

PLANNING BOARD
TOWNSHIP OF BERKELEY HEIGHTS

Application # _____

Fees to be charged:
Application _____

Date of Filing _____

Escrow _____

(DO NOT WRITE ABOVE THIS LINE)

APPLICATION FOR A MINOR SUBDIVISION

TO: The Township of Berkeley Heights Planning Board

Application is hereby made for approval of a MINOR SUBDIVISION of land hereinafter more particularly described:
more particularly described:

1. Applicant's Name: Connell Real Estate & Development Co., a Division of The Connell Company

Address: 300 Connell Drive, Berkeley Heights, NJ 07922

Phone: (908)673-3700 Fax: () _____ Soc. Sec. # if Individual _____
Cell: () _____ Fed. ID # if Corporation _____

2. Name and address of present owner(s) (if other than #1, above)

Name: Connell Corporate Center I, LLC & 200 Connell, LLC

Address: 100 Connell Drive, Berkeley Heights, NJ 07922 &

200 Connell Drive, Berkeley Heights, NJ 07922

Phone (908)673-3700 FAX () _____

3. Interest of Applicant if other than owner: Manager of Connell Park

4. Location of subdivision: 100 Connell Drive, Berkeley Heights, NJ & 200 Connell Drive, Berkeley Heights, NJ
(Street, Neighborhood or Section Name)

4301 1.011, 1.02 MU
(Tax Map Block) (Lot Numbers) (Zone)

5. Number of proposed lots: 3

6. Area of entire tract: 67.38 acres, & portion being subdivided: 7.85 acres

7. List variances requested:

8. List of maps and other documents accompanying application and number of each:

<u>Item</u>	<u>Number</u>
<u>Connell Corporate Park - Minor Subdivision Plan</u>	<u>14</u>
_____	_____
_____	_____

9. Name, address and profession of person preparing Preliminary Plat:

Name: David Avery, P.L.S. Profession Professional Land Surveyor

Address: Langan Engineering & Environmental Services, Inc.

300 Kimball Drive, 4th Floor, Parsippany, NJ 07054

Phone: (973)560 4663 FAX: () _____

SIGNATURE OF APPLICANT: By: 3 _____

Terry Connell

Senior Executive Vice President & CFO

10. Applicant's Attorney:

Name: Richard J. Hoff Jr.
Address: Bisgaier Hoff, LLC - 25 Chestnut Sreet - Suite 3
Haddonfield, NJ 08033
Phone: (856) 375-2803 FAX: ()

11. Applicant's Witnesses:

Name: David Avery, P.L.S. Profession Professional I and Surveyor
Address: Langan Engineering & Environmental Services, Inc.
300 Kimball Drive, 4th Floor, Parsippany, NJ 07054
Phone: (973) 560 4663 FAX: ()

Name: Bryan Waisnor, P.E. Profession Professional Engineer
Address: Langan Engineering & Environmental Services, Inc.
300 Kimball Drive, 4th Floor, Parsippany, NJ 07054
Phone: (973) 560 4989 FAX: ()

Name: _____ Profession _____
Address: _____
Phone: () FAX: ()

Name: _____ Profession _____
Address: _____
Phone: () FAX: ()

12. Owner's Letter of Consent, Submit To:

Township of Berkeley Heights/Planning Board
29 Park Avenue
Berkeley Heights, NJ 07922

RE: Application # _____
Block 4301 Lot 1.011, 1.02
Location: 100/200 Connell Drive, Berkeley Heights, NJ
Applicant: Connell Real Estate & Development Co., a
Division of The Connell Company

I certify that I am the Owner or duly authorized representatives of the Owner of Record of the site described herein and that I concur with the application and plans presented to the Planning Board of the Township of Berkeley Heights.

Permission is hereby granted to Connell Real Estate & Development Co. as applicant for the proposed development

Date: 02/24/2022
By: Terry Connell Connell Corporate Center I, LLC 200 Connell LLC
By: Terry Connell
Sr. E. V. P. & CFO Sr. E. V. P. & CFO

(If title is applicable, please indicate. If joint ownership, both owners must sign and give address and telephone number)

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
PLANNING BOARD/ZONING BOARD OF ADJUSTMENT

CHECK LIST - MINOR SUBDIVISION

Applicant's Name and Address Connell Real Estate & Development Co., a Division of The Connell Company
300 Connell Drive, Berkeley Heights, NJ 07922

Phone: (908)673-3700 FAX: ()

Project: Connell Corporate Park Location: 100/200 Connell Drive, Berkeley Heights, NJ

Date Received: _____ Engineer: Bryan Waisnor, P.E.

Minor Subdivision Plats shall be submitted at least twenty-eight (28) days prior to the Regular Meeting of the Planning Board Board of Adjustment for the purpose of review, discussion and classification. Twenty (20) sets of sealed plans and copies of properly executed application forms shall be submitted.

If the Applicant is a Corporation, representation by a New Jersey Attorney is required at the Public Hearing.

Unless the following items appear on the MINOR SUBDIVISION PLAT, or if they fail to conform to the requirements herein lis a Public Hearing will not be scheduled.

The Applicant's Engineer shall complete each item on the CHECK LIST as follows:

() Yes, () No, or (N/A) Not Applicable

<u>Applicant</u>	<u>Township Official Verification :</u>	<u>Item</u>
(<input checked="" type="checkbox"/>)	()	Calculation of Application Fee
(<input checked="" type="checkbox"/>)	()	Proper Scale (not less than 1" = 30')
(<input checked="" type="checkbox"/>)	()	Graphic Scale
(<input checked="" type="checkbox"/>)	()	Key Map (not less than 1" = 500')
(<input checked="" type="checkbox"/>)	()	Reference meridian
(<input checked="" type="checkbox"/>)	()	Date (on all documents and drawings)
(<input checked="" type="checkbox"/>)	()	Revision dates
(<input checked="" type="checkbox"/>)	()	Entire tract shown
(<input checked="" type="checkbox"/>)	()	List of all drawings and documents included in application
(<input checked="" type="checkbox"/>)	()	Name of development or project
(<input checked="" type="checkbox"/>)	()	Name and address of owner of record
(<input checked="" type="checkbox"/>)	()	Name and address of applicant
(<input checked="" type="checkbox"/>)	()	Name, address, signature and seal of Professional Engineer or Architect licensed in the State of New Jersey who prepared the plans
(<input checked="" type="checkbox"/>)	()	Survey of tract certified by licensed Land Surveyor
(N/A)	()	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers
(<input checked="" type="checkbox"/>)	()	Space provided for endorsement of the Chairman, Secretary of the Planning Board or Zoning Board of Adjustment and Township Engineer
(<input checked="" type="checkbox"/>)	()	Tax map identification (Sheet number, lot and block numbers) on plan
(<input checked="" type="checkbox"/>)	()	Tract boundaries and dimensions
(<input checked="" type="checkbox"/>)	()	Tract area (within 1/00 acres)
(<input checked="" type="checkbox"/>)	()	Zone boundaries and existing schools within 200'
(N/A)	()	Proposed Right of Ways
(N/A)	()	Proposed streets and street names
(<input checked="" type="checkbox"/>)	()	Proper size sheet

MINOR SUBDIVISION - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(N/A)	()	Areas dedicated to public use
(✓)	()	All easements or deed restriction on or related to the tract
(✓)	()	Any adjacent lots in which applicant has a direct or indirect interest
(N/A)	()	Improvements to adjoining streets and roads
(N/A)	()	All distances to the nearest intersection with any public street (measured along sideline or centerline of adjacent street)
(✓)	()	Streams, waterways and flood plains within 200' of tract
(✓)	()	Setback lines; Provided and Required
(N/A)	()	Building height, size and location
(N/A)	()	Percent (%) of building coverage
(✓)	()	Location and size of existing buildings and structures
(N/A)	()	Structures to be removed shall be indicated by dashed lines
(N/A)	()	Existing structures on Historic Landmarks' Inventory maintained by Union County Planning Board
(WAIVER REQUESTED)	()	Existing elevations and contours (2' contour internal and extended 50' beyond tract)
(N/A)	()	Proposed elevations and contours (2' contour internal and extended 50' beyond tract)
(N/A)	()	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions
(N/A)	()	Floor plans with dimensions
(N/A)	()	Exterior wall material
(N/A)	()	Exterior architectural lighting and details
(✓)	()	Access streets (Names, width, lanes)
(✓)	()	Vehicular ingress and egress to and from site onto public streets
(N/A)	()	Directional traffic flow on site
(N/A)	()	Calculation of parking; Provided and Required
(N/A)	()	Location, scaled design of off-street parking
(N/A)	()	Size and location of bays, aisles and planting areas
(N/A)	()	Off-street parking areas, paved and curbed
(N/A)	()	Written Use Plan
(N/A)	()	Size and location of driveways and curb cuts
(N/A)	()	No driveway within five (5) feet of property line
(N/A)	()	Driveways conform to maximum and minimum dimensions required
(N/A)	()	Sight easements shown on plan
(N/A)	()	Sidewalks, walkways and pedestrian lanes
(N/A)	()	Fire Lanes
(N/A)	()	Loading spaces or docks
(N/A)	()	Traffic Impact Analysis for sites generating more than 25 vehicles per hour

MINOR SUBDIVISION - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(✓)	()	Existing storm sewer system
(N/A)	()	Proposed storm sewer system
(N/A)	()	Documentation showing that the rate-of-runoff after development will not exceed rate-of-runoff prior to development (drainage calculations)
(✓)	()	Existing sanitary sewers
(N/A)	()	Proposed sanitary sewers
(✓)	()	Existing and proposed water mains and hydrants
(✓)	()	Existing and proposed gas lines
(✓)	()	Existing and proposed electric lines
(✓)	()	Existing and proposed telephone lines
(N/A)	()	Existing and proposed common space
(N/A)	()	Existing and proposed open space
(N/A)	()	Solid waste collection and disposal method
(N/A)	()	Buffer areas including height, width and type of buffer and its expected effectiveness in screening views, auto headlights and reducing noise
(N/A)	()	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper
(WAIVER REQUESTED)	()	Location of single trees not in wooded areas with diameter of six (6) inches or more as measured three (3) feet above the base of the trunk
(N/A)	()	Conforms to Master Plan
(N/A)	()	Environmental Impact Statement
(✓)	()	Certification by Tax Collector that taxes are paid on property
(✓)	()	Bonds, Cash Escrows and Inspection Fees posted for improvements
(✓)	()	Map of properties within 200'
(N/A)	()	Proof of Service of notification of Public Hearing to all property owners within 200'
(N/A)	()	Soil Erosion and Sediment Control
(N/A)	()	Construction Details
(✓)	()	Owner's Letter of Consent, If applicant is not the owner
(✓)	()	Submission of plans to Union County Planning Board (County approval will be provided upon receipt)
(N/A)	()	Submission of plans to Somerset-Union Soil Conservation District
(N/A)	()	Soil Movement Permit
(N/A)	()	For sites containing hazardous materials under NJDEP jurisdiction: Documentation From NJDEP approving clean up plan per Ordinance #30-00
(N/A)	()	For sites containing hazardous materials under USEPA jurisdiction: Documentation From USEPA approving clean up plan per Ordinance #30-00
(N/A)	()	Applicant shall provide proof of Public Sanitary Sewer and Public Water utility capacity per Ordinance #29-05
(N/A)	()	Applicant shall provide proof of conformity with Steep Slope Ordinance (#9-06)
(N/A)	()	Applicant shall provide proof of conformity with all COAH Ordinances

MINOR SUBDIVISION - CHECK LIST

() ()

Disclosure Statement of ten percent (10%) ownership Interest of Corporation or Partnership (NJSA:40:55D-48.1 and 48.2)

	<u>Name</u>	<u>Address</u>
1.	Grover Connell Revocable Trust	c/o The Connell Company, 300 Connell Drive, Berkeley Heights, NJ 07922
2.		
3.		
4.		
5.		
6.		
7.		
8.		

3 ← Sr. E.V.P. & CFO
 SIGNATURE TITLE

Connell Real Estate & Development Co., a Division of The Connell Company
NAME OF CORPORATION OR PARTNERSHIP

300 Connell Drive, Berkeley Heights, NJ 07922
ADDRESS

NOTE: No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with these Disclosure Acts as per New Jersey Statute 40:55D-48.3.

Such other information or data as may be required by the Planning Board or Zoning Board of Adjustment in order to determine that the details on the Site Plan are in accordance with the standards of the Zoning Ordinances of the Township of Berkeley Heights.

() () Completion of Check List

Byman Wain 02/24/2022
 SIGNATURE OF ENGINEER PREPARING CHECK LIST DATE

 TOWNSHIP OFFICIAL DATE

NOTE: For submission procedures and required information, see the Secretary of the Planning Board or Zoning Board of Adjustment

FOR PLANNING BOARD/ZONING BOARD OF ADJUSTMENT USE ONLY - DO NOT WRITE BELOW THIS LINE

Reports from Department and/or Board or Agencies:

- | | <u>Routed To:</u> | <u>Received From:</u> |
|----------------------------------|-------------------|-----------------------|
| Township Engineer: | _____ | _____ |
| Construction Official: | _____ | _____ |
| Traffic Safety Officer: | _____ | _____ |
| Environmental Commission: | _____ | _____ |
| Fire Prevention Bureau: | _____ | _____ |
| County Planning Board: | _____ | _____ |
| Clerk of Adjoining Municipality: | _____ | _____ |
| (if within 200') | | |
| Sewer Plant Director | _____ | _____ |

MINOR SUBDIVISION – CHECK LIST

- | | | | | |
|---|---|---|---|--|
| (|) | (|) | Advertise Public Hearing ten (10) days in advance of meeting |
| (|) | (|) | Letter of Board Action to Applicant, date: _____ |
| (|) | (|) | Publication of Decision within ten (10) days, date: _____ |
| (|) | (|) | Verbatim Recording of Regular Meeting |
| (|) | (|) | Performance Guarantee Posted |
| (|) | (|) | Soil Erosion and Sediment Control Plan Approved |

09/06