Size: 43.79 Acres/ 1,907,481 Sq. ft.

Present use of the property, specify: Solar Panel Field

Proposed use of the property, specify: Warehouse/office building

Area of new disturbance: 41 % of the gross lot area: 1,218,897 Sq. ft.

Gross square footage of the building: Existing: 0 Sq. ft.  
Proposed: 436,960 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.

A portion of the site was approved for solar panels.

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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

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**PART E**

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

<u>Quantity:</u>	<u>Description of Item:</u>
25	Minor Subdivision Plan
25	Preliminary and Final Site Plan
25	Architectural Drawings
15	Traffic Impact Analysis
15	Environmental Assessment
3	Stormwater Management Report
3	Report of Supplemental Stormwater Management Investigation
3	Engineer's Report for Potable Water Service

**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**

Arthur V. Makris, Senior Vice President, Northeast Region,  
I, Duke Realty Limited Partnership of full age, being duly sworn according to law and upon my oath,  
depose that: I reside at Harborside Plaza 10, 3 Second Street, Suite 502, Jersey City in the County of  
Hudson 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.

Duke Realty Limited Partnership, an Indiana limited  
partnership  
By: Duke Realty Corporation, an Indiana corporation,  
its general partner

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

\_\_\_\_\_  
**APPLICANT'S SIGNATURE**  
By: Arthur V. Makris, Senior Vice President,  
Northeast Region

\_\_\_\_\_  
**NOTARY PUBLIC**

**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, E & J EQUITIES, L.L.C., of full age, being duly sworn according to law and upon my oath  
depose that: I reside at 187 Davidson Avenue, Somerset in the County of  
Somerset 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.

E & J EQUITIES, L.L.C.

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

\_\_\_\_\_  
**OWNER'S SIGNATURE**

\_\_\_\_\_  
**NOTARY PUBLIC**

**PART G**

**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, GS 89, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 187 Davidson Avenue, Somerset in the County of Somerset 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.

GS 89, LLC

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

\_\_\_\_\_  
OWNER’S SIGNATURE

\_\_\_\_\_  
NOTARY PUBLIC

# Exhibit "A"

## Duke Realty Limited Partnership

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### Owners List:

<u>Block</u>	<u>Lot(s)</u>	<u>Address</u>	<u>Owner</u>
502.02	12.03	61 Grant Street	E & J EQUITIES, L.L.C. 187 Davidson Avenue Somerset, NJ 08873
504	1 & 2	73 Grant Street	E & J EQUITIES LLC,%ROTOR CLIP CO. 187 Davidson Avenue Somerset, NJ 08873
506.01	19-22	89 Grant Street	GS 89, LLC 187 Davidson Avenue Somerset, NJ 08873