

EASTAMPTON TOWNSHIP
12 Manor House Court, Eastampton, New Jersey 08060

For Office Use: Date Filed: _____ Meeting Date: _____
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LAND USE PLANNING BOARD APPLICATION

BLOCK _____

LOT _____

Application for:

Variance _____	Appeal from Zoning Official _____
Subdivision _____	Site Plan Approval _____ X
Amendment to Approved Plan _____	Interpretation of Ordinance or Map _____
General Development Plan _____	Conditional Use _____
Other _____	

APPLICATIONS FOR VARIANCE, THE FOLLOWING MUST BE COMPLETED OR THE APPLICATION WILL NOT BE ACCEPTED.

TYPE OF VARIANCE SOUGHT:

TYPE OF RELIEF SOUGHT:

SECTION OF THE TOWNSHIP CODE THE RELIEF IS SOUGHT:

ARCHER & GREINER, P.C.

By: Michael F. Floyd 2/25/21 Certification

Michael F. Floyd, Esq. Attorneys for Applicant

I/We hereby certify that all of the following statements and the information contained in the papers submitted herewith are true to the best of my knowledge.

Applicant/Date _____

Owners/Date _____

PLANNING APPLICATION GENERAL INFORMATION

Applicant Name Rockefeller Group Development Corporation Attn: Zachary Csik, Associate Director

A. Address 92 Headquarters Plaza North Tower, 9th Floor, Morristown, New Jersey, 07960

Telephone Number 973-448-3584 Fax Number _____

Email Address zcsik@rockefellergroup.com

B. Address of Property N.J.S.H. Route 206 (Block 800, Lot 9.03)
(1) Zoning District and Size of Lot BP - Business Park / 27.64 +/- acres

C. Existing Use of Property Vacant land.

D. Proposed Use of Property Industrial

The Applicant is a:

E. Corporation* Partnership* LLC* Individual

Other (please specify) _____

Please see attached Corporate Disclosure Statement

* If the applicant is a corporation, LLC or partnership, please attach a list of the names and address of persons having a 10% interest or more in the Applicant.

The Applicant is the:

F. Owner
 Contract Purchaser
 Tenant
 Other (please specify) _____

G. Name of Owner (if different than Applicant) AHW Realty, LLC
Address 132 Rivendell Court, Melville, NY 11747

Telephone Number _____

H. Attorney Michael F. Floyd, Esq. Archer & Greiner, P.C.

Address One Centennial Square, 33. E. Euclid Avenue, Haddonfield, NJ 08033

Telephone Number 856-616-6140 Fax Number _____

Email Address mfloyd@archerlaw.com

Engineer or Surveyor: Scott H. Turner, P.E. Menlo Engineering Associates

I. Address 261 Cleveland Avenue, Highland Park, New Jersey 08904

Telephone Number 732-846-8585 Fax Number 732-846-9439

J. Professional Planner: Kenneth R. Grisewood, L.L.A., R.L.A., P.P. Menlo Engineering Associates
Address 261 Cleveland Avenue, Highland Park, New Jersey 08904

Telephone Number 732-846-8585 Fax Number _____

K. Has there been any prior appeal or approval involving the premises? Yes ___ No X

If yes, state the date, Resolution number, character of appeal and disposition: _____

L. List plans and other materials accompanying this applicant: _____

Please see attached cover letter.

ROCKEFELLER GROUP DEVELOPMENT CORPORATION
Application for Preliminary and Final Site Plan Approval

Corporate Disclosure Statement

The names of all persons or entities having a 10% or greater interest in **Rockefeller Group Development Corporation** are disclosed below:

Rockefeller Group International, Inc.

The names of all persons or entities having a 10% or greater interest **Rockefeller Group International, Inc.** are disclosed below:

MEC Group International, Inc.

The names of all persons or entities having a 10% or greater interest in **MEC Group International, Inc.** are disclosed below:

Mitsubishi Estate Co., Ltd., a publicly traded Japanese company

The address for each of the entities referenced above is: c/o Rockefeller Group, 92 Headquarters Plaza North Tower, 9th Floor, Morristown, New Jersey 07960, except that the address for Mitsubishi Estate Co., Ltd. is Otemachi Park Building, 1-1, Otemachi 1-chome, Chiyoda-ku, Tokyo 100-8133, Japan.

ESCROW AGREEMENT

THIS AGREEMENT entered into this 25th day of February, 2021, by and between Rockefeller Group Development Corporation, having its principal offices at 92 Headquarters Plaza North Tower, 9th Floor, Morristown, NJ 07960, (hereinafter referred to as the "Applicant") and the Township of Eastampton, with its principal offices located within the Manor House on 12 Manor House Court, Eastampton, NJ 08060 (hereinafter referred to as the "Township").

WITNESSETH

WHEREAS, the Applicant has filed an application for development including plans and other documents seeking review approval of its proposal with respect to Block 800, Lot 9.03; and

WHEREAS, the Township, pursuant to the Municipal Land Use Act, has a certain amount of days to review said plans to determine whether said plans are complete and whether the application should be approved or denied; and

WHEREAS, the Municipal Land Use Act authorizes the Township to charge reasonable fees to provide for the cost of professional review of plans, applications and documents and to require that an estimate of said fees be deposited in escrow; and

WHEREAS, the Township Code establishes the amount of the initial escrow deposit and the way said funds are to be deposited and expended.

NOW THEREFORE, in consideration of mutual covenants, agreements and considerations contained herein, the Township and Applicant hereby agree as follows:

1. Escrow Deposit. The applicant shall deposit in cash in accordance with § 460-58 of the Eastampton Township Code, as it may from time to time be supplemented and amended, an amount equal to the fee(s) which the Board anticipates may be paid to Professionals engaged to review the Development Application, plans and other documents submitted with respect to an application for

development, and agrees to pay an initial deposit and such other additional deposits as may be required to offset these review costs by the Board.

Professional review includes, but is not limited to, engineer, planner, attorney, traffic consultant, administrative officer and any other consultants appointed by the Board in question. The amount of interest, if any, on monies so deposited shall be distributed between the applicant and the municipality as required by N.J.S.A. 40:55D-53.1 with the municipality receiving the highest percentage permitted by law.

In the event that an application is denied, certified incomplete, or withdrawn by the applicant, and the application is subsequently resubmitted or a second application is submitted by the same applicant for the same use and on the same site as the original application within sixty (60) days of the denial, incomplete certification or withdrawal, then a new escrow amount must be submitted with such application in accordance with the above schedules. Should an application be refilled after the application has been denied without prejudice, no new application fee need be submitted. Upon receipt of a formal, written request, the Board may recommend to the Township Council that the unencumbered balance of the original escrow be refunded to the applicant or credited toward the escrow amount required for any subsequent application or resubmitted application.

2. Increase or Decrease. Sums not utilized in the review of process or other costs of administration shall be returned to the applicant. If additional sums should be deemed necessary, the applicant shall be notified of the required additional amount and shall add said sum to the escrow within fourteen (14) days of the date of said notices hereinafter stipulated.

Prior to the Board taking action on an application, the professionals responsible for reviewing the application shall inform the Township, within ten (10) days of a request of the estimated amount of potential remaining plan review charges. The applicant, if necessary, shall deposit said additional funds within the aforementioned fourteen (14) day period.

3. Effect of Insufficient Funds. The Board shall not be required to process the application or take further action on the application until all required additional deposits are made by the applicant. The failure to deposit the initial or additional funds shall be grounds for denial of the application. In the event the Board approves an application, the obligation to pay for professional plan review fees by depositing the funds in escrow shall be a condition of the approval granted by the Board. If the escrow

funds are depleted after the application, the applicant shall pay additional funds upon demand within the aforementioned fourteen (14) day period. In the event that additional deposits requested by the Board remain unpaid for a period of sixty (60) days, this development application shall be deemed to be withdrawn and shall be dismissed without prejudice by the Board.

4. Municipal Liability. The parties agree that the Township assumes no liability for the administration of the escrow fund and the applicant hereby releases the Township from any and all claims with respect to the administration of the fund. The Township liability is expressly limited to accounting for the disbursement of the funds.

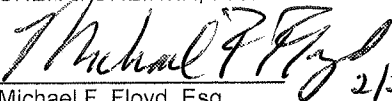
5. Owner/Applicant Liability. In the event the owner is not the applicant, the owner, by execution of this Agreement, consents to all the provisions contained herein and agrees to be liable for the payment of any fee or fund upon demand of the Township in accordance with the terms and conditions of this Agreement.

6. Entire Agreement. The parties agree that this Agreement constitutes the entire Agreement.

7. Municipal Regulations. The parties agree that all municipal regulations set forth in the Township are incorporated by reference hereto. In the event that any regulation of the Municipality is in conflict with the terms and conditions of this Agreement, the particulars of the regulations shall control.

IN WITNESS WHEREOF, the Township has caused this Agreement to be signed on its behalf and its seal to be fixed the day and year first above written and the applicant has executed this Agreement the day and year first above written in the appropriate manner.

ARCHER & GREINER, P.C.

By:  2/25/21
Michael F. Floyd, Esq.
Attorneys for Applicant

Applicant

Township Clerk

REQUEST FOR TAX CERTIFICATION

Date of Request: 2/24/21

I, Rockefeller Group Development Corporation, hereby request a tax certification for the following block(s) and lot(s):

Block(s): 800 Lot(s) 9.03

Enclose a check in the amount of \$10.00, payable to Eastampton Township for the tax certification.

Signed: _____

ARCHER & GREINER, P.C.

Name: _____

By: Michael F. Floyd
Michael F. Floyd, Esq. 2/25/21
Attorneys for Applicant

Address: _____

Phone: _____

Mail completed form and check to:
Tax Collector's Office
Eastampton Township

**Township of Eastampton
Site and Subdivision Plan Checklist**

Application Name: Rockefeller Group Development Corporation

Applicant: Rockefeller Group Development Corporation

Property Address: N.J.S.H. Route 206

Block(s): 800 Lot(s): 9.03

Type of Application: Preliminary and Final Site Plan

Zoning District: BP Business Park

3 hard-copies and 1 copy (on CD) of the application shall be submitted for Completeness Review.
15 hard-copies and 1 copy (on CD) shall be submitted once the application is deemed complete.

Description	Minor			Major Site Plan		Major Subdivision		Use Variance	Waiver	
	Informal	Site Plan	Sub-Division	Prelim.	Final	Prelim.	Final		Waiver Requested	Backup Submitted
Completed Application	X	X	X	X	X	X	X	X		
Fees & Escrow	X	X	X	X	X	X	X	X		
Completed Checklist	X	X	X	X	X	X	X	X		
Certificate from Tax Collector that all taxes are current	X	X	X	X	X	X	X	X		
Traffic Impact Study				X	X			X		
Environmental Impact Report				X	X					
Environmental Assessment				X	X					
Drainage Calculations		X		X	X					
Stormwater Management Report				X	X					
Additional Reports as determined by Engineer		X	X	X	X	X	X			
Architectural Plans				X	X			X		
Survey, by a licensed NJ Land Surveyor, certified with a date within 1 year of the submission)		X	X	X	X	X	X	X		
Photographs of Site	X	X	X	X	X	X	X	X		
Required Outside Agency Approvals (NJDOT, NJDEP, SCS, County PB, Dept of Health, Fire Marshal, Police Department, etc)		X	X	X	X	X	X			
Summary of Project: A written description of the proposed use(s) and operation(s) of the building(s), i.e. the number of employees or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck traffic, noise, glare, radiation, heat, odor, safety hazards, air and water pollution.	X	X	X	X	X	X	X	X		
Plan Size. Plans shall be presented on sheets of one of the following dimensions: 30"x48", 24"x36", 15"x21" or 11"x17"		X	X	X	X	X	X	X		
Title Block (with signature blocks, block, lot, address, municipality, county, date and revision blocks)		X	X	X	X	X	X	X		
Preparer. Name, address, telephone no, email, signature and seal of the Plan Preparer.		X	X	X	X	X	X	X		
Name and Address of applicant and owner, with signed consent of the latter, if different from applicant	X	X	X	X	X	X	X	X		
Graphic Scale		X	X	X	X	X	X	X		
North Arrow		X	X	X	X	X	X	X		
Key Map		X	X	X	X	X	X	X		
Zone(s) in which property falls, zone(s) of adjoining properties, & all property within 200 ft.	X	X	X	X	X	X	X	X		
Zoning Schedule (showing required, proposed and existing information)	X	X	X	X	X	X	X	X		
All existing buildings showing setbacks from new property lines, all water courses and other topographical features		X	X	X	X	X	X	X		
Names of owners of the tax lot and block of all contiguous properties		X	X	X	X	X	X	X		
All existing street widths		X	X	X	X	X	X			
All street widening dedications		X	X	X	X	X	X			
All easements, including location, width, purpose, and to whom the easement is being granted		X	X	X	X	X	X			
All found and set monumentation. Set monumentation shall be in accordance with the Map Filing Law		X	X	X	X	X	X			
Right-of-Way Improvements		X	X	X	X	X	X			
Soil Boring and Percolation Information				X	X					
Grading Plan (with contours at 2' intervals)		X		X	X					

**Township of Eastampton
Site and Subdivision Plan Checklist**

Application Name: Rockefeller Group Development Corporation
 Property Address: N.J.S.H. Route 206
 Type of Application: Preliminary and Final Site Plan

Applicant: Rockefeller Group Development Corporation
 Block(s): 800 Lot(s): 9.03
 Zoning District: BP Business Park

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Description	Minor		Major Site Plan		Major Subdivision		Use Variance	Waiver	
	Informal	Site Plan	Sub-Division	Prelim.	Final	Prelim.		Final	Waiver Requested
Utility Plan		X		X	X				
Plan & Profile of all storm lines, underdrains & ditches		X		X	X				
Location of each inlet, manhole & other appurtenance		X		X	X				

**Township of Eastampton
Site and Subdivision Plan Checklist**

Application Name: Rockefeller Group Development Corporation
 Property Address: N.J.S.H. Route 206
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Description	Minor		Major Site Plan		Major Subdivision		Use Variance	Waiver	
	Informal	Site Plan	Sub-Division	Prelim.	Final	Prelim.		Final	Waiver Requested
Slope		X		X	X				
Pipe material		X		X	X				
Sewer & Water		X		X	X				
Plan & Profile of all sewer and water lines		X		X	X				
Size and type of pipes		X		X	X				
Slope		X		X	X				
Pumping Stations		X		X	X				
Fire Hydrants		X		X	X				
Standard details		X		X	X				
Trench repair for street crossing		X		X	X				
Location of Well and Septic System		X	X	X	X	X	X		
If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available prior to occupancy of any proposed structures.		X	X	X	X	X	X	X	X (see below)
Landscape Plan		X		X	X				
Lighting Plan		X		X	X				
Soil Erosion & Sediment Control Plan and Notes, per County Soil Conservation				X	X				
Construction Details		X		X	X				
Flood Plain Limits (based on FEMA maps)		X	X	X	X	X	X		
Freshwater Wetlands and Transition Areas, Riparian Buffers and Flood Hazard Areas		X	X	X	X	X	X		

Required Submission Item.

If a waiver from a submission item is requested, a request for the waiver in writing shall be submitted with any required back-up materials. The submission item will not be considered 'complete' without written waiver request.

The Applicant mailed a will-serve request to New Jersey American Water ("NJAW") on January 13, 2021, a copy of which is enclosed with this Application submission. However, NJAW will not issue a will-serve letter without a full application having been submitted. Therefore, to the extent necessary, the Applicant requests a temporary submission waiver until we receive the will-serve letter from NJAW.