

**EASTAMPTON TOWNSHIP
LAND USE PLANNING BOARD APPLICATION**

BLOCK: 800 **LOT:** 3, 4.01, 4.02, and 4.03

Application for:

Amendment to
Approved Plan _____

Appeal from
Zoning Official _____

Conditional Use _____

General
Development Plan _____

Interpretation of
Ordinance or Map _____

Site Plan Approval _____

Subdivision _____

Variance X

Other _____

| |
|-----------------------|
| For Office Use |
| Date Received: _____ |
| Application No: _____ |
| Meeting Date: _____ |
| Date Filed: _____ |

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

TYPE OF VARIANCE SOUGHT: Use Variance and Bulk Variance Approvals

TYPE OF RELIEF SOUGHT: _____

SECTION OF THE TOWNSHIP CODE THE RELIEF IS SOUGHT:
Sections 540-29; 540-58(E); 540-29(G)(2)(d); 540-56(G)(2)

Certification

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

Applicant/Representative

Applicant/Representative
ARCHER & GREINER, P.C.

Date

6/9/23

By: *Michael F. Floyd*
Michael F. Floyd, Esquire
Attorney for Applicant

PLANNING APPLICATION GENERAL INFORMATION

Applicant Name: Rockefeller Acquisitions LLC

Address: 1271 Avenue of Americas, 24th Floor, New York, NY 10020

Telephone Number: 973-448-3584

Email Address: c/o Zachary Csik: zcsik@rockefellergroup.com

Address of Property: 1427 Woodlane Road

Zoning District and Lot Size: PO - Planned Office

Existing Use of Property: Agriculture/Vacant

Proposed Use of Property: Warehouse/Distribution facility

The Applicant is a:

*Corporation _____ *Partnership _____ *LLC X Individual _____

Other: (please specify) _____

*If the applicant is a corporation, LLC or partnership please attach a list of the names and addresses of persons having a 10% or more interest in the property.
See attached Corporate Disclosure Statement.

The Applicant is the:

Owner _____ Contract Purchaser X Tenant _____

Other: (please specify) _____

Name of Owner (if different than Applicant) Please see attached list of property owners.

Address: _____

Telephone Number: _____

Email Address: _____

Attorney: Michael F. Floyd, Esq. ARCHER & GREINER, P.C.

Address: 1025 Laurel Oak Rd, Voorhees, NJ 08043

Telephone Number: 856-795-2121 Fax Number: 856-795-0574

Email Address: mfloyd@archerlaw.com

Engineer or Surveyor: Scott H. Turner, P.E. MENLO ENGINEERING ASSOCIATES

Address: Menlo Engineering Associates 261 Cleveland Avenue, Highland Park, NJ 08904

Telephone Number: _____ Fax Number: _____

Email Address: _____

Professional Planner: Creigh Rahenkamp, P.P. CREIGH RAHENKAMP & ASSOCIATES, LLC

Address: P.O. Box 222 Riverton NJ 08077

Telephone Number: 856-786-6570 Fax Number: 856-786-6579

Email Address: crahenkamp@crplan.com

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 application:

Please see attached cover letter.

**Township of Eastampton, Burlington County, New Jersey
Site Plan, Subdivision and Use Variance Checklist
Chapter 460**

Application Name.: Rockefeller Acquisitions LLC
 Property Address: 1427 Woodlane Road Lot(s): 3, 4.01, 4.02, and 4.03
 Type of Application: Use Variance and Bulk Variance Zoning District: PO- Planned Office

| No. | Description | Informal Conf. | | Minor | | Major Site Plan | | Major Subdivision | | Bulk Variance | Use Variance | Waiver | |
|-----|---|----------------|--------------|---------|-------|-----------------|-------|-------------------|-----------|---------------|--------------|--------|---|
| | | Site Plan | Sub-Division | Prelim. | Final | Prelim. | Final | Requested | Submitted | | | | |
| 1 | Completed Application | X | X | X | X | X | X | X | X | X | X | | X |
| 2 | Fees & Escrow | X | X | X | X | X | X | X | X | X | X | | X |
| 3 | Completed Checklist | X | X | X | X | X | X | X | X | X | X | | X |
| 4 | Certificate from Tax Collector that all taxes are current | X | X | X | X | X | X | X | X | X | X | | X |
| 5 | Traffic Impact Study, as defined in Chapter 460 | | | X | X | X | X | X | X | X | X | | X |
| 6 | Environmental Impact Report (Subdivisions of 11 or more lots or greater than 10 acres, whichever may apply, and site plans on lots greater than 10 acres) | | | X | X | X | X | X | X | X | X | | X |
| 7 | Environmental Assessment, as defined in Chapter 460 | | | X | X | X | X | X | X | X | X | | X |
| 8 | Stormwater Management Report, as provided in Chapter 450 | | | X | X | X | X | X | X | X | X | | X |
| 9 | Architectural Plans and Elevations | | | X | X | X | X | X | X | X | X | | X |
| 10 | Photographs of Site | X | X | X | X | X | X | X | X | X | X | | X |
| 11 | Survey, by a licensed NJ Land Surveyor, certified with a date within 1 year of the submission) | | | X | X | X | X | X | X | X | X | | X |
| 12 | Municipal agency reviews from the Police Department and the Fire Marshal | | | X | X | X | X | X | X | X | X | | X |
| 13 | 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 | X | X | | X |
| 14 | 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 | X | X | X | | X |
| 15 | Title Block (with signature blocks, block, lot, address, municipality, county, date and revision blocks) | X | X | X | X | X | X | X | X | X | X | | X |
| 16 | Preparer. Name, address, telephone no. email, signature and seal of the Plan Preparer. | X | X | X | X | X | X | X | X | X | X | | X |
| 17 | Name and Address of applicant and owner, with signed consent of the latter, if different from | X | X | X | X | X | X | X | X | X | X | | X |
| 18 | Graphic Scale | X | X | X | X | X | X | X | X | X | X | | X |

**Township of Eastampton, Burlington County, New Jersey
Site Plan, Subdivision and Use Variance Checklist
Chapter 460**

Applicant: Rockefeller Acquisitions LLC
 Block(s): 800 Lot(s): 3, 4.01, 4.02, and 4.03
 Zoning District: PO - planned office

Application Name.: 1427 Woodlane Road
 Property Address: Use Variance and Bulk Variance
 Type of Application:

| No. | Description | Informal Conf. | | Minor | | Major Site Plan | | Major Subdivision | | Bulk Variance | Use Variance | Waiver | |
|--------|---|----------------|--------------|---------|-------|-----------------|-------|-------------------|------------------|---------------|--------------|--------|--|
| | | Site Plan | Sub-Division | Prelim. | Final | Prelim. | Final | Waiver Requested | Backup Submitted | | | | |
| 19 | North Arrow | X | | | | | | | | | | | |
| 20 | Key Map | X | | | | | | | | | | | |
| 21 | Zone(s) in which property falls, zone(s) of adjoining properties, & all property within 200 ft. | X | | | | | | | | | | | |
| 22 | Zoning Schedule (showing required, proposed and existing information) All existing and proposed buildings and improvements showing setbacks from existing and new property lines, all water courses and other topographical features | X | | | | | | | | | | | |
| 23 | Names of owners of the tax lot and block of all contiguous properties within 200 feet of the property-in-question showing the tax block and lot numbers of these contiguous properties | X | | | | | | | | | | | |
| 24 | All existing street widths | X | | | | | | | | | | | |
| 25 | All street widening dedications | X | | | | | | | | | | | |
| 26 | All easements, including location, width, purpose, and to whom the easement is being granted | X | | | | | | | | | | | |
| 27 | All found and set monumentation. Set monumentation shall be in accordance with the Map Filing | X | | | | | | | | | | | |
| 28 | Right-of-Way Improvements | X | | | | | | | | | | | |
| 29 | Soil Boring and Percolation information for Proposed Stormwater Magement Basins, and for applications in non-sewered areas | X | | | | | | | | | | | |
| 30 | Grading Plan (with contours at 2' intervals) | X | | | | | | | | | | | |
| 31 | Utility Plan | X | | | | | | | | | | | |
| 32 | | | | | | | | | | | | | |
| 33(a.) | 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 | | | | | | | | | | | | |
| (b.) | Location of Well and Septic System | X | | | | | | | | | | | |
| 34 | Landscape Plan | X | | | | | | | | | | | |
| 35 | Lighting Plan | X | | | | | | | | | | | |
| 36 | Soil Erosion & Sediment Control Plan and Notes, per County Soil Conservation | X | | | | | | | | | | | |
| 37 | Construction Details | X | | | | | | | | | | | |
| 38 | Flood Plain Limits (based on FEMA maps) | X | | | | | | | | | | | |

**Township of Eastampton, Burlington County, New Jersey
Site Plan, Subdivision and Use Variance Checklist
Chapter 460**

Applicant: Rockefeller Acquisitions LLC
 Block(s): 800 Lot(s): 3, 4.01, 4.02, and 4.03
 Zoning District: PO- Planned Office

Application Name.: _____
 Property Address: 1427 Woodlame Road
 Type of Application: Use Variance and Bulk Variance

| No. | Description | Informal Conf. | | Minor | | Major Site Plan | | Major Subdivision | | Bulk Variance | Use Variance | Waiver | |
|------|--|----------------|--------------|---------|-------|-----------------|-------|-------------------|-------|---------------|--------------|-----------|-----------|
| | | Site Plan | Sub-Division | Prelim. | Final | Prelim. | Final | Prelim. | Final | | | Requested | Submitted |
| 39 | Freshwater Wetlands and Transition Areas, Riparian Buffers and Flood Hazard Areas | X | X | X | X | X | X | X | X | | | | |
| 40 | Submission of Documents | | | | | | | | | | | | |
| (a.) | Six (6) hard copies of Item Nos. 1 through 13, and Item No. 33(a.) if applicable, as required by application type, and one (1) electronic copy in PDF form of said items on a disc | X | X | X | X | X | X | X | X | X | X | | X |
| (b.) | Twelve (12) hard copies of plans with information provided in Item Nos. 14 through 32, Item No. 33(b.) if applicable, and Item Nos. 34 through 39 as required by application type, and one (1) | X | X | X | X | X | X | 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 a written waiver request. A written explanation for items the applicant believes are not applicable (N/A) to the application shall be provided. The Planning Administrator shall determine whether an item is not applicable basing his/her d | | | | | | | | | | | | |

ESCROW AGREEMENT

THIS AGREEMENT entered into this 9th day of June, 2023 by and between
Rockefeller Acquisitions LLC,

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 at 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 Lots 3, 4.01, 4.02, and 4.03; and

WHEREAS, the Township, pursuant to the Municipal Land Use Act, has a certain number 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. I 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.

Applicant/Date

Rimmulate
Municipal Clerk/Date *6/9/23*

ARCHER & GREINER, P.C.

By: *Michael F. Floyd* *6/9/23*
Michael F. Floyd, Esq.
Attorneys for Applicant