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PLANNING / ZONING / ENGINEERING
TWP. OF BERKELEY HTS. NJ

PLANNING BOARD
TOWNSHIP OF BERKELEY HEIGHTS

Application # SP-1-21 Application Fee: _____
Date of Filing 2/3/21 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: Connell Corporate Center I, LLC

Address: 300 Connell Drive
Berkeley Heights, NJ 07922
Phone: (908) 673-3700 Email Address: amorosana@connellco.com
Cell: (203) 451-2577 (Chris Amorosana)

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

3. Location of Site: 100 Connell Drive, Berkeley Heights, NJ
Block 4301 (Street Address) OR-B
(Tax Map Block No.) 1.02 (Lot Numbers) (Zone)

4. Proposed Use of Site: The applicant proposes renovations for the existing patio and sidewalks that surround the 100 Connell building.

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

Item	Number
<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: _____
NAME (PRINTED): Connell Corporate Center I, LLC
By: [Signature]
Shane Connell, President

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: Dave Lustberg Profession: Landscape Architect
Address: Arterial Street Design Studio
507 Bloomfield Ave. 2nd Floor, Montclair, NJ 07042
Phone: (973)320-9123 Email Address: dave@arterialstreets.com

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 4301 Lot 1.02
Location: 100 Connell Drive
Applicant: Connell Corporate Center I, LLC

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.

Connell Corporate Center I, LLC

February 2, 2021
(Date)

By: 
(Signature)

Shane Connell, President
(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 Connell Corporate Center I, LLC, 300 Connell Drive,
Berkeley Heights, NJ 07922

Phone: (908) 673-3700

FAX: ()

Project Connell Site Improvements - 100 Connell Drive Location: 100 Connell Drive

Date Received: February 3, 2021 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

Applicant	Township Official Verification	Item
()	(<input checked="" type="checkbox"/>)	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
(NO)	()	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers (WILL 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
(N/A)	()	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
(N/A)	()	Percent (%) of building coverage (no change to existing)
(YES)	()	Location and size of existing buildings and structures
(YES)	()	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)
(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
(YES)	()	Access streets (Names, width, lanes)
(YES)	()	Vehicular ingress and egress to and from site onto public streets
(N/A)	()	Directional traffic flow on site (no change to existing)
(N/A)	()	Calculation of parking; Provided and Required (no change to existing)
(N/A)	()	Location, scaled design of offstreet parking (no change to existing)
(YES)	()	Size and location of bays, aisles and planting areas
(YES)	()	Offstreet parking areas, paved and curbed
(N/A)	()	Written Use Plan (waiver requested)
(N/A)	()	Size and location of driveways and curbcuts (no change to existing)
(N/A)	()	No driveway within five (5) feet of property line (no change to existing)
(N/A)	()	Driveways conform to maximum and minimum dimensions required (no change to existing)
(N/A)	()	Sight easements shown on plan (no change to existing)
(YES)	()	Sidewalks, walkways and pedestrian lanes
(N/A)	()	Fire Lanes (no change to existing)
(N/A)	()	Loading spaces or docks (no change to existing)
(N/A)	()	Traffic Impact Analysis for sites generating more than 25 vehicles per hour (waiver requested)
(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

Applicant (YES)	Township Official Verification ()	Item
(N/A)	()	Existing sanitary sewers
(YES)	()	Proposed sanitary sewers (no change to existing)
(YES)	()	Existing and proposed water mains and hydrants (no change to existing)
(YES)	()	Existing and proposed gas lines (no change to existing)
(YES)	()	Existing and proposed electric lines (no change to existing)
(YES)	()	Existing and proposed telephone lines (no change to existing)
(N/A)	()	Existing and proposed common space (no change to existing)
(N/A)	()	Existing and proposed open space (no change to existing)
(N/A)	()	Solid waste collection and disposal method (no change to existing)
(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)
(N/A)	()	Conforms to Master Plan (no change to existing)
(N/A)	()	Environmental Impact Statement (waiver requested)
(YES)	()	Certification by Tax Collector that taxes are paid on property
(NO)	()	Bonds, Cash Escrows and Inspection Fees posted for improvements (waiver requested)
(NO)	()	Map of properties within 200' (WILL BE PROVIDED PRIOR TO HEARING)
(NO)	()	Proof of Service of notification of Public Hearing to all property owners within 200' (WILL 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 (N.J.S.A.40:55D-48.1 and 48.2)
		Name
1.	Grover Connell Revocable Trust	Address
2.		c/o The Connell Company, 300 Connell Drive, Berkeley Heights, 07922
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

SITE PLAN - CHECK LIST

By:  President
SIGNATURE TITLE

Connell Corporate Center I, LLC
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 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

 2/3/2021
SIGNATURE OF ENGINEER PREPARING CHECK LIST 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')	

() ()	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 Connell Corporate Center I, LLC
300 Connell Drive, Berkeley Heights, NJ 07922
Phone: (908) 673-3700 Fax: ()
Project: Connell Site Improvements -
100 Connell Drive Location: 100 Connell Drive, Berkeley Heights, NJ
Date Received: 02/03/2021 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 A11 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: (Submission Documents)
(Yes)	()	Site Plans per Section 19.4.2
(N/A)	()	Urban Design Plan per Section 19.4.3
(N/A)	()	Architectural Design per Section 19.4.4
(N/A)	()	Multi-Use Buildings per Section 19.4.5
(N/A)	()	Multi-Family Buildings per Section 19.4.6
		<u>Standards and Guidelines for the Downtown N/A</u>
()	()	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>
(N/A)	()	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.
(N/A)	()	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 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>
(N/A)	()	Consider providing natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage.
(N/A)	()	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
(N/A)	()	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
(N/A)	()	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
(N/A)	()	Consider choosing ENERGY STAR appliances.

Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(N/A)	()	Consider increasing amount of insulation by using 2 x 6 studs.
(N/A)	()	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
(N/A)	()	Consider installation heat pumps to transfer energy heat and cold.
(N/A)	()	Consider use high efficiency boilers/furnaces.
(N/A)	()	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>
(N/A)	()	Consider use of low-flow shower heads.
(N/A)	()	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:

BLQ: 4301. 1.02 Tax Year: 2020 to 2021
Owner Name: CONNELL CORPORATE CENTER 1, LLC Property Location: 100 CONNELL DRIVE

Tax Year: 2020
Original Billed: 380,107.00 Qtr 1 380,107.00 Qtr 2 380,107.00 Qtr 3 380,107.00 Qtr 4 387,751.00 Total 1,528,072.00
Payments: 380,107.00 380,107.00 380,107.00 387,751.00 1,528,072.00
Balance: 0.00 0.00 0.00 0.00 0.00

Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
			Original Billed								
01/27/20	1	Payment		001	53313	CK	9071	17 5901	1,528,072.00	0.00	1,528,072.00
04/22/20	2	Payment		001	55810	CK	9303	44 5978	380,107.00	0.00	1,147,965.00
07/07/20	3	Payment		001	2800056456	CK	9492	10 6033	380,107.00	0.00	767,858.00
10/27/20	4	Payment		001	2800057120	CK	9739	32 6121	380,107.00	0.00	387,751.00
									387,751.00	0.00	0.00

Tax Year: 2021
Original Billed: 382,018.00 Qtr 1 382,018.00 Qtr 2 382,018.00 Qtr 3 0.00 Qtr 4 0.00 Total 764,036.00
Payments: 382,018.00 0.00 0.00 0.00 382,018.00
Balance: 0.00 382,018.00 0.00 0.00 382,018.00

Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
			Original Billed								
01/25/21	1	Payment		001	2800057643	CK	9935	13 6188	764,036.00	0.00	764,036.00
									382,018.00	0.00	382,018.00

Total Principal Balance for Tax Years in Range: 382,018.00