

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 seeking Preliminary and Final Site plan Approval from the Planning Board to construct a 64,515 square foot 1-story warehouse addition to the existing office/warehouse building. Parking for the site is provided via 137 parking spaces and 10 loading spaces.

Access will be provided via two (2) driveways on Cottontail Lane. The lot has proposed stormwater management and will be connecting to public sewer, water and gas services.

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 HSU Property Holdings LLC

Street Address 30 Quail Run Apt./Ste/Unit # _____

City Warren State NJ Zip Code 07059

Phone 732-500-3658 Fax _____

Email ching-i.hsu@sunbirdcim.com

OWNER (if different from Applicant):

Name Same as Applicant and Pollack LTH LLC

Street Address 30 Quail Run Apt./Ste/Unit # _____

City Warren State NJ Zip Code 07059

Phone _____ Fax _____

Email _____

PART C

SUBJECT PROPERTY:

Block/s 517.06 Lot/s 15.11 Zone B-I

Street Address 400 Cottontail Lane

City Somerset State N.J. Zip Code 08873

Approximate Site Size: 8.3 Acres/ 361,517 Sq. ft.

Present use of the property, specify: Office/Warehouse Building

Proposed use of the property, specify: Office/Warehouse Building

Area of new disturbance: 60 % of the gross lot area: 261,360 Sq. ft.

Gross square footage of the building: Existing: 54,994 Sq. ft.

Proposed: 64,515 (ADDITION) = 119,509 TOTAL 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 improvements
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
 Property is not within 500 feet of any residential zoning district. The warehouse will be serviced by

 public water and sewer.

PART E

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
25	Preliminary and Final Site Plan
25	Architectural Drawings
3	Survey
15	Traffic Report
15	Environmental Impact Statement
3	Stormwater Management Report
3	Operations and Maintenance Manual

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 732-422-1085 Fax 732-422-1016

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

PART G

APPLICANT'S CERTIFICATION

CHING-I HSU, Authorized Signatory
I, HSU Property Holdings LLC, of full age, being duly sworn according to law and upon my oath,
depose that: I reside at 30 QUAIL RUN, WARREN 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 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.

HSU Property Holdings LLC

Sworn to and subscribed before
me this 6 day of MARCH
20²³

[Signature]
NOTARY PUBLIC

CRAIG W. STIRES
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 18, 2027

[Signature]
APPLICANT'S SIGNATURE
[Signature]
Authorized Signatory

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.)

CHING-I HSU, Authorized Signatory
I, HSU Property Holdings LLC, of full age, being duly sworn according to law and upon my oath
depose that: I reside at 30 Quail Run, Warren 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.

HSU Property Holdings LLC

Sworn to and subscribed before
me this 6 day of
March, 20²³

[Signature]
NOTARY PUBLIC

CRAIG W. STIRES
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 18, 2027

[Signature]
OWNER'S SIGNATURE
[Signature]
Authorized Signatory



PART G

OWNER'S CERTIFICATION

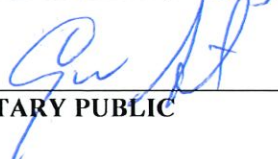
(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, CHING-I HSU, Authorized Signatory of
Pollack LTH, LLC, of full age, being duly sworn according to law and upon my oath
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Pollack LTH LLC


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