

PLANNING BOARD
TOWNSHIP OF BERKELEY HEIGHTS

Application # _____
Date of Filing _____

Application Fee: _____
Escrow deposit: _____

(Do not write above this line.)

APPLICATION FOR SITE PLAN APPROVAL

To: The Township of Berkeley Heights Planning Board

Application is made for (Preliminary) and/or (Final) approval of a SITE PLAN hereinafter more particularly described as follows:

1. Applicant's Name: The Connell Company

Address: 300 Connell Drive, Berkeley Heights, NJ 07922

Phone: (908) 673-3800 Email Address: dionis@connellco.com
Cell: () _____

2. Name and address of present owner(s) -- if other than #1 above
Name: _____
Address: _____

Phone: () _____ Email Address: _____

3. Location of Site: 300/400/500 Connell Drive, Berkeley Heights, NJ
(Street Address)
4102 & 4301 1, 1.011 & 1.012 MU
(Tax Map Block No.) (Lot Numbers) (Zone)

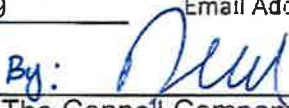
4. Proposed Use of Site: The applicant proposes to build two mixed-use buildings, two retail buildings, and a restaurant and entertainment building.

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

<u>Item</u>	<u>Number</u>
<u>See attached filing letter.</u>	_____
_____	_____
_____	_____

6. List variances requested: None.

7. Name, address, and profession of person designing SITE PLAN:
Name: Bryan Waisnor Profession: Professional Engineer
Address: 300 Kimball Drive, 4th Floor
Parsippany, NJ 07054
Phone: (973) 560-4989 Email Address: bwaisnor@langan.com

SIGNATURE OF APPLICANT: By: 
NAME (PRINTED): The Connell Company

8. Applicant's Attorney:

Name: Richard J. Hoff, Jr.
 Address: Bisgaier Hoff, LLC - 25 Chestnut Street - Suite 3
Haddonfield, NJ 08033
 Phone: (856) 375-2803 Email Address: rhoff@bisgaierhoff.com

9. Applicant's Witnesses:

Name: Bryan Waisnor, P.E. Profession: Professional Engineer
 Address: Langan Engineering and Environmental Services, Inc
300 Kimball Drive, 4th Floor, Parsippany, NJ 07054
 Phone: (973) 560-4989 Email Address: bwaisnor@langan.com

Name: A. Paul Seck Profession: Registered Architect
 Address: Michael Van Valkenburgh Associates, Inc.
16 Court Street, 11th Floor, Brooklyn, NY 11241
 Phone: (718) 243-2044 Email Address: pseck@mvvainc.com

Name: Stuart A. Johnson Profession: Registered Architect
 Address: Minno & Wasko Architects and Planners
80 Lambert Lane, Suite 105, Lambertville, NJ 08530
 Phone: (609) 397-9009 Email Address: sjohnson@minnowasko.com

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

10. Owner's Letter of Consent:
 Township of Berkeley Heights
 Planning Board
 29 Park Avenue
 Berkeley Heights, NJ 07922

RE: Application # _____
 Block 4102 & 4301 Lot 1, 1.011 & 1.012
 Location: 300/400/500 Connell Drive
 Applicant: The Connell Company

I certify that I am the Owner or duly authorized representative 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 proposed development.
July 7, 2022
 (Date)

The Connell Company as applicant for the
Connell Hospitality LLC 200 Connell LLC
 By: [Signature] By: [Signature]
 (Signature) (Signature)
Duane Connell Duane Connell
 (Printed Name) (Printed Name)

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

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
PLANNING BOARD
CHECK LIST - SITE PLAN

Applicant's Name and Address The Connell Company
300 Connell Drive, Berkeley Heights, NJ 07922

Phone: (908) 673-3800 FAX: ()

Project: The District Location: 300/400/500 Connell Drive

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

At least sixteen (16) sets of sealed plans and copies of properly executed application forms shall be submitted at least twenty-eight (28) days prior to the Regular Planning Board Meeting for the purpose of review and discussion.

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 SITE PLAN, or if they fail to conform to the requirements herein listed, 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>
(NO)	()	Calculation of Application Fee (To be provided by Township after submission)
(YES)	()	Proper Scale (not less than 1" = 30')
(YES)	()	Graphic Scale
(YES)	()	Key Map (not less than 1" = 500')
(YES)	()	Reference meridian
(YES)	()	Date (on all documents and drawings)
(YES)	()	Revision dates
(YES)	()	Entire tract shown
(YES)	()	List of all drawings and documents included in application
(YES)	()	Name of development or project
(YES)	()	Name and address of owner of record
(YES)	()	Name and address of applicant
(YES)	()	Name, address, signature and seal of Professional Engineer or Architect licensed in the State of New Jersey who prepared the plans
(YES)	()	Survey of tract certified by licensed Land Surveyor
(NO)	()	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers (To be provided prior to hearing)
(YES)	()	Space provided for endorsement of the Chairman, Secretary of the Planning Board and Township Engineer
(YES)	()	Tax map identification (Sheet number, lot and block numbers) on plan
(YES)	()	Tract boundaries and dimensions
(YES)	()	Tract area (within .01 acres)
(YES)	()	Zone boundaries and existing schools within 200'
(N/A)	()	Proposed Right of Ways
(YES)	()	Proposed streets and street names
(YES)	()	Proper size sheet
(N/A)	()	Areas dedicated to public use
(YES)	()	All easements or deed restriction on or related to the tract

SITE PLAN - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(YES)	()	Any adjacent lots in which applicant has a direct or indirect interest
(N/A)	()	Improvements to adjoining streets and roads
(YES)	()	All distances to the nearest intersection with any public street (measured along sideline or centerline of adjacent street)
(YES)	()	Streams, waterways and flood plains within 200' of tract
(YES)	()	Setback lines; Provided and Required
(YES)	()	Building height, size and location
(YES)	()	Percent (%) of building coverage (Percent (%) of Impervious, as is required in the MU Zone)
(YES)	()	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
(YES)	()	Existing elevations and contours (2' contour internal and extended 50' beyond tract)
(YES)	()	Proposed elevations and contours (2' contour internal and extended 50' beyond tract)
(YES)	()	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions (See Architectural Drawings)
(YES)	()	Floor plans with dimensions (See Architectural Drawings)
(YES)	()	Exterior wall material (See Architectural Drawings)
(YES)	()	Exterior architectural lighting and details (See Architectural Drawings)
(YES)	()	Access streets (Names, width, lanes)
(YES)	()	Vehicular ingress and egress to and from site onto public streets
(YES)	()	Directional traffic flow on site
(YES)	()	Calculation of parking; Provided and Required
(YES)	()	Location, scaled design of offstreet parking
(YES)	()	Size and location of bays, aisles and planting areas
(YES)	()	Offstreet parking areas, paved and curbed
(YES)	()	Written Use Plan
(YES)	()	Size and location of driveways and curbcuts
(YES)	()	No driveway within five (5) feet of property line
(YES)	()	Driveways conform to maximum and minimum dimensions required
(N/A)	()	Sight easements shown on plan (No proposed driveways at public roads)
(YES)	()	Sidewalks, walkways and pedestrian lanes
(YES)	()	Fire Lanes
(YES)	()	Loading spaces or docks
(YES)	()	Traffic Impact Analysis for sites generating more than 25 vehicles per hour
(YES)	()	Existing storm sewer system
(YES)	()	Proposed storm sewer system
(YES)	()	Documentation showing that the rate-of-runoff after development will not exceed rate-of-runoff prior to development (drainage calculations)

SITE PLAN - CHECK LIST

<u>Applicant</u>	<u>Township Official</u>	<u>Item</u>
(YES)	()	Existing sanitary sewers
(YES)	()	Proposed sanitary sewers
(YES)	()	Existing and proposed water mains and hydrants
(YES)	()	Existing and proposed gas lines
(YES)	()	Existing and proposed electric lines
(YES)	()	Existing and proposed telephone lines
(YES)	()	Existing and proposed common space
(YES)	()	Existing and proposed open space
(YES)	()	Solid waste collection and disposal method
(YES)	()	Buffer areas including height, width and type of buffer and its expected effectiveness in screening views, auto headlights and reducing noise (See Landscaping Plans)
(YES)	()	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper (See Landscaping Plans)
(YES)	()	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 (See Landscaping Plans)
(YES)	()	Conforms to Master Plan
(YES)	()	Environmental Impact Statement
(YES)	()	Certification by Tax Collector that taxes are paid on property
(NO)	()	Bonds, Cash Escrows and Inspection Fees posted for improvements (Waiver Requested - Defer to Condition of any approval that may be granted)
(YES)	()	Map of properties within 200'
(NO)	()	Proof of Service of notification of Public Hearing to all property owners within 200' (To be provided prior to hearing)
(YES)	()	Soil Erosion and Sediment Control
(YES)	()	Construction Details
(N/A)	()	Owner's Letter of Consent, if applicant is not the owner
(NO)	()	Submission of plans to Union County Planning Board (County approval will be provided upon receipt)
(NO)	()	Submission of plans to Somerset-Union Soil Conservation District (SUSCD approval will be provided upon receipt)
(NO)	()	Soil Movement Permit (The soil movement permit application will be provided subsequent to the Site Plan application)
(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
(YES)	()	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.	Terry Connell	300 Connell Drive, Berkeley Heights, NJ 07922
2.	Toni Connell	300 Cornell Drive, Berkeley Heights, NJ 07922
3.	Shane Connell	300 Connell Drive, Berkeley Heights, NJ 07922
4.	Duane Connell	300 Connell Drive, Berkeley Heights, NJ 07922
5.		
6.		
7.		
8.		
9.		
10.		

SITE PLAN - CHECK LIST

By: [Signature]
SIGNATURE TITLE
Executive Vice President

The Connell Company
NAME OF CORPORATION OR PARTNERSHIP
300 Connell Drive, Berkeley Heights, 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 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.

(YES) () Completion of Check List

[Signature]
SIGNATURE OF ENGINEER PREPARING CHECK LIST DATE
7/7/2022

TOWNSHIP OFFICIAL DATE

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

FOR PLANNING BOARD USE ONLY - DO NOT WRITE BELOW THIS LINE

Reports from Department and/or Board or Agencies:

Routed To:

Received From:

- Township Engineer: _____
- Construction Official: _____
- Traffic Safety Officer: _____
- Environmental Commission: _____
- Fire Prevention Bureau: _____
- County Planning Board: _____
- Clerk of Adjoining Municipality: _____
(if within 200')

- () () Advertise Public Hearing ten (10) days in advance of meeting
- () () Letter of Planning 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

TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY

ORDINANCE No. 16-2010

An Ordinance of the Township of Berkeley Heights, County of Union, State of New Jersey, Amending, Revising and Supplementing the Zoning Ordinances to Adopt the Official Design Standards Checklist for Land Use Applications Before the Township Planning Board and Zoning Board of Adjustment.

BE IT ORDAINED by the Township Council of the Township of Berkeley Heights, County of Union, State of New Jersey, as follows:

Section 1. A Check List for Design Standards is hereby adopted for all land use applications filed with the Township Planning Board or Zoning Board of Adjustment to read as follows:

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

PLANNING BOARD / ZONING BOARD OF ADJUSTMENT

CHECK LIST – DESIGN STANDARDS

Applicant's Name and Address The Connell Company

300 Connell Drive, Berkeley Heights, NJ 07922

Phone: (908) 673-3800

Fax: () _____

Project: The District

Location: 300/400/500 Connell Drive, Berkeley Heights, NJ

Date Received: _____

Engineer: Bryan Waisnor, P.E.

The Standards and Guidelines set forth in Part 19 – Design Standards shall apply to all districts throughout Berkeley Heights except that they shall not apply to those AH and OR-A Zone Districts in which the development is conducted in substantial conformity with any conceptual site plan and elevations specifically referenced in the applicable Developer's Agreement for such zone or which received preliminary site plan approval from the Planning Board or Board of Adjustment prior to January 1, 1994 (Section 19.4.1). However, the standards and guidelines set forth specifically for the Downtown (Article 19.5) shall override the general standards and guidelines, for applications within the Downtown, namely to the DD, HB-2, HB-3, DH-12, DH-18 and DH-24 Districts.

(Per 6.3.5.1.M. - Part 19 of this Municipal Land Use Procedures Ordinance shall not apply to development within the MU Zone.)

The Applicant's Engineer / Architect shall complete each item on the Check List as follows: () Yes, () No, or (N/A) Not Applicable.

CHECK LIST – TOWNSHIP DESIGN STANDARDS

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
()	()	A report shall be submitted by the Applicant that demonstrates Compliance with all applicable design standards and guidelines Contained within Part 19 – Design Standards of the Municipal Land Use Procedures Ordinance in accordance with Section 19.3.1 and:
()	()	Site Plans per Section 19.4.2
()	()	Urban Design Plan per Section 19.4.3
()	()	Architectural Design per Section 19.4.4
()	()	Multi-Use Buildings per Section 19.4.5
()	()	Multi-Family Buildings per Section 19.4.6
		<u>Standards and Guidelines for the Downtown</u> N/A
()	()	Urban Design per Section 19.5.3
()	()	Streetscape per Section 19.5.4
()	()	Material and Color Standards and Guidelines per Section 19.5.5
()	()	Consistent with the Visual Preference Survey Guidelines
()	()	Consistent with the Illustrated Streetscape Sketches
()	()	Are any modifications or waivers being requested from Part 19 – Design Standards?

Applicant _____

Application # _____

Township of Berkeley Heights

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(YES)	()	Consider the orientation and design to maximize passive solar heat/cooling. For example, orient the building along its east-west axis to have a larger surface exposure to the south, and use deciduous vegetation to block the sun in the summer months and maximize light and heat in the winter months.
(YES)	()	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
(YES)	()	Create landscapes that use native plantings to limit the need for lawn chemicals and maintenance (mowing, trimming, watering). Consider using captured rainwater (rain barrel) or recycled grey water for irrigation.
(YES)	()	Recycle and/or salvage non-hazardous construction and demolition debris.
(YES)	()	Consider the use of renewable building materials and products. Consider choosing products with low VOCs and avoid products that contain hazardous chemicals (i.e. formaldehyde, cyanide).
(YES)	()	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
(YES)	()	Where practicable, place parking spaces in shaded areas and consider using paving materials with an SRI value >29 (this will reflect, not absorb solar heat).

Storm Water Management Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(YES)	()	Consider <u>limiting</u> impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
(YES)	()	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
(YES)	()	Consider avoiding runoff to other properties by <u>installing</u> an underground cistern or rain garden. This will keep water on your own property and out of the sewer.

Energy & Lighting Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(YES)	()	Consider <u>providing</u> natural daytime lighting as much as possible with skylights or solar tubes. Consider using triple-pane windows, with protection against sun damage.
(YES)	()	Consider choosing energy-efficient light bulbs. Use solar <u>lighting</u> outdoors.
(YES)	()	Consider use of motion sensor <u>lighting</u> where applicable. In commercial/industrial settings consider use of sensor controls.
(YES)	()	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
(YES)	()	Consider choosing ENERGY STAR appliances.

Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(YES)	()	Consider increasing amount of insulation by using 2 x 6 studs.
(YES)	()	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
(YES)	()	Consider installation heat pumps to transfer energy heat and cold.
(YES)	()	Consider use high efficiency boilers/furnaces.
(YES)	()	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
(N/A)	()	Consider use roofing material with a solar reflectance index (SRI) equal or greater than 78 for low roofs and 29 for steep-sloped roofs.

Water Usage Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(YES)	()	Consider use of low-flow shower heads.
(YES)	()	Consider installing dual-flush toilets.
(N/A)	()	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe: _____ _____ _____ _____