

Township of Lumberton

35 Municipal Drive

Lumberton, NJ 08048

Telephone - (609) 267-3217

Telecopier - (609) 267-5566

RECEIVED

JAN 17 2009

Handwritten signature

Land Development Board Application

Type of Application: * Requires Notice & Legal Ad

- ☐ Minor Site Plan (Pre / Final)
☒ Major Site Plan (Pre / Final)*
☐ Minor Subdivision (Pre / Final)
☐ Major Subdivision (Pre / Final)*
☐ Conditional Use
☐ Design Waiver
☒ Bulk Variance*
☐ Informal Review
☐ Change In use
☐ Other (Please Describe)

For Administrative Use Only

Received By: _____
Date Submitted: _____
Fee Paid: \$ _____
Escrow Paid: \$ _____
Control Number: _____

- Please answer all questions.
- If a question does not apply, please write "N/A" or "Unknown". (Do not leave it blank)
- Non-compliance may delay your application.

	Applicant	Landowner	Person Preparing Plan
Original Signatures	<i>James V. D'Arcangelo</i>	<i>Carol Kung</i>	<i>Joshua M. Sewald</i>
Name	<u>DPIF3 Acquisition Co., LLC</u>	<u>Piper Glenn, LLC</u>	<u>Dynamic Engineering Consultants, PC</u> <u>Joshua M. Sewald, PE, PP</u>
Address	<u>5500 Equity Avenue</u> <u>Reno, NV 89502</u>	<u>1775 Route 38</u> <u>Lumberton Township, NJ 08048</u>	<u>1904 Main Street</u> <u>Lake Como, NJ 07719</u>
Phone	<u>(717) 557-5754</u>	_____	<u>(732) 974-0198</u> <u>License # 52908</u>

***NOTE:** The signatures indicate an understanding of all materials that are part of this application, including the plans attached hereto.

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Land Development Board Application

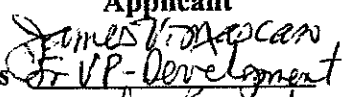
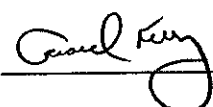
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I.	Applicant	Landowner	Person Preparing Plan
Original Signatures			Dynamic Engineering Consultants, PC
Name	DPIF3 Acquisition Co., LLC	Piper Glenn, LLC	Joshua M. Sewald, PE, PP
Address	5500 Equity Avenue	1775 Route 38	1904 Main Street
	Reno, NV 89502	Lumberton Township, NJ 08048	Lake Como, NJ 07719
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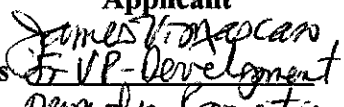
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I.	Applicant	Landowner	Person Preparing Plan *
Original Signatures			
Name	DPIF3 Acquisition Co., LLC	Piper Glenn, LLC	Dynamic Engineering Consultants, PC Joshua M. Sewald, PE, PP
Address	5500 Equity Avenue Reno, NV 89502	1775 Route 38 Lumberton Township, NJ 08048	1904 Main Street Lake Como, NJ 07719
Phone	(717) 557-5754		(732) 974-0198
			License # 52908

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2. INTEREST OF APPLICANT OTHER THAN THE LANDOWNER

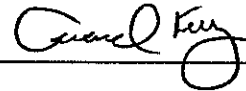
Applicant (Developer) is looking to develop the existing parcel with a 429,200 SF Warehouse with associated site improvements

as shown on the enclosed Preliminary and Final Major Site Plans.

3. STATEMENT OF LANDOWNER WHERE THE APPLICANT IS NOT THE LANDOWNER

I, Piper Glenn, LLC, the Owner of Lot(s) 3.02, in Block(s) 23, in the Township of Lumberton, Burlington County, New Jersey, hereby acknowledge that the application of Proposed Warehouse for development on said lot(s) is made with my complete understanding and permission in accordance with an agreement of purchase or option agreement entered into between me and the applicant herein stated.

Signature of Owner



4. IS A VARIANCE NEEDED?

YES X

NO

If you answer yes, please specify applicable section of statute: and applicable section of Ordinance: and provided detailed explanation of variances needed in Section 7 of this application.

Please see attached Variance & Waiver Summary

5. PROPOSED DEVELOPMENT

Title of Plat: Proposed Warehouse

Street Address NJSH Route 38

Block and Lot Nos. Block 23, Lot 3.02

Zoning District(s): GB Zone

Area of Tract: 1,764,368 SF (ACRES) 40.504 Ac

Number of Proposed Lots including remaining portion of the Original Tract: 1

Total Building Coverage: 429,200 Sq. Ft. = 24.3% of lot area

Total Lot Coverage: 1,091,716 Sq. Ft. = 61.9% of lot area

DEVELOPMENT PLANS:

Sell Lots Only: YES NO X

Construct Single Family Dwellings N/A Number

Construct Townhouses N/A Number

Construct Garden Apartments N/A Number of Units

Construct Commercial Use (Specify) N/A

Construct Industrial use (Specify) Proposed Warehouse

Other (Specify) N/A

Total Number of Parking Spaces 199

Total Number of Loading Spaces 59

Each Lot Served by Existing Public Street? YES X NO

New Street Being Constructed? YES NO X

Existing Street Being Widened? YES NO X

Existing Public Water Available to Tract? YES X NO

Public Water Being Extended to Tract? YES NO X

Other Method of Providing Water (Explain) YES NO

Existing Off-Tract Sewerage Treatment Available? YES NO X

Off-Tract Sewerage Treatment to be Extended to Development? YES X NO

Other Method Sewerage Treatment (Explain) YES NO

Are there Deed Restrictions, Covenants, or Easements affecting Tract? YES NO X
If yes, attach three copies and show on plan.

All Utilities to be Underground YES X NO

Are any Streams proposed as Storm Water Impoundment or Detention? YES NO X
If yes, attach copy of State Approval(s)

Is there any part of the Tract in a 100-year Flood Plain? YES NO X

Is Recreation Area being Designed within the Project? YES NO X

6. EXTENSION OF TIME FOR APPROVING AUTHORITY ACTION

Previous Deadline for Action by the Approving Authority	Request or Consent to Extend the Deadline to Following Date	Signature Landowner / Applicant	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

7. OTHER COMMENTS OR EXPLANATIONS

Developer is looking to develop the existing parcel with a 429,200 SF Warehouse with associated site improvements

as shown on the enclosed Preliminary and Final Major Site Plans.

PLEASE MAIL ALL CORRESPONDENCE AND RESOLUTIONS RELATIVE TO THIS APPLICATION TO: (ONE NAME ONLY, PLEASE!)

Joshua M. Sewald, PE, PP

NAME (Please print or type)

1904 Main Street

ADDRESS

Lake Como, NJ 07719

(732) 974-0198

PHONE

"BOARD CURFEW."

"No new application will be considered by the Board during the conduct of any meeting after 11:00 P.M.; Applications underway prior to 11:00 P.M. will be continued after that hour. All Applications before the Board will be concluded, in any event by 12:00 midnight. Unfinished agenda items not completed by the time established above will be carried until the next meeting of the Board during which that matter may be considered."

Variance Request Checklist

Applicant DPIF3 Acquisition Co., LLC

Address 5500 Equity Avenue, Reno, NV 89502

Block(s) 23 Lot(s) 3.02

Approval Request: Appeal of Decision _____ Interpretation _____

Bulk Variance X Use Variance _____

Other: _____

Submission Item		Yes	Waiver Requested
1.	One original application, W-9 & escrow agreement	<u>X</u>	_____
2.	Sixteen complete sets of plans	<u>X</u>	_____
3.	Completed checklist	<u>X</u>	_____
4.	Description of request with identification of ordinance section involved	<u>X</u>	_____
5.	Application & Escrow Fees	<u>X</u>	_____
6.	Evidence of paid property tax	<u>X</u>	_____
7.	Proof of publication and evidence of notice	<u>X</u>	To be provided upon receiving hearing date
8.	Sketch map of proposal showing the following items:	<u>X</u>	_____
	a. Setbacks of existing buildings		
	b. Adjoining property owners		
	c. Tax sheet, block, lot, adjoining lots, date, graphic scale, north arrow		
	d. Zoning District		
	e. Name, address, phone number, signature of owner, applicant and person preparing plat		
	f. Key map		
9.	Subdivision submission	<u>N/A</u>	_____
10.	Site plan submission	<u>X</u>	_____

***NOTE:** This checklist is not a substitute for the specific submission requirements of the ordinance. See ordinance for details.

Site Plan – Preliminary & Final

Applicant	DPIF3 Acquisition Co., LLC		
Address	5500 Equity Avenue, Reno, NV 89502		
Block(s)	23	Lot(s)	3.02

Submission Item		Yes	Waiver Requested
1.	One <u>original</u> application, W-9 & escrow agreement	X	
2.	Sixteen complete sets of plans	X	
3.	Completed checklist	X	
4.	Two copies of County Planning Board application	X	
5.	Application & escrow fees	X	
6.	Three copies of Drainage Calculations	X	
7.	Five copies of Environmental Impact Report	X	
8.	Evidence of paid property taxes	X	
9.	Disclosure of ownership interest	X	
10.	Proof of publication and affidavit of notice	X	To be provided upon receiving hearing date
11.	Site Plan (maximum scale 1" = 50') showing the following:	X	
	a. Key map with north arrow		
	b. Name of development; township; tax sheet; block & lot; date; north arrow; scale		
	c. Name, address, phone number, signature of owner, applicant and person preparing plat		
	d. Zoning districts and standards		
	e. Certified list of property owners within 200'		
	f. Tract acreage to 0.01 acre; certified land survey; lot dimensions & lot area to nearest square foot		
	g. Existing and proposed topography		
	h. Natural features; wooded areas; soil types		
	i. Watercourses; stream details		
	j. Proposed buildings; structures; signs; parking spaces; loading spaces; setbacks from lot lines		
12.	Architect's scaled building elevations	X	
13.	Written description of use; employees; traffic	X	
14.	Building floor plans and proposed expansion	X	
15.	Circulation plan	X	
16.	Lighting & Landscaping plan	X	
17.	Facilities plan	X	
18.	Utilities plan	X	
19.	Soil Erosion and sediment control plan	X	

***NOTE:** This checklist is not a substitute for the specific submission requirements of the ordinance. See ordinance for details.

Summary of Variance Requests

Zoning Requirements

1. §130 Attachment 1 – Maximum Building Coverage: 20%

Whereas, the proposed building coverage equals 24.6% – Variance Required

Parking Requirements

1. §130-44.A – Access drives to and from nonresidential and multifamily residential developments shall be limited to two to any street, except when the frontage exceeds five-hundred (500) feet, the number of drives may be based on one drive for each two-hundred and fifty (250) feet of property frontage. The center lines of access points shall be spaced at least sixty-five (65) feet apart. Each drive shall handle no more than two lanes of traffic; Be at least one-hundred (100) feet from the street line of any intersecting street; and be at least twenty (20) feet from any property line. Curbing shall be either depressed at the driveway or have the curbing rounded at the corners with the access drive connected to the street in the same manner as another street.

Whereas, the proposed driveway entrance is located at an existing intersection – Variance Required

2. §130-44.K(1) - Parking and loading spaces shall be located on the same lot as the use being served. No off-street parking or loading space shall have direct access from the street. Parking spaces shall be located at least twenty (20) feet from the building and fifteen (15) feet from any street right-of-way. In accordance with §130-23C, parking spaces for nonresidential uses shall be permitted in the front yard. No loading areas shall be in the front yard.

Whereas, the proposed parking spaces are located less than twenty (20) feet away from the building – Variance Required

DATE: 1/6/2022

Catherine A. Borstad
Land Development Board Secretary
Township of Lumberton
35 Municipal Drive
Lumberton, New Jersey 08048

Dear Catherine:

Pursuant to your request I have reviewed the Tax Records of the Township of Lumberton and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

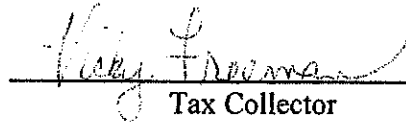
DPIF3 Acquisition Co., LLC

(Name)

NJSH Route 38

(Address)

Block No. 23 Lot No. 3.02


Tax Collector

NOTE: *The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Land Development Board. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.*

BURLINGTON COUNTY PLANNING BOARD
SITE PLAN APPLICATION

One copy of this application is to be forwarded, along with three (3) copies of the site plan and other pertinent information as noted in the County Site Plan Check List, and a check to cover the application fee.

Mailing address: Burlington County Planning Board, P.O. Box 6000, Mount Holly, NJ 08060

Phone #856-642-3800

HAND DELIVER/FEDEX/UPS: 1900 Briggs Road, Mt. Laurel, NJ, 08054.

1. Applicant's Name DPIF3 Acquisition Co., LLC
Street & No. 5500 Equity Avenue City Reno State NV Zip 89502
Phone 717-557-5754 Fax _____ E-Mail JMascaro@dermody.com
2. Name of Present Owner Piper Glenn, LLC
Street & No. 1775 Route 38 City Lumberton State NJ Zip 08048
Phone _____ Fax _____ E-Mail _____
3. Name of Person Preparing Plan Joshua M. Sewald, PE, PP - Dynamic Engineering Consultants, PC
Street & No. 1904 Main Street City Lake Como State NJ Zip 07719
Phone 732-974-0198 Fax 732-974-3521 E-Mail jsewald@dynamiccec.com
4. Name of Contact Person Ryan MacNeill, PE - Dynamic Engineering Consultants, PC
Street & No. 40 Main Street - 3rd Floor City Toms River State NJ Zip 08753
Phone 732-678-0000 Fax 732-974-3521 E-Mail rmacneill@dynamiccec.com
5. Name of Attorney Maley Givens
Street & No. 1150 Haddon Avenue, Suite 210 City Collingswood State NJ Zip 08108
Phone (856) 854-1515 Fax (856) 858-2944 E-Mail _____
6. Site Plan Name (if any) Proposed Warehouse
7. Location of Site: Municipality Township of Lumberton
Street or Road NJSH Route 38
Tax Map Sheet 4 Tax Map Block 23 Tax Map Lot 3.02
8. Area of Tract 40.504 Ac
New Impervious Cover Proposed 25.06 Ac
Total Impervious Area After Development 25.06 Ac
Building Square Footage Proposed 429,200 SF
Number of Parking Spaces Proposed 199
9. Present Use Undeveloped Present Zoning District GB - General Business
10. Proposed Uses:
 - a. Multi-family Units _____ Number of Dwelling Units _____
 - b. Commercial Use _____
 - c. Industrial Use Proposed Warehouse
 - d. Other Use _____
11. Application Fee (see schedule on back) \$897.00
Only a check or money order is acceptable and should be made payable to the Burlington County Treasurer.
No cash will be accepted.

I certify that I have authority to submit this application and that the Township Planning Board has received the same submission.

SIGNATURE OF APPLICANT/AGENT James V. Mascaro DATE Dec 27, 2021

PRINT OR TYPE APPLICANT/AGENT'S NAME JAMES V. MASCARO EFFECTIVE DATE May 14, 2013
Senior VP- Development Dermody Properties

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Street & No. 5500 Equity Avenue City Reno State NV Zip 89502
Phone 717-557-5754 Fax _____ E-Mail JMascaro@dermody.com
2. Name of Present Owner Piper Glenn, LLC
Street & No. 1775 Route 38 City Lumberton State NJ Zip 08048
Phone _____ Fax _____ E-Mail _____
3. Name of Person Preparing Plan Joshua M. Sewald, PE, PP - Dynamic Engineering Consultants, PC
Street & No. 1904 Main Street City Lake Como State NJ Zip 07719
Phone 732-974-0198 Fax 732-974-3521 E-Mail jsewald@dynamiccec.com
4. Name of Contact Person Ryan MacNeill, PE - Dynamic Engineering Consultants, PC
Street & No. 40 Main Street - 3rd Floor City Toms River State NJ Zip 08753
Phone 732-678-0000 Fax 732-974-3521 E-Mail rmacneill@dynamiccec.com
5. Name of Attorney Maley Givens
Street & No. 1150 Haddon Avenue, Suite 210 City Collingswood State NJ Zip 08108
Phone (856) 854-1515 Fax (856) 858-2944 E-Mail _____
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SIGNATURE OF APPLICANT/AGENT James V. Mascaro DATE Dec 27, 2021

PRINT OR TYPE APPLICANT/AGENT'S NAME JAMES V. MASCARO EFFECTIVE DATE May 14, 2013
Senior VP- Development & Land Properties

Statement of Operations

For
Proposed Warehouse
Block 23, Lot 3.02
NJSH Route 38
Township of Lumberton
Burlington County, NJ

The information provided within this Summary Statement of Operations serves as a general guideline only and is not intended to limit the flexibility of each individual use or business to deviate from what is included herein.

General Description: The subject site is located on NJSH Route 38 in the Township of Lumberton, Burlington County, New Jersey. The site is identified as Block 23, Lot 3.02 on Tax Map Sheet #4 of the Township of Lumberton Tax Maps. The subject site is currently undeveloped with large overgrown/wooded areas.

Proposed Improvements: The applicant is proposing to construct a 429,200 SF Warehouse. Additional site improvements include constructing new driveways, parking areas, landscaping, lighting, and other associated site improvements. Please be advised the proposed building is a speculative build at this time and lease agreements with potential tenants have yet to be finalized. It is anticipated the building will be occupied by one or multiple tenants with approximately 100 total employees. The proposed hours of operation will be typical of a proposed warehouse use and will comply with the Lumberton Township standards governing such hours.