



COUNTY OF UNION

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Bruce H. Bergen, Esq., County Counsel

June 15, 2023

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Via FedEx and Email - cvalenti@bhtwp.com

Ms. Connie Valenti, Land Use Administrator
Planning Board
Berkeley Heights Township
29 Park Avenue
Berkeley Heights, NJ 07922

**Re: Minor Subdivision Application of County of Union
Grant Street
Block 201, Lot 2
Berkeley Heights, New Jersey**

Dear Ms. Valenti:

We represent the County of Union, the owner and applicant (the "Applicant") with respect to the enclosed Minor Subdivision Application involving the property located at Grant Street and designated as Lot 2 in Block 201 of the property located at 231 Warner Street and designated as Lot 237 in Block 300 on the Tax Map of the Township of Berkeley Heights (the "Property"). In furtherance thereof, enclosed please find the following with respect to our application for Minor Subdivision Application:

- 1) Twenty (20) copies of the Application for Minor Subdivision, together with the Minor Subdivision Checklist and the required certifications and attachments thereto; and
- 2) Twenty (20) copies of the Minor Subdivision Plan prepared by DPK Consulting LLC dated April 24, 2024 and consisting of one (1) sheet.

The Property consists of approximately 408,851 square feet (9.3859 acres) and is located on the southeasterly side of Summit Avenue and consists of approximately 398,251 square feet (9.1426 acres). The Property is located in the Light Industrial (LI) Zone and is vacant land.

By this Application, the Applicant seeks Minor Subdivision Approval to subdivide the property into two (2) lots as follows:

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Proposed Lot 2.01 to consist of approximately 10,600 square feet (0.2433 acres); and

Proposed Lot 2 to consist of approximately 398,251 square feet (9.1426 acres).

The Applicant believes the proposed Minor Subdivision is fully compliant with the requirements of the LI Zone.

Notwithstanding, the Applicant reserves the right to seek any and all variances, variations, waivers and interpretations as the Planning Board and/or its professionals may determine to be required.

As this is a courtesy review, Applicant respectfully requests the application and escrow fees be waived.

The Applicant respectfully requests that this matter be deemed complete and scheduled for a hearing date at the earliest convenience of the Planning Board.

Thank you for the courtesies extended in this matter. Please feel free to contact me if you have any questions or require additional information.

Very truly yours,



KEVIN CAMPBELL, ESQ.
Assistant County Counsel
Union County Counsel's Office

Encl.