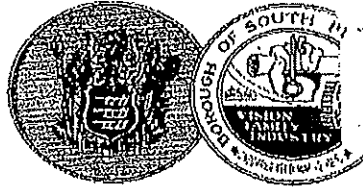


PB#811



BOROUGH OF SOUTH PLAINFIELD

Planning and Zoning Department
2480 Plainfield Avenue
South Plainfield, NJ 07080
908-226-7647
908-754-1179 - fax

**PLANNING BOARD
AND
ZONING BOARD OF ADJUSTMENT
APPLICATION**

	<u>Provided</u>	<u>Not Provided</u>	<u>Not Applicable</u>	<u>Waiver</u>
1. Complete application form.	☒	☐	☐	☐
2. Twelve (12) folded, signed and sealed copies of site and/or subdivision plan. Must include landscaping plan, lighting plan and utilities plan.	☒	☐	☐	☐
3. Property Survey prepared, signed and sealed by a licensed NJ Surveyor. (Not less than five (5) years old.)	☒	☐	☐	☐
4. Detailed letter describing the proposed development.	☒	☐	☐	☐
5. Owner's authorization.	☐	☐	☒	☐
6. Disclosure of Stockholders / Partners.	☒	☐	☐	☐
7. Disclosure of Political Contributions.	☒	☐	☐	☐
8. Traffic Impact Statement.	☒	☐	☐	☐
9. Environmental Impact Statement.	☒	☐	☐	☐
10. Storm Water Management Plan / Drainage calculations.	☒	☐	☐	☐
11. Recycling Plan.	☒	☐	☐	☐
12. Waiver of Requirement(s).	☐	☐	☐	☐
13. Two (2) copies of any easements, covenants, deed restrictions, court decisions or Board decisions affecting the property.	☒	☐	☐	☐
14. Certified list of property owners within 200 feet of the proposed development.	☒	☐	☐	☐
15. Certification of paid taxes.	☒	☐	☐	☐
16. W-9 form.	☒	☐	☐	☐
17. Appendix A - Subdivision Checklist.	☐	☐	☒	☐
18. Appendix B - Site Plan Checklist.	☒	☐	☐	☐
19. Appendix C - Variance Checklist.	☒	☐	☐	☐
20. Application fee.	☐	☒	☐	☐
21. Escrow fee.	☐	☒	☐	☐



BOROUGH OF SOUTH PLAINFIELD
Planning Board and Board of Adjustment Application

OFFICE USE ONLY		
Application #:	_____	Application Fee: _____
Date Received:	_____	Escrow Fee: _____
Deemed:	☐ Complete	☐ Incomplete
		Received: _____
		Received: _____
		Initials: _____

CHECK AS MANY AS APPLY:

☒	Minor Site Plan	☒	Bulk Variance
☒	Preliminary Site Plan	_____	Use Variance
☒	Final Site Plan	_____	Conditional Use
_____	Sketch Plat	_____	Informal Review
_____	Minor Subdivision	_____	Appeal of Administrative Officer
_____	Preliminary Major Subdivision	_____	Interpretation
_____	Final Major Subdivision	_____	Extension of Time

SUBJECT PROPERTY:

Location: 4801 Stelton Road

Block: 528 Lot(s): 46.04 and 46.05

Zone: OBC-3 "Regional Business" Zone

PRESENT USE OF PROPERTY:

There is currently a shopping center, with food facilities on the property. The subject store is vacant and was previously occupied by Hobby Lobby and other small tenants.

PROPOSED USE OF PROPERTY:

Applicant proposes to operate a ShopRite supermarket in the building formerly occupied by Hobby Lobby and other small tenants. See Rider for additional details.

SITE INFORMATION

Subdivisions: N/A

Existing

Proposed

Number of Lots:

Number of dwelling units:

Lot Line Elimination:

Lot Line Elimination:

☐ Yes

☒ No

Easements:

List any existing or proposed deed restriction or covenants associated with the property.
(Please attach copy.)

Easements as depicted on the survey.

Previous approvals and appeals:

List any previous approvals and / or appeals associated with the property.
(Please attach copy.)

Unknown

Variances:

Existing

Proposed

Bulk Variances

Lot Area

Lot Width

Lot Depth

Height

Front Yard Setback

Side Yard Setback (one side)

Side Yard Setback (both sides)

Rear Yard Setback

Height (<10% of maximum permitted)

Building Coverage

81.5%

79.7% (improving existing non-conformity)

Parking

1,355

1,387 (improving existing non-conformity)

Other Max # of signs where 1 sign per frontage is permitted, 4 exist and 6 are proposed

SITE INFORMATION (con't)

Waivers:

List any waivers being requested:

N/A

List any design waivers being requested:

N/A

List any design waivers or exceptions from Residential Site Improvements Standards being requested:

N/A

Reviews and Interpretations ^{N/A} (Please attach documentation.)

- ☐ Review of action or determination by the Zoning Officer.
- ☐ Interpretation of a portion of the Borough of South Plainfield Zoning Ordinance.

Extension of Time ^{N/A}

Date of expiration of approval: _____

Length of extension requesting: _____

Has the zoning for the property changed since the original approval was granted?

☐ No ☐ Yes Describe the changes. _____

Reason for requesting extension: _____

APPLICANT'S INFORMATION

Name: South Plainfield Realty Development, LLC
Firm Name:
Contact Name: Mark Schullstrom, Vice PResident
Telephone Number: (732) 294-2246
Fax Number:
Email Address: mark.schullstrom@wakefern.com
Mailing Address: 10 Centerville Road
City, State and Zip: Holmdel, NJ 07733

Applicant is a: ☒ Corporation (submit Disclosure Statement)
☐ Partnership (submit Disclosure Statement)
☐ Limited Liability Company (submit Disclosure Statement)
☐ Individual

OWNER'S INFORMATION

Name: See Applicant
Firm Name:
Contact Name:
Telephone Number:
Fax Number:
Email Address:
Mailing Address:
City, State and Zip:

ATTORNEY'S INFORMATION

Name: Donna M. Jennings, Esq.
Firm Name: Wilentz, Goldman & Spitzer, P.A.
Telephone Number: (732) 855-6039
Fax Number: (732) 726-6560
Email Address: djennings@wilentz.com
Mailing Address: 90 Woodbridge Center Drive, Box 10
City, State and Zip: Woodbridge, NJ 07095

ARCHITECT'S INFORMATION

Name: James J. Blarr, AIA
Firm Name: Robert W. Adler & Associates
License Number: NJ 10795
Telephone Number: (732) 571-1010 x111
Fax Number: (732) 319-6290
Email Address: jblarr@rwadlerassociates.com
Mailing Address: 1049 Broadway
City, State and Zip: West Long Branch, NJ 07764

ENGINEER'S INFORMATION

Name: Jason L. Fichter, PA, PP, CFM, CME
Firm Name: Insite Engineering, LLC
License Number: NJPE 43118
Telephone Number: (732) 531-7100
Fax Number:
Email Address: jason@insiteeng.net
Mailing Address: 1955 Route 34, Suite 1A
City, State and Zip: Wall, NJ 07719

PLANNER'S INFORMATION

Name: None
Firm Name:
License Number:
Telephone Number:
Fax Number:
Email Address:
Mailing Address:
City, State and Zip:

Traffic Engineer's

~~CONVEYOR~~ INFORMATION

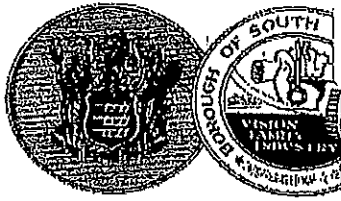
Name: Gary Dean, Principal
Firm Name: Dolan & Dean Consulting Engineers, LLC
License Number:
Telephone Number: (908) 927-0100
Fax Number: (908) 927-0181
Email Address: gary@garydean.com
Mailing Address: 181 West High Street
City, State and Zip: Somerville, NJ 08876

PERSON(S) TO RECEIVE ALL RELATED CORRESPONDENCE:

- | | |
|--|------------------------------------|
| ☐ Applicant | ☐ Architect |
| ☐ Owner | ☐ Engineer |
| ☒ Attorney | ☐ Planner |

List any other expert who will submit a report or who will testify for the applicant.
(Attach additional sheets as may be necessary.)

None



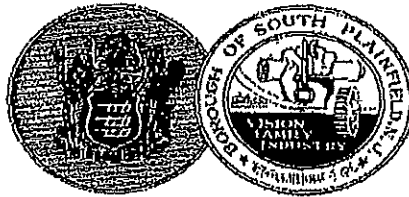
Plugpv LLC.
PB#808

BOROUGH OF SOUTH PLAINFIELD

Planning and Zoning Department
2480 Plainfield Avenue
South Plainfield, NJ 07080
908-226-7647
908-754-1179 - fax

PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT APPLICATION

	<u>Provided</u>	<u>Not Provided</u>	<u>Not Applicable</u>	<u>Waiver</u>
1. Complete application form.	☒	☐	☐	☐
2. Twelve (12) folded, signed and sealed copies of site and/or subdivision plan. Must include landscaping plan, lighting plan and utilities plan.	☒	☐	☐	☐
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4. Detailed letter describing the proposed development.	☒	☐	☐	☐
5. Owner's authorization.	☒	☐	☐	☐
6. Disclosure of Stockholders / Partners.	☒	☐	☐	☐
7. Disclosure of Political Contributions.	☒	☐	☐	☐
8. Traffic Impact Statement.	☐	☐	☐	☒
9. Environmental Impact Statement.	☐	☐	☐	☒
10. Storm Water Management Plan / Drainage calculations.	☐	☐	☐	☒
11. Recycling Plan.	☒	☐	☐	☐
12. Waiver of Requirement(s).	☒	☐	☐	☐
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14. Certified list of property owners within 200 feet of the proposed development.	☒	☐	☐	☐
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17. Appendix A - Subdivision Checklist.	☐	☐	☒	☐
18. Appendix B - Site Plan Checklist.	☒	☐	☐	☐
19. Appendix C - Variance Checklist.	☐	☐	☒	☐
20. Application fee.	☐	☒	☐	☐
21. Escrow fee.	☐	☒	☐	☐



BOROUGH OF SOUTH PLAINFIELD

Planning Board and Board of Adjustment Application

OFFICE USE ONLY		
Application #: _____	Application Fee: _____	Received: _____
Date Received: _____	Escrow Fee: _____	Received: _____
Deemed: ☐ Complete	☐ Incomplete	Initials: _____

CHECK AS MANY AS APPLY:

X Minor Site Plan Preliminary Site Plan Final Site Plan Sketch Plat Minor Subdivision Preliminary Major Subdivision Final Major Subdivision	Bulk Variance Use Variance Conditional Use Informal Review Appeal of Administrative Officer Interpretation Extension of Time
---	---

SUBJECT PROPERTY:

Location: 3900 SOUTH CLINTON AVENUE SOUTH PLAINFIELD, NJ 07080

Block: 467.01 Lot(s): 28 & 29.02

Zone: M-3 INDUSTRIAL

PRESENT USE OF PROPERTY:

VACANT LOT

PROPOSED USE OF PROPERTY:

SOLAR ARRAYS TO BE FIXATED TO GENERATE SOLAR POWER ENERGY FOR

GENERATING ELECTRICITY TO LOCAL FACILITIES.

SITE INFORMATION

Subdivisions:

	<u>Existing</u>	<u>Proposed</u>
Number of Lots:	<u>2</u>	<u>NO CHANGE</u>
Number of dwelling units:	<u>0</u>	<u>NO CHANGE</u>

Lot Line Elimination:

Lot Line Elimination: ☐ Yes ☒ No

Easements:

List any existing or proposed deed restriction or covenants associated with the property.

(Please attach copy.)

NO KNOWN EXISTING OR PROPOSED DEED RESTRICTIONS OR COVENANTS
ASSOCIATED WITH THE PROPERTY

Previous approvals and appeals:

List any previous approvals and / or appeals associated with the property.

(Please attach copy.)

NO KNOWN EXISTING OR PROPOSED DEED RESTRICTIONS OR COVENANTS
ASSOCIATED WITH THE PROPERTY

Variances:

Bulk Variances

	<u>Existing</u>	<u>Proposed</u>
Lot Area	<u>54.70 AC</u>	<u>NO CHANGE</u>
Lot Width	<u>1,200 FT</u>	<u>NO CHANGE</u>
Lot Depth	<u>2,200 FT</u>	<u>NO CHANGE</u>
Height	<u>50 FT</u>	<u>NO CHANGE</u>
Front Yard Setback	<u>50 FT</u>	<u>NO CHANGE</u>
Side Yard Setback (one side)	<u>30 FT</u>	<u>NO CHANGE</u>
Side Yard Setback (both sides)	<u>30 FT</u>	<u>NO CHANGE</u>
Rear Yard Setback	<u>20 FT</u>	<u>NO CHANGE</u>
Height (<10% of maximum permitted)	<u>50 FT</u>	<u>NO CHANGE</u>
Building Coverage	<u>-</u>	<u>NO CHANGE</u>
Parking	<u>160 SPOTS</u>	<u>NO CHANGE</u>
Other	<u>-</u>	<u>NO CHANGE</u>

SITE INFORMATION (con't)

Waivers:

List any waivers being requested:

ENVIRONMENTAL IMPACT STATEMENT (EIS), TRAFFIC IMPACT STATEMENT (TIS),
LANDSCAPE PLAN (LP), PROPOSED EXTERIOR LIGHTING PLAN (PELP), RECYCLE PLAN (RP)
PROPOSED BUILDING DATA (PBD), SANITARY SEWER PLAN, STORMWATER CALCULATIONS
List any design waivers being requested:

NONE

List any design waivers or exceptions from Residential Site Improvements Standards
being requested:

NONE

Reviews and Interpretations

(Please attach documentation.)

- ☐ Review of action or determination by the Zoning Officer.
- ☐ Interpretation of a portion of the Borough of South Plainfield Zoning Ordinance.

Extension of Time

Date of expiration of approval: _____

Length of extension requesting: _____

Has the zoning for the property changed since the original approval was granted?

☐ No ☐ Yes Describe the changes. _____

Reason for requesting extension: _____

APPLICANT'S INFORMATION

Name: NICK CLINGERMAN
Firm Name: PLUGPV LLC
Contact Name: NICK CLINGERMAN
Telephone Number: (315)-651-6909
Fax Number: (866)-517-7413
Email Address: NCLINGERMAN@PLUGPV.COM
Mailing Address: 875 BROADWAY
City, State and Zip: ALBANY, NEW YORK 12207

Applicant is a: ☒ Corporation (submit Disclosure Statement)
☐ Partnership (submit Disclosure Statement)
☐ Limited Liability Company (submit Disclosure Statement)
☐ Individual

OWNER'S INFORMATION

	<u>BLOCK 467.01, LOT 28</u>	<u>BLOCK 467.01, LOT 29.02</u>
Name:	<u>DMC-2, LP A NJ LIMITED PARTNERSHIP</u>	<u>AMES ADVANCED MATERIALS CORP</u>
Firm Name:	<u>DMC-2, LP A NJ LIMITED PARTNERSHIP</u>	<u>AMES ADVANCED MATERIALS CORP</u>
Contact Name:	<u>NICK CLINGERMAN</u>	<u>NICK CLINGERMAN</u>
Telephone Number:	<u>(315)-651-6909</u>	<u>(315)-651-6909</u>
Fax Number:	<u>(518)-948-5316</u>	<u>(518)-948-5316</u>
Email Address:	<u>NCLINGERMAN@PLUGPV.COM</u>	<u>NCLINGERMAN@PLUGPV.COM</u>
Mailing Address:	<u>3900 SOUTH CLINTON AVENUE</u>	<u>3900 SOUTH CLINTON AVENUE</u>
City, State and Zip:	<u>SOUTH PLAINFIELD, NEW JERSEY 07080</u>	<u>SOUTH PLAINFIELD, NEW JERSEY 07080</u>

ATTORNEY'S INFORMATION

Name: STEVEN G. MLENAK
Firm Name: GREENBAUM, ROWE, SMITH, & DAVIS LLP
Telephone Number: (732)-476-2526
Fax Number: (732)-476-2527
Email Address: smlenak@greenbaumlaw.com
Mailing Address: 75 LIVINGSTON AVENUE, SUITE 301
City, State and Zip: ROSELAND, NEW JERSEY 08068

ARCHITECT'S INFORMATION

Name: NO ARCHITECT IS REQUIRED
Firm Name: _____
License Number: _____
Telephone Number: _____
Fax Number: _____
Email Address: _____
Mailing Address: _____
City, State and Zip: _____

ENGINEER'S INFORMATION

Name: MICHAEL MUDALEL
Firm Name: MFS CONSULTING ENGINEERS & SURVEYOR, DPC
License Number: 24GE05304700
Telephone Number: (908)-922-4624
Fax Number: (866)-517-7413
Email Address: MLM@MFSENGINEERS.COM
Mailing Address: 2780 HAMILTON BLVD.
City, State and Zip: SOUTH PLAINFIELD, NEW JERSEY 07080

PLANNER'S INFORMATION

Name: NO PROFESSIONAL PLANNER IS REQUIRED
Firm Name: _____
License Number: _____
Telephone Number: _____
Fax Number: _____
Email Address: _____
Mailing Address: _____
City, State and Zip: _____

SURVEYOR'S INFORMATION

Name: MATTHEW ZIOLKOWSKI, PLS
Firm Name: MFS CONSULTING ENGINEERS & SURVEYOR, DPC
License Number: 24GS04223800
Telephone Number: (908)-930-0059
Fax Number: (866)-517-7413
Email Address: MZ@MFSENGINEERS.COM
Mailing Address: 2780 HAMILTON BLVD.
City, State and Zip: SOUTH PLAINFIELD, NEW JERSEY 07080

PERSON(S) TO RECEIVE ALL RELATED CORRESPONDENCE:

- | | |
|---|------------------------------------|
| ☒ Applicant | ☐ Architect |
| ☐ Owner | ☐ Engineer |
| ☐ Attorney | ☐ Planner |

List any other expert who will submit a report or who will testify for the applicant.
(Attach additional sheets as may be necessary.)

NONE



BOROUGH OF SOUTH PLAINFIELD Planning Board and Board of Adjustment Application

OFFICE USE ONLY		
Application #: _____	Application Fee: _____	Received: _____
Date Received: _____	Escrow Fee: _____	Received: _____
Deemed: ☐ Complete	☐ Incomplete	Initials: _____

CHECK AS MANY AS APPLY:

_____	Minor Site Plan	_____	Bulk Variance
X	Preliminary Site Plan (amended)	X	Use Variance
X	Final Site Plan (amended)	_____	Conditional Use
_____	Sketch Plat	_____	Informal Review
_____	Minor Subdivision	_____	Appeal of Administrative Officer
_____	Preliminary Major Subdivision	_____	Interpretation
_____	Final Major Subdivision	_____	Extension of Time

SUBJECT PROPERTY:

Location: Park Avenue and Township Line, South Plainfield Borough

Block: 495 Lot(s): 2

Zone: M-3 Industrial Zone

PRESENT USE OF PROPERTY:

Self-Storage facility under construction.

PROPOSED USE OF PROPERTY:

Same as approved present use, self storage facility.

SITE INFORMATION

Subdivisions:	<u>Existing</u>	<u>Proposed</u>
Number of Lots:	<u>N/A</u>	<u>N/A</u>
Number of dwelling units:	<u>N/A</u>	<u>N/A</u>

Lot Line Elimination:

Lot Line Elimination: N/A ☐ Yes ☐ No

Easements:

List any existing or proposed deed restriction or covenants associated with the property.
(Please attach copy.)

Please see attached.

Previous approvals and appeals:

List any previous approvals and / or appeals associated with the property.
(Please attach copy.)

Use variance and preliminary and final site plan approval, ZBOA #20-20, Resolution #2021-06,

Resolution adopted by Borough of South Plainfield Zoning Board of Adjustment on May 4, 2021 (see attached).

Variances:	<u>Existing</u>	<u>Proposed</u>
<i>Bulk Variances</i>		
Lot Area	<u></u>	<u></u>
Lot Width	<u></u>	<u></u>
Lot Depth	<u></u>	<u></u>
Height	<u></u>	<u></u>
Front Yard Setback	<u>52.7'</u>	<u>38'</u>
Side Yard Setback (one side)	<u></u>	<u></u>
Side Yard Setback (both sides)	<u></u>	<u></u>
Rear Yard Setback	<u></u>	<u></u>
Height (<10% of maximum permitted)	<u></u>	<u></u>
Building Coverage	<u></u>	<u></u>
Parking	<u></u>	<u></u>
Other	<u></u>	<u></u>

SITE INFORMATION (con't)

Waivers:

List any waivers being requested:

None requested.

List any design waivers being requested:

Section 516-49(l)(6) - 60% lot coverage clearance where 88.6% proposed and 84.1% previously approved.

List any design waivers or exceptions from Residential Site Improvements Standards being requested:

None requested.

Reviews and Interpretations

(Please attach documentation.)

- ☐ Review of action or determination by the Zoning Officer.
- ☐ Interpretation of a portion of the Borough of South Plainfield Zoning Ordinance.

Extension of Time

Date of expiration of approval: _____

Length of extension requesting: _____

Has the zoning for the property changed since the original approval was granted?

☐ No ☐ Yes Describe the changes, _____

Reason for requesting extension: _____

APPLICANT'S INFORMATION

Name: TFJ South Plainfield I, LLC, c/o Sonny Jumaní
Firm Name: See above
Contact Name: See above
Telephone Number: 201-587-9797
Fax Number:
Email Address: sjumani@tulfra.com
Mailing Address: 87 West Passaic Street
City, State and Zip: Rochelle Park, NJ 07662

Applicant is a: ☐ Corporation (submit Disclosure Statement)
☐ Partnership (submit Disclosure Statement)
☒ Limited Liability Company (submit Disclosure Statement)
☐ Individual

OWNER'S INFORMATION

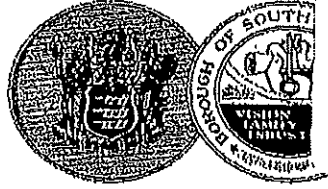
Name: TFJ South Plainfield I, LLC, c/o Sonny Jumaní
Firm Name:
Contact Name:
Telephone Number: 201-587-9797
Fax Number:
Email Address: sjumani@tulfra.com
Mailing Address: 87 West Passaic Street
City, State and Zip: Rochelle Park, NJ 07762

ATTORNEY'S INFORMATION

Name: Gullet D. Hirsch, Esquire
Firm Name: Archer & Greiner, P.C.
Telephone Number: 908-788-4305
Fax Number: 609-580-0051
Email Address: ghirsch@archerlaw.com
Mailing Address: 101 Carnegie Center, 3rd Floor, Suite 300
City, State and Zip: Princeton, NJ 08540-6231

ARCHITECT'S INFORMATION

Name: Robert G. Nocella, AIA
Firm Name: SNS Architects & Engineers, PC
License Number:
Telephone Number: 201-573-1767
Fax Number:
Email Address: rnocella@sns-arch-eng.com
Mailing Address: 1 Paragon Drive
City, State and Zip: Montvale, NJ 07645



JMSM
ZBOA#25-21

BOROUGH OF SOUTH PLAINFIELD

Planning and Zoning Department
2480 Plainfield Avenue
South Plainfield, NJ 07080
908-226-7647
908-754-1179 - fax

PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT APPLICATION

	<u>Provided</u>	<u>Not Provided</u>	<u>Not Applicable</u>	<u>Waiver</u>
1. Complete application form.	☒	☐	☐	☐
2. Twelve (12) folded, signed and sealed copies of site and/or subdivision plan. Must include landscaping plan, lighting plan and utilities plan.	☒	☐	☐	☐
3. Property Survey prepared, signed and sealed by a licensed NJ Surveyor. (Not less than five (5) years old.) Sheet 2	☒	☐	☐	☐
4. Detailed letter describing the proposed development.	☒	☐	☒	☐
5. Owner's authorization.	☒	☐	☐	☐
6. Disclosure of Stockholders / Partners.	☒	☐	☐	☐
7. Disclosure of Political Contributions.	☒	☐	☐	☐
8. Traffic Impact Statement.	☒	☐	☐	☐
9. Environmental Impact Statement.	☒	☐	☐	☐
10. Storm Water Management Plan / Drainage calculations.	☒	☐	☐	☒
11. Recycling Plan.	☐	☐	☐	☐
12. Waiver of Requirement(s).	☐	☐	☐	☐
13. Two (2) copies of any easements, covenants, deed restrictions, court decisions or Board decisions affecting the property.	☐	☐	☐	☒
14. Certified list of property owners within 200 feet of the proposed development.	☒	☐	☐	☐
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16. W-9 form.	☒	☐	☐	☒
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19. Appendix C - Variance Checklist.	☒	☐	☐	☐
20. Application fee.	☒	☐	☐	☐
21. Escrow fee.	☒	☐	☐	☐



BOROUGH OF SOUTH PLAINFIELD
Planning Board and Board of Adjustment Application

OFFICE USE ONLY		
Application #: _____	Application Fee: _____	Received: _____
Date Received: _____	Esrow Fee: _____	Received: _____
Deemed: ☐ Complete	☐ Incomplete	Initials: _____

CHECK AS MANY AS APPLY:

☒ ☒ ☒ ☐ ☐ ☐ ☐ ☐ Minor Site Plan Preliminary Site Plan Final Site Plan Sketch Plat Minor Subdivision Preliminary Major Subdivision Final Major Subdivision	☒ ☒ ☐ ☐ ☐ ☐ ☐ Bulk Variance Use Variance Conditional Use Informal Review Appeal of Administrative Officer Interpretation Extension of Time
---	---

SUBJECT PROPERTY:

Location: 4001-4081 Hadley Road

Block: 528 Lot(s): 46.06

Zone: M-2

PRESENT USE OF PROPERTY:

Three office buildings

PROPOSED USE OF PROPERTY:

Demolish existing structures and construct a new warehouse building

SITE INFORMATION

Subdivisions:	<u>Existing</u>	<u>Proposed</u>
Number of Lots:	<u>1</u>	<u>1</u>
Number of dwelling units:	<u>0</u>	<u>0</u>

Lot Line Elimination:

Lot Line Elimination:

☐ Yes

☒ No

Easements:

List any existing or proposed deed restriction or covenants associated with the property.
(Please attach copy.)

30 foot wide Sun Pipeline Easement and a 20 foot wide utility easement
traverse the property and are shown on Sheet 1 of engineering plans

Previous approvals and appeals:

List any previous approvals and / or appeals associated with the property.
(Please attach copy.)

Office complex previously approved. Resolution not available

Variances:

Bulk Variances

	<u>Existing</u>	<u>Proposed</u>
Lot Area	<u>308,273 SF</u>	<u>308,273 SF</u>
Lot Width	<u>604.048 FT</u>	<u>604.048 FT</u>
Lot Depth	<u>509.098 FT</u>	<u>509.098 FT</u>
Height	<u><50 FT</u>	<u>1 story/40.89 FT</u>
Front Yard Setback	<u>106.15 FT</u>	<u>101.40 FT</u>
Side Yard Setback (one side)	<u>73.97 FT</u>	<u>58.3 FT</u>
Side Yard Setback (both sides)	<u></u>	<u></u>
Rear Yard Setback	<u>81.72 FT</u>	<u>134.7 FT</u>
Height (<10% of maximum permitted)	<u><50 FT</u>	<u>40.89 FT</u>
Building Coverage	<u>28.6%</u>	<u>42.5%</u>
Parking	<u>404</u>	<u>130</u>
Other	<u></u>	<u></u>

SITE INFORMATION (con't)

Waivers:

List any waivers being requested:

Recycling Plan; Easements

List any design waivers being requested:

None

List any design waivers or exceptions from Residential Site Improvements Standards being requested:

None

Reviews and Interpretations

(Please attach documentation.)

- ☐ Review of action or determination by the Zoning Officer.
- ☐ Interpretation of a portion of the Borough of South Plainfield Zoning Ordinance.

Extension of Time

Date of expiration of approval: _____

Length of extension requesting: _____

Has the zoning for the property changed since the original approval was granted?

☐ No ☐ Yes Describe the changes. _____

Reason for requesting extension: _____

APPLICANT'S INFORMATION

Name: JMSM, LLC
Firm Name: Adler Development
Contact Name: Joshua Adler
Telephone Number: (732) 225-5000
Fax Number: (732) 225-5544
Email Address: joshua@adlerdev.com
Mailing Address: 160 Raritan Center Parkway, Unit 20
City, State and Zip: Edison, NJ 08837

Applicant is a: ☐ Corporation (submit Disclosure Statement)
☐ Partnership (submit Disclosure Statement)
☒ Limited Liability Company (submit Disclosure Statement)
☐ Individual

OWNER'S INFORMATION

Name: Same as Applicant
Firm Name: _____
Contact Name: _____
Telephone Number: _____
Fax Number: _____
Email Address: _____
Mailing Address: _____
City, State and Zip: _____

ATTORNEY'S INFORMATION

Name: James F. Clarkin III
Firm Name: Clarkin & Vignuolo, P.C.
Telephone Number: (732) 981-0808
Fax Number: (732) 981-9797
Email Address: 86 Washington Avenue
Mailing Address: _____
City, State and Zip: Milltown, NJ 08850

ARCHITECT'S INFORMATION

Name: Robert M. Longo, AIA, LEED AP
Firm Name: Cornerstone Architectural Group, LLC
License Number: A110837
Telephone Number: (908) 753-7004
Fax Number: _____
Email Address: Longo@cornerstoneag.com
Mailing Address: 202 Hamilton Boulevard
City, State and Zip: South Plainfield, NJ 07080

ENGINEER'S INFORMATION

Name: Michael Lanzafama, P.E. PLS & PP
Firm Name: Casey & Keller
License Number: 30084
Telephone Number: (973) 379-3280
Fax Number: (973) 379-7993
Email Address: mike@caseyandkeller.com
Mailing Address: 258 Main Street
City, State and Zip: Millburn, NJ 07041

PLANNER'S INFORMATION

Name: Same as Engineer
Firm Name: _____
License Number: _____
Telephone Number: _____
Fax Number: _____
Email Address: _____
Mailing Address: _____
City, State and Zip: _____

SURVEYOR'S INFORMATION

Name: Same as Engineer
Firm Name: _____
License Number: _____
Telephone Number: _____
Fax Number: _____
Email Address: _____
Mailing Address: _____
City, State and Zip: _____

PERSON(S) TO RECEIVE ALL RELATED CORRESPONDENCE:

- | | |
|--|------------------------------------|
| ☐ Applicant | ☐ Architect |
| ☐ Owner | ☐ Engineer |
| ☒ Attorney | ☐ Planner |

List any other expert who will submit a report or who will testify for the applicant.
(Attach additional sheets as may be necessary.)

