

PLANNING BOARD  
TOWNSHIP OF BERKELEY HEIGHTS

Application # \_\_\_\_\_ Application Fee: \_\_\_\_\_  
Date of Filing \_\_\_\_\_ 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: Berkeley Heights Redevelopers, LLC

Address: 80 South Jefferson Rd. Suite 202  
Whippany, NJ 07981

Phone: (973) 451-0111 Email Address: jforgione@jmi-properties.com  
Cell: (201) 213-5333

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

Name: Paramount Enterprises, LLC

Address: P.O. Box 62  
Berkeley Heights, NJ 07922

Phone: (908) 464-6200 Email Address: \_\_\_\_\_

3. Location of Site: Lone Pine Drive

702 18 \_\_\_\_\_  
(Tax Map Block No.) (Street Address) (Lot Numbers) (Zone)

4. Proposed Use of Site: \_\_\_\_\_

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

<u>Item</u>	<u>Number</u>
_____	_____
_____	_____
_____	_____

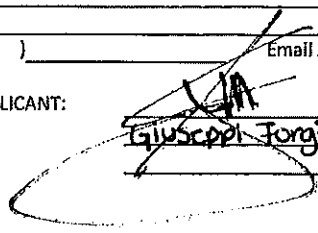
6. List variances requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Name, address, and profession of person designing SITE PLAN:

Name: \_\_\_\_\_ Profession: \_\_\_\_\_  
Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Email Address: \_\_\_\_\_

SIGNATURE OF APPLICANT:  
NAME (PRINTED):

  
Giuseppe Forgione, Managing Member

8. Applicant's Attorney:

Name: Robert A. Kasuba, Esq  
 Address: 25 Chestnut Street, Suite 3  
Haddonfield, NJ 08033  
 Phone: (973) 798-0150 Email Address: \_\_\_\_\_

9. Applicant's Witnesses:

Name: Bill Devereaux Profession: Architect  
 Address: 1477 Chain Bridge Rd. Suite 200  
McLean, VA 22101  
 Phone: (703) 843-0102 Email Address: \_\_\_\_\_

Name: \_\_\_\_\_ Profession: \_\_\_\_\_  
 Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Email Address: \_\_\_\_\_

Name: \_\_\_\_\_ Profession: \_\_\_\_\_  
 Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Email Address: \_\_\_\_\_

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 \_\_\_\_\_ Lot \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Applicant: \_\_\_\_\_

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 \_\_\_\_\_ as applicant for the proposed development.

\_\_\_\_\_  
 (Date)

\_\_\_\_\_  
 (Signature)

\_\_\_\_\_  
 (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: Berkeley Heights Redevelopers, LLC  
80 S. Jefferson Rd. Suite 202 Whippany, NJ 07981  
 Phone: (973) 451-0111 FAX: (973) 451-0221  
 Project: \_\_\_\_\_ Location: \_\_\_\_\_  
 Date Received: \_\_\_\_\_ Engineer: \_\_\_\_\_

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>
( Yes )	( )	Calculation of Application Fee
( 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
( Yes )	( )	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers
( 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'
( Yes )	( )	Proposed Right of Ways
( Yes )	( )	Proposed streets and street names
( Yes )	( )	Proper size sheet
( Yes )	( )	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
( Yes )	( )	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
( Yes )	( )	Location and size of existing buildings and structures
( Yes )	( )	Structures to be removed shall be indicated by dashed lines
( Yes )	( )	Existing structures on Historic Landmarks' Inventory maintained by Union County Planning Board
( Yes )	( )	Existing elevations and contours (2' contour interval and extended 50' beyond tract)
( Yes )	( )	Proposed elevations and contours (2' contour interval and extended 50' beyond tract)
( Yes )	( )	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions
( Yes )	( )	Floor plans with dimensions
( Yes )	( )	Exterior wall material
( Yes )	( )	Exterior architectural lighting and details
( 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
( Yes )	( )	Sight easements shown on plan
( Yes )	( )	Sidewalks, walkways and pedestrian lanes
( Yes )	( )	Fire Lanes
( Yes )	( )	Loading spaces or docks
( * )	( )	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)

\* information provided as part of redevelopment Plan

SITE PLAN - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</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
(Yes)	( )	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper
(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
(Yes)	( )	Conforms to Master Plan
(Yes)	( )	Environmental Impact Statement
(Yes)	( )	Certification by Tax Collector that taxes are paid on property
(Yes)	( )	Bonds, Cash Escrows and Inspection Fees posted for improvements
(Yes)	( )	Map of properties within 200'
(Yes)	( )	Proof of Service of notification of Public Hearing to all property owners within 200'
(Yes)	( )	Soil Erosion and Sediment Control
(Yes)	( )	Construction Details
(Yes)	( )	Owner's Letter of Consent, If applicant is not the owner
(Yes)	( )	Submission of plans to Union County Planning Board
(Yes)	( )	Submission of plans to Somerset-Union Soil Conservation District
(*)	( )	Soil Movement Permit * information to be provided
(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 (N.J.S.A.40:55D-48.1 and 48.2)

- | <u>Name</u> | <u>Address</u> |
|-------------|----------------|
| 1. _____    | _____          |
| 2. _____    | _____          |
| 3. _____    | _____          |
| 4. _____    | _____          |
| 5. _____    | _____          |
| 6. _____    | _____          |
| 7. _____    | _____          |
| 8. _____    | _____          |
| 9. _____    | _____          |
| 10. _____   | _____          |

SITE PLAN - CHECK LIST

SIGNATURE

*[Handwritten Signature]*

Managing Member  
TITLE

Berkeley Heights Redevelopers, LLC  
NAME OF CORPORATION OR PARTNERSHIP

80 S Jefferson Rd Suite 202 Whippany, NJ 07981  
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

*[Handwritten Signature]*  
SIGNATURE OF ENGINEER PREPARING CHECK LIST

9/28/20  
DATE

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')

- ( Yes ) ( ) Advertise Public Hearing ten (10) days in advance of meeting
- ( Yes ) ( ) Letter of Planning Board Action to Applicant, date: \_\_\_\_\_
- ( Yes ) ( ) Publication of Decision within ten (10) days, date: \_\_\_\_\_
- ( Yes ) ( ) Verbatim Recording of Regular Meeting
- ( Yes ) ( ) Performance Guarantee Posted
- ( Yes ) ( ) 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 Berkeley Heights Redevelopers, LLC  
80 S. Jefferson Rd. Suite 202 Whippany, NJ 07981  
Phone: (973) 451-0111 Fax: (973) 451-0221  
Project: \_\_\_\_\_ Location: \_\_\_\_\_  
Date Received: \_\_\_\_\_ Engineer: \_\_\_\_\_

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.

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>
Yes	( )	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:
Yes	( )	Site Plans per Section 19.4.2
Yes	( )	Urban Design Plan per Section 19.4.3
Yes	( )	Architectural Design per Section 19.4.4
Yes	( )	Multi-Use Buildings per Section 19.4.5
Yes	( )	Multi-Family Buildings per Section 19.4.6
		<u>Standards and Guidelines for the Downtown</u>
Yes	( )	Urban Design per Section 19.5.3
Yes	( )	Streetscape per Section 19.5.4
Yes	( )	Material and Color Standards and Guidelines per Section 19.5.5
Yes	( )	Consistent with the Visual Preference Survey Guidelines
Yes	( )	Consistent with the Illustrated Streetscape Sketches
Yes	( )	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).

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Storm Water Management Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
yes	( )	Consider limiting 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 installing 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 providing 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 lighting outdoors.
yes	( )	Consider use of motion sensor lighting 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.

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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.
(Yes)	( )	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.
(Yes)	( )	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe: _____ _____ _____

**DEVELOPMENT REVIEW APPLICATION FORM**

**COUNTY OF UNION, NEW JERSEY**

**NOTICE TO APPLICANT:** Please forward one paper copy of the plan, supporting documentation and this application form & checklist along with one electronic (PDF) copy of the plans and associated reports on a compact disk /USB drive to the Union County Bureau of Land & Facilities Planning, Department of Economic Development, Administration Building, 2nd Floor, Elizabethtown Plaza, Elizabeth, NJ, 07207, Telephone: (908) 527-4268.

**1. TYPE OF DEVELOPMENT:** (check one)

- A. Subdivision: \_\_\_\_\_  
\_\_\_\_\_ Minor Exempt Subdivision  
\_\_\_\_\_ Minor Subdivision  
\_\_\_\_\_ Major Subdivision

B. Site Plan:  \_\_\_\_\_

Is this a revised plan/plat? Yes ( ) or No ( ) Circle One: Plan or Plat

**2. LOCATION OF DEVELOPMENT:** Municipality: \_\_\_\_\_

Street or Road: \_\_\_\_\_  
Tax Map: Block # \_\_\_\_\_ Lot # \_\_\_\_\_

**3. APPLICANT:** \_\_\_\_\_

Address: \_\_\_\_\_  
Telephone # \_\_\_\_\_ Email Address: \_\_\_\_\_

**4. PROPERTY OWNER:** \_\_\_\_\_

Address: \_\_\_\_\_  
Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

**5. ATTORNEY:** \_\_\_\_\_

Address: \_\_\_\_\_  
Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

**6. ENGINEER:** \_\_\_\_\_

Address: \_\_\_\_\_  
Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

**7. ARCHITECT:** \_\_\_\_\_

Address: \_\_\_\_\_  
Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

**8. LAND SURVEYOR:** \_\_\_\_\_

Address: \_\_\_\_\_  
Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_



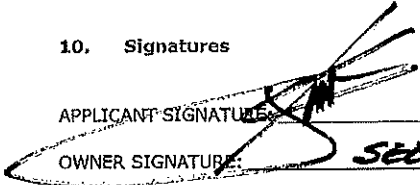
9. DEVELOPMENT INFORMATION:

- a. Project Name (If any): \_\_\_\_\_
  - b. No. of existing lots\* \_\_\_\_\_ No. of proposed lots\* \_\_\_\_\_
  - c. Area of entire tract \_\_\_\_\_
  - d. Area conveyed by present owner or other \* \_\_\_\_\_
  - e. Area of impervious surface (sq. ft.) \_\_\_\_\_
  - f. No. of parking spaces \_\_\_\_\_
  - g. Zoning district \_\_\_\_\_
  - h. Existing use \_\_\_\_\_
  - i. Proposed use \_\_\_\_\_
  - j. No. of housing lots for sale\* \_\_\_\_\_
  - h. No. of multi-family residential units \_\_\_\_\_
  - i. Sq. ft. of building area for commercial use \_\_\_\_\_
  - j. Sq. ft. of building area for Industrial use \_\_\_\_\_
  - k. Sq. ft. of building area of other use \_\_\_\_\_
  - l. When did you apply to the municipality for this development? \_\_\_\_\_
  - m. Status of Municipal Review: Approved \_\_\_ ; Pending \_\_\_ ; Denied \_\_\_
  - n. Municipal Site Plan/Subdivision Approval (Resolution) Date: \_\_\_\_\_
  - o. Has the Applicant or Developer previously applied to the Union County Planning Board for approval of the proposed development? Yes ( ) or No ( ) If so, when \_\_\_\_\_ and what was the County Application# \_\_\_\_\_
-

Union County, New Jersey  
Department of Economic Development -- Land Development Application

Page 2

10. Signatures

APPLICANT SIGNATURE: 

DATE:

July 16 2020

OWNER SIGNATURE:

SEE CONSENT ATTACHED

Any additional information, which the applicant may wish to note may be provided on a separate sheet.

NOTE: Submission of this application to Union County does not exclude the possibility for the need of any technical studies or reports to support or substantiate the proposed development identified in this application. Any application information requested would be provided by the applicant. Our acknowledgement of the application as complete does not exclude the possibility of a need for any future technical studies.

**\*Subdivision applications only.**

Please call the Union County Bureaus of Planning & Economic Development at (908) 527-4268 or (908) 527- 4197.

Page 3

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

CONSENT BY OWNER

I, Paramount Enterprises, LLC am the owner of the property located at Low Pine Drive and known as Block(s) 702 Lot(s) 1B as shown on the Tax Map of the Township of Berkeley Heights. I am aware of the application being filed with the Planning Board/Zoning Board of Adjustment by

Berkeley Heights Redevelopers, LLC  
(name of applicant/partitioner and name of company, if applicable)

and I consent to the filing of said application. I also authorize members of the Planning Board/Zoning Board of Adjustment and their representatives and consultants (or other designated officials) to enter onto the property which is the subject of this application at the time of any site inspections for the purpose of evaluating the application.

PARAMOUNT ENTERPRISES, LLC

BY:



(Signature of property owner)

Alfred Mea.

MANAGING MEMBER

(Print name of property owner)

Date:

7-15-2020

2018 Update

**UNION COUNTY LAND DEVELOPMENT STANDARDS FEE SCHEDULE**

Application fees (\*) shall be charged for the review of all land subdivisions and site plans submitted to the County's Bureau of Planning and Economic Development in accordance with the following:

Subdivisions

A minor subdivision which does not abut a county road or affect a county drainage facility	\$200
A minor subdivision which abuts a county road or affects a county drainage facility	\$300
A major subdivision which does not abut a county road or affect a county drainage facility	\$400
A major subdivision which abuts a county road or affects a county drainage facility	\$500 plus \$20 per lot

Site Plans

A site plan which does not abut a county road or affect a county drainage facility and includes less than one acre of impervious surface	\$200
Site plan not abutting a county road or affecting a county drainage facility which contains one (1) or more acres of impervious surface	\$600
A site plan which abuts a county road or affects a county drainage facility	\$500 plus \$10 per parking space (Warehouse use: \$350.00 + \$5.00 per 1000 sq. ft. of floor area)

\* Note: The Land Development application fee schedule was revised according to the Union County Board of Chosen Freeholders Resolution #799-2018.

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Union County, New Jersey  
Department of Economic Development – Land Development Application

Fee Schedule - Continued

Notes:

1. Plan Revisions (if submitted within one year from date of original action)
    - 1<sup>st</sup> revision: 25% of original fee
    - 2<sup>nd</sup> and each subsequent revision: 50% of original fee
  2. A fee will not be charged for informal reviews and any comments shall be non-binding.
  3. The applicant shall make payment by check or money order payable to the "County of Union, NJ". Application fees shall be non-refundable. However, the fee may be returned to the applicant upon written request if the application in question was not reviewed and provided that a formal request was not made by the County Bureaus of Planning and Economic Development for a time extension to continue its review. Development review fees may only be collected by the associated county planning office.
  4. Application fees shall not exceed \$20,000.
  5. Fees shall not be charged for the review of plans submitted by state, county, municipal governments and public agencies. Churches, hospitals and non-profit institutions exempt from the local application fee will be exempt from any county review fee.
  6. A site plan application shall be exempt from review if the development is proposing a use change to an existing facility that does not require or include any new structures, additions to existing structures, or any site changes associated to utilities, parking, drainage, or site access/circulation.
  7. Paper copies of the Land Development Standards and Design Standards will be available from the County for a fee of \$5.00. A digital copy of the land development standards and design standards are available on the County's website: [www.UCNI.org](http://www.UCNI.org) - free of charge.
  8. Submitted applications should be accompanied by one hard/paper copy of the plans, plats, drawings, application, checklist, and any associated reports including but not limited to drainage calculations, stormwater reports, and traffic reports. A digital copy of the plans and associated documents in Adobe PDF format should also be provided. Any subsequent revisions shall provide the same.
-

COUNTY OF UNION, NEW JERSEY

DEVELOPMENT REVIEW CHECKLIST FOR SUBDIVISIONS

Applicant's Name & Address: Berkley Heights Redevelopers, LLC  
805. Jefferson Rd. Suite 202 Whippany, NJ 07981

Phone #: 9734510111 Fax #: 9734510221 Assigned File #: \_\_\_\_\_

Name of Subdivision: \_\_\_\_\_ Location (Municipality): \_\_\_\_\_

Address: \_\_\_\_\_ Date of Plans: \_\_\_\_\_

Block/Lot #: 702118

The Land Development Standards of the County of Union

Subdivision Checklist

The Applicant's engineer shall complete each item on the Check List as follows:  
Yes (Y), No (N) or Not Applicable (N/A) under the corresponding applicant column.

Section 402. Sketch Plat Details  
(Scale not less than 1 in. = 200 ft.)

Applicant County  
Verification

- (Y) ( ) A) Proper sheet size as permitted by the New Jersey Map Filing Act
- (Y) ( ) B) Key Map -- Subdivided area, proposed street pattern & entire tract relative to entire area
- (Y) ( ) C) Location Map -- proposed subdivision relative to entire tract
- (Y) ( ) D) Existing structures -- to remain/ to be demolished
- (Y) ( ) E) Name & address of owner, developer and applicant
- (Y) ( ) F) Name & address of adjoining property owners within 200 ft.
- (Y) ( ) G) Tax map sheet, block and lot numbers
- (Y) ( ) H) Existing/proposed streets within/adjoining the proposed subdivision
- (Y) ( ) I) Proposed lot lines and lot lines to be eliminated
- (Y) ( ) J) Existing & proposed utilities easements

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County  
Applicant Verification

- ( ) K) Location, size & direction of flow of all waterways & drainage structures in the area to be subdivided or within 200 ft. of the subdivision
- ( ) L) North arrow with reference meridian
- ( ) M) Acreage of entire tract & area being subdivided
- ( ) N) Plat scale with Graphic Scale
- ( ) O) Date of plan and revision(s)

Section 404. Preliminary Plat Details  
(Scale not less than 1 in. = 200ft.)

County  
Applicant Verification

- ( ) A) Proper sheet size
- ( ) B) Key Map of entire subdivision, proposed streets, surrounding areas
- ( ) C) Name of subdivision, tax map sheet, block & lot numbers, date revision date, north arrow with reference meridian & graphic scale and location & extent of wooded areas
- ( ) D) Name & address of owner, developer & preparer of plat, maps & reports
- ( ) E) Acreage of the subdivided tract
- ( ) F) Location of existing & proposed; property lines; bldg. setback lines; structures; identification of structures to be demolished & retained and location & extent of wooded areas
- ( ) G) Profile & cross-sections of proposed roadways & existing roadways within the subdivision and abutting the subdivision within 200 ft.
- ( ) H) Existing & proposed contours at 2 foot intervals
- ( ) I) Metes & bounds of entire tract & proposed subdivision line(s) and street frontage in feet
- ( ) J) Existing water courses accompanied with:
- 1) NJDEP permit application if alteration, relocation or improvement is proposed or when a drainage structure is proposed on a stream
  - 2) Cross-sections of water courses & extent of flood plain, mean water level and elevations at following locations:
    - a) 50 ft. intervals 300 ft. upstream & downstream of proposed culvert or bridge
    - b) At any point where water courses cross subdivision boundary
    - c) Immediately upstream/downstream of any stream confluences
  - 3) Method of slope stabilization, siltation & erosion control with sections and profiles if water courses are altered, improved or relocated.
  - 4) Boundary of flood plain within and adjacent to the

- subdivision
- 5) Identification of Wetlands
  - 6) Total acreage of drainage basin for all water courses running through or adjacent to the subdivision in the area upstream of the subdivision
  - 7) Total acreage of the drainage basin to the nearest downstream drainage structure and subdivision acreage which drains to the structure
  - 8) Drainage & conservation easements and stream encroachment lines
  - 9) Existing & proposed lakes & ponds with water level elevations

- ( ) K) Existing and proposed drainage system plans, profiles, computations and direction of flow within 200 ft. of the subdivision
- ( ) L) Existing & proposed sanitary sewer facilities
- ( ) M) Existing & proposed water mains
- ( ) N) Identification of lands to be dedicated or reserved for public use
- ( ) O) Other underground utilities and related easements

**Section 500. Design Standards**

**Section 501. Design Standards - General**

**500.1 Dedication of Road Right-Of-Way**

*County*  
**Applicant Verification**

- ( ) R.O.W. dedication to the Municipality for required County road width

**500.2 Streets**

*At the proposed intersections of roads and driveways, sight triangles shall be clearly indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.*

- ( ) A) Minimum direct access to County road from interior roads
- ( ) B) Proposed road in direct alignment with County road or 150 ft. offset
- ( ) C) Proposed road intersects County road at 90 degrees, but not less than 60 degrees
- ( ) D) Minimum radius of 25 ft. between County and Municipal R.O.W.s
- ( ) E) Maximum grade of 2% at intersection of proposed road with County road for a minimum of 100 ft. from centerline of County road
- ( ) F) Sufficient highway pavement shoulder width provided along County road where curb required abutting proposed subdivision

### 501.3 Sidewalks

May be required at the discretion of the County Planning Board.

*County*  
Applicant Verification

- Yes* ( ) A) Sidewalks -- 4000psi Portland cement concrete, 6% air-entrained  
Class B, 4" thick, 6" thick at residential driveways,  
12" thick at commercial/industrial driveways
- Yes* ( ) B) Sidewalks -- minimum 4 ft. width and located within R.O.W.,  
placed 1 foot from the property line, except in  
commercial areas where can extend from bldg.  
line to curb line
- Yes* ( ) C) Sidewalks--Minimum cross slope 1/4" per foot rising from top of  
curb

### 501.4 Curbs

Each site plan shall install curbs in conformance with County standards  
along

- Yes* ( ) the entire frontage of the County road.

### 501.5 Driveways

*At the proposed intersections of roads and driveways, sight triangles shall be clearly indicated,  
with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.*

- Yes* ( ) A) Openings with depressed curb design; radius curbing prohibited
- Yes* ( ) B) Openings as nearly as possible to 90 degrees at County road
- Yes* ( ) C) Driveways designed to prevent necessity of vehicles backing out onto  
County road
- Yes* ( ) D) Single lane driveways- 10 feet minimum width  
Double lane driveways -- 24 feet minimum width
- Yes* ( ) E) Driveway gradients within County R.O.W. - 5% maximum;  
maximum gradient change-7%; Grades greater than 7% designed  
with vehicle templates
- Yes* ( ) F) Non-residential driveways in conformance with County Design Standards  
Specific to Site Plans section of the Land Developments ordinance
-

ψ ( ) G) Driveway intersecting County road requires County Road Opening Permit 1) Number of Driveways- frontage less than 300 ft. - Two (2) frontage 300 ft. & greater - by County Engineer

2) Location of Driveways- as per Section 501.5(G) of the County Land Land Development Standards. Sight Triangle required with minimum sight distance as per

Section 501.5(G)2(b) of County Land Development Standards 3)

Driveway Angle - a) two way operation- 90 degrees, minimum 60 degrees

b) one way operation- right turn only, minimum 45 deg. 4)

Driveway Dimensions as per Section 501.5(G)4 5) Driveway Surfacing as per Section 501.5(G)5

## Section 502. Design of Off Street Parking Areas 502.1 Off

### Street Parking

ψ ( ) Off Street Parking located behind the existing or proposed County R.O.W. including sidewalk areas.

ψ ( ) Off street parking areas designed to prevent the necessity of vehicles backing into County Road

### 502.2 Off Street Loading Spaces and Areas

ψ ( ) Off Street Loading Spaces and Areas located behind the existing or proposed County R.O.W. including the sidewalk area. Graphic proof furnished demonstrating truck movement compliance.

### 502.3 Customer Service Areas

ψ ( ) Customer Service Areas located behind the existing or proposed County R.O.W.

### 502.4 Curbing

*Curbing is required along the entire property frontage of the county road.*

ψ ( ) A) Alignment and grade

ψ ( ) B) Depressed Curbs 1) Existing curbs 2) New depressed curb 3) Height above pavement - 1 in.

ψ ( ) C) Horizontal Transition

### 502.5 Shoulder Paving

ψ ( ) Proposed paving for area between existing edge of pavement and new curb

Union County, New Jersey  
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502.6 Right Of Way Encroachment

County R.O.W. clear of all private purpose uses.

502.8 Dumpsters

Dumpsters located behind County R.O.W.

502.9 Signs

( ) A) Directional, Regulatory and Advisory Signs

( ) B) Advertising Signs

502.10 Clear Sight Areas (at roadway intersections)

*At the proposed intersections of roads and driveways, sight triangles shall be clearly indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.*

( ) Established on the Subdivision Plan

( ) Sight Triangle Easement

Section 600. Drainage Requirements

Submission of Design calculations

Section 601. Drainage Runoff Requirements

Submission of Stormwater Management Plan

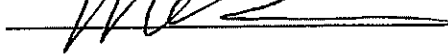
Section 700. Traffic Impact Analysis 701. Criteria Governing the Need

for Traffic Impact

Submission of Traffic Impact Study

Completion of Check List

SIGNATURE OF ENGINEER PREPARING CHECKLIST WITH DATE



9/28/20

\* information to be provided

COUNTY OF UNION, NEW JERSEY  
DEVELOPMENT REVIEW CHECKLIST FOR SITE PLANS

Applicant's Name & Address: Berkley Heights Redevelopers, LLC  
80 S. Jefferson Rd. Suite 202 Whippany, NJ 07981  
Phone #: 9734310111 Fax #: 9734510221 Assigned File #: \_\_\_\_\_  
Name of Subdivision: \_\_\_\_\_ Location (Municipality): \_\_\_\_\_  
Address: \_\_\_\_\_ Date of Plans: \_\_\_\_\_  
Block/Lot #: 702118

The Land Development Standards of the County of Union

Site Plan Checklist

The Applicant's engineer shall complete each item on the Check List as follows:  
(Y), (N) or (N/A) Not Applicable

Section 408. Site Plan Requirements and Details

Scale: 1) Not less than 1 in. = 50 ft. & not larger than 1 in. = 10 ft; 2) For site plans of 1 in. = 30 ft. or smaller, a secondary plan of the County road shall be submitted at a scale of 1 in. = 20 ft.

County  
Applicant Verification

- (Y) ( ) A) Proper sheet size as permitted by the New Jersey Map Filing Act
- (Y) ( ) B) Key Map
- (Y) ( ) C) Name & address of applicant, owner & preparer of site plans, maps and reports
- (Y) ( ) D) Name of the development, tax map sheet, block & lot numbers, date, revision date & north arrow with reference meridian and graphic scale
- (Y) ( ) E) Acreage of site to the nearest tenth of an acre



Union County, New Jersey  
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- (X) ( ) F) Municipal land use zoning district
- (X) ( ) G) Existing & proposed setback dimensions, landscaped areas, trees over 6 in. diameter and fencing within 30 ft. of County R.O.W.
- (X) ( ) H) Existing & proposed traffic control devices, signs, lighting standards and utility poles within 25 ft. of County R.O.W.
- (X) ( ) I) Existing & proposed structures with finished grade elevations at corners and indication of structures to be retained and demolished
- (X) ( ) J) Existing & proposed contours based on NJ Geodetic Control Survey Datum at 2 ft. intervals
- (X) ( ) K) Existing and proposed utilities and drainage structures & facilities with supporting design documentation
- (X) ( ) L) Existing & proposed curbs, sidewalks, driveways, fences, retaining walls, signs, parking spaces, off-street loading areas and layouts
- (X) ( ) M) Existing & proposed R.O.W. and easements with description of proposed County dedications
- (X) ( ) N) Location, size and nature of entire lot(s) in question and contiguous lots owned by the applicant or in which the applicant has a direct or indirect interest
- (X) ( ) O) Existing & proposed streets with name, pavement and R.O.W. widths within 200ft. of tract
- (X) ( ) P) Existing & proposed profiles and cross-sections of access drives, existing streets and highways abutting the site
- (X) ( ) Q) Existing water courses with:
- 1) NJDEP water course alteration, improvement application if relocation proposed or if fill or structures proposed at stream or
  - 2) Cross-sections of water courses within NJDEP guidelines including flood plain, top of bank, mean water level and bottom elevations at the following locations:
    - a) at intersection of site boundary
    - b) at 50 ft. intervals for 300 ft. upstream/downstream of proposed bridge/culvert
    - c) upstream/downstream of the confluence of all water courses
    - d) along all water courses within or adjacent to the site at maximum of 500 ft. intervals
  - 3) method of slope stabilization & soil & erosion control if water course to be altered

- 4) Flood plain boundaries within & upstream of the site
- 5) Wetlands

- (U) ( ) R) Total acreage of drainage basin of all water courses within & adjacent to the site
- (U) ( ) S) Total drainage basin acreage to the nearest downstream structure and the acreage of the site to the structure
- (U) ( ) T) Drainage, utility and conservation easements and stream encroachment lines
- (U) ( ) U) Existing & proposed storm drainage plans within and adjacent to the site
- (U) ( ) V) Existing & proposed sanitary sewerage facilities
- (U) ( ) W) Existing & proposed water mains
- (U) ( ) X) Existing & Proposed underground utilities and easements

Section 500. Design Standards Section 501. Design Standards - General 501.3

**Sidewalks**

May be required at the discretion of the County Planning Board.

- (U) ( ) A) Sidewalks -- 4000psi Portland cement concrete, 6% air-entrained Class B, 4" thick, 6" thick at residential driveways, 12" thick at commercial/industrial driveways
- (U) ( ) B) Sidewalks -- minimum 4 ft. width and located within R.O.W., placed 1 foot from the property line, except in commercial areas where can extend from bldg. line to curb line
- (U) ( ) C) Sidewalks--Minimum cross slope 1/4" per foot rising from top of curb

**501.4 Curbs**

- (U) ( ) Each site plan shall install curbs in conformance with County standards along the entire frontage of the County road.

Union County, New Jersey  
Department of Economic Development – Land Development Application

501.5 Driveways

*At the proposed intersections of roads and driveways, sight triangles shall be clearly indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.*

- ( ) A) Openings with depressed curb design; radius curbing prohibited
- ( ) B) Openings as nearly as possible to 90 degrees at County road
- ( ) C) Driveways designed to prevent necessity of vehicles backing out onto County road
  
- ( ) D) Single lane driveways- 10 feet minimum width  
Double lane driveways-- 24 feet minimum width
  
- ( ) E) Driveway gradients within County R.O.W. - 5% maximum;  
maximum gradient change-7%; Grades greater than 7% designed  
with vehicle templates
  
- ( ) F) Non-residential driveways in conformance with County Design Standards Specific to Site  
Plans section of the Land Developments ordinance
  - ( ) ( ) G) Driveway intersecting County road requires County Road  
Opening Permit
    - 1) Number of Driveways- frontage less than 300  
ft. - Two (2)
    - frontage 300 ft. & greater - by County Engineer
  - 2) Location of Driveways- as per Section 501.5(G) of the County Land Land  
Development Standards. Sight Triangle required with  
minimum sight distance as per Section 501.5(G)2(b) of  
County Land Development Standards
  - 3) Driveway Angle - a) two way operation- 90 degrees, minimum 60 degrees  
b) one way operation- right turn only, minimum 45 deg. 4)  
Driveway Dimensions as per Section 501.5(G)4 5) Driveway Surfacing as per Section  
501.5(G)5

Section 502. Design of Off Street Parking Areas

502.1 Off Street Parking

- ( ) Off Street Parking located behind the existing or proposed County R.O.W.  
including sidewalk areas.
  
- ( ) Off street parking areas designed to prevent the necessity of vehicles backing into County Road

502.2 Off Street Loading Spaces and Areas

( ) Off Street Loading Spaces and Areas located behind the existing or proposed County R.O.W. including the sidewalk area. Graphic proof furnished demonstrating truck movement compliance.

502.3 Customer Service Areas

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502.4 Curbing

*Curbing is required along the entire property frontage of the county road.*

( ) A) Alignment and grade

( ) B) Depressed Curbs  
1) Existing curbs  
2) New depressed curb  
3) Height above pavement - 1 in.

( ) C) Horizontal Transition

502.6 Shoulder Paving

( ) Proposed paving for area between existing edge of pavement and new curb

502.7 Right Of Way Encroachment

( ) ( ) County R.O.W. clear of all private purpose uses.

502.8 Dumpsters

( ) ( ) Dumpsters located behind County R.O.W.

502.9 Signs

( ) ( ) A) Directional, Regulatory and Advisory Signs

( ) ( ) B) Advertising Signs

502.10 Clear Sight Areas (at roadway intersections)

*At the proposed intersections of roads and driveways, sight triangles shall be clearly*

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Union County, New Jersey  
Department of Economic Development – Land Development Application

*Indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.*

- ( ) Established on the Site Plan
- ( ) Sight Triangle Easement

Section 600. Drainage Requirements

- ( ) Submission of Design calculations

Section 601. Drainage Runoff Requirements

- ( ) Submission of Stormwater Management Plan

Section 700. Traffic Impact Analysis 701. Criteria Governing the Need

for Traffic Impact

- ( ) Submission of Traffic Impact Study
- ( ) Completion of Check List

*\* information to be provided  
as part of redevelopment  
Plan*

SIGNATURE OF ENGINEER PREPARING CHECK LIST DATE

*[Signature]* *9/28/20*

Date: \_\_\_\_\_

TOWNSHIP OF BERKELEY HEIGHTS  
APPLICATION FOR SANITARY SEWER CAPACITY ALLOTMENT

To: Director of Engineering  
Director of Wastewater

Applicant: Berkeley Heights Redevelopers LLC  
Project Address: \_\_\_\_\_  
Project Block: \_\_\_\_\_  
Project Lot: \_\_\_\_\_

Project Description: \_\_\_\_\_

Location of Proposed Connection: \_\_\_\_\_

SEWER CAPACITY REQUEST

Existing Use

Use:	Units or SF (Circle One)X	GPD/Unit or SF=	GPD
Use:	Units or SF (Circle One)X	GPD/Unit or SF=	GPD
Total Existing Capacity=			GPD

Proposed Use

Use:	Units or SF (Circle One)X	GPD/Unit or SF=	GPD
Use:	Units or SF (Circle One)X	GPD/Unit or SF=	GPD
Total Proposed Capacity=			GPD

ADDITIONAL CAPACITY REQUESTED = \_\_\_\_\_ GPD  
Or  
\_\_\_\_\_ MGD

I hereby certify the requested capacities have been calculated in accordance with N.J.A.C. 7:14A-23.3

Signature: \_\_\_\_\_  
Applicant's Engineer: \_\_\_\_\_ NJPE License#: \_\_\_\_\_

TREATMENT CAPACITY ALLOCATION CERTIFICATION:

I hereby certify additional Capacity in the Berkeley Heights Water Pollution Control Plant in the amount requested for connection to the Township sanitary sewer collection system is hereby reserved subject to the Applicant's receipt of Planning Board or Board of Adjustment Approval for the proposed project within one (1) year from the date of this letter.

\_\_\_\_\_  
Date  
Director Wastewater

SANITARY SEWER COLLECTIONS SYSTEM CAPACITY APPROVAL:

I hereby certify the Township sanitary sewer collection system located within \_\_\_\_\_ can accommodate the anticipated additional flows from the proposed project.

\_\_\_\_\_  
Date  
Director Engineering/Township Engineer

\*Additional Capacity Allocation Request in excess of 8,000 GPD shall require Treatment Works Approval (TWA) Application from NJDEP.

\*\* All applications also subject to review in accordance with N.J.A.C. 7:14A-1.2 Significant Indirect User definition.

Cc: Planning Board/Board of Adjustment/Engineering Secretary,  
Planning Board Engineer