

**BOROUGH OF SAYREVILLE  
STANDARD DEVELOPMENT APPLICATION**

(Page 1 of 3)

**GENERAL INSTRUCTIONS:** To the extent possible, Applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if and application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must be accompany the application.  
**Do not advertise for a public hearing until you are advised to do so by the Board.**

**Indicate to which Board application is being made:**

*Planning Board*       *Board of Adjustment*

**Indicate all approvals and variances being sought:**

<input type="checkbox"/> <i>Informal Review</i>	<input checked="" type="checkbox"/> <i>Prelim. Major Site Plan</i>	<input type="checkbox"/> <i>Interpretation</i>
<input type="checkbox"/> <i>Bulk Variance(s)</i>	<input checked="" type="checkbox"/> <i>Final Major Site Plan</i>	<input type="checkbox"/> <i>Fill or Soil Removal Permit</i>
<input type="checkbox"/> <i>Use Variance</i>	<input checked="" type="checkbox"/> <i>Prelim. Major Subdivision</i>	<input type="checkbox"/> <i>Waiver of Site Plan Requirements</i>
<input type="checkbox"/> <i>Conditional Use Variance</i>	<input checked="" type="checkbox"/> <i>Final major Subdivision</i>	
<input type="checkbox"/> <i>Minor Site Plan</i>	<input type="checkbox"/> <i>Appeals from Decision of Admin. Officer (attach the denial/decision)</i>	
<input type="checkbox"/> <i>Minor Site Subdivision</i>		

**1. APPLICANT:**

Name Parlin Section 1 Urban Renewal, LLC		Address 300 Conshohocken State Road		
City Conshohocken	State PA	Zip 19428	Fax	Telephone 484-530-4660

**2. PROPERTY OWNER (If other than applicant)**

Name Hercules, LLC		Address 500 Hercules Road		
City Wilmington	State DE	Zip 19808	Fax 732-257-4363	Telephone 732-353-7700

**3. APPLICANT'S ATTORNEY (If applicable)**

Name Steven J. Tripp, Esq. Wilentz, Goldman & Spitzer, P.A.		Address 90 Woodbridge Center Drive, Suite 900		
City Woodbridge	State NJ	Zip 07095	Fax 732-726-6524	Telephone 732-855-6076

**TO BE COMPLETED BY BOROUGH STAFF ONLY**

Date Filed:	Application No.
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**BOROUGH OF SAYREVILLE**

**Standard Development Application - (Page 2 of 3)**

**4. SUBJECT PROPERTY (attach additional sheets if necessary)**

Street Address Cheesequake Road and S. Minisink Avenue	Block(s) and Lot(s) Numbers Block 83.04, Lot 1; Block 40, Lot 1; Block 43, Lot 1 (portion); Block 44, Lot 1 (portion); Block 45 Lot 1 (portion)
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Site Acreage (and Square Footage) 77.8706 acres (3,392,043.34 sq. ft.)	Zone District(s) Hercules Redevelopment Plan, Section 1	Tax Sheet Nos. 6, 22, 23 and 40
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**Present Use:**

Proposed Development Name and Nature of Use  
Arsenal Trade Center

Number of Buildings 3	Sq. Ft. of New Bldg(s) 284,341 s.f. 341,833 s.f. 451,602 s.f.	Height 55 feet	% of Lot to be covered by Buildings 35.6%; 33.9%; and 32.7%
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% of Lot to be Covered by Pavement 76.2%; 77.7%; and 71.9%	Number of Parking Spaces and Dimensions all spaces are 9'x18'; number of spaces -- 326; 382; and 299	Dimensions of Loading Area(s) 13' x 60'
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**Exterior Construction Material/Design**

Total Cost of Building and Site Improvements approximately \$79,259,000.00	Number of Lots Before Subdivision 5	Number of Lots After Subdivision 6	Are Any New Streets or Utility Extensions Proposed? yes
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Number of Existing Trees, Two Inch Caliper or Greater, to be Removed? 7,042	Are Any Structures to be Removed? Hercules security office to be relocated	Number of Proposed Signs and Dimensions see attached
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Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards Intent is for site to balance.	Is the Property Within 200 ft. of an Adjacent Municipality? If so, Which? No
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**5. Are there any existing or proposes deed restrictions or covenants? Please Detail.**

see list attached

**6. HISTORY OF PAST APPROVALS**  Check here if none

	APPROVED	DENIED	DATE
Subdivision			
Site Plan	1		2007
Variance(s)			
Building Permit	several		several

BOROUGH OF SAYREVILLE

Standard Development Application - (Page 2 of 3)

7. NAMES OF PLAN PREPARERS

Engineer's Name Kevin Webb, PE Langan		Address 989 Lenox Drive, Suite 124		
City Lawrenceville	State NJ	Zip 08648	Telephone 609-282-8014	License # 24GE04075100
Surveyor's Name David R. Avery, PLS Langan		Address 989 Lenox Drive, Suite 124		
City Lawrenceville	State NJ	Zip 08648	Telephone 609-282-8000	License # 24GS03964600
Landscape Architect or Architect's Name Edmund Klimek, AIA KSS Architects		Address 337 Witherspoon Street		
City Princeton	State NJ	Zip 08542	Telephone 609-921-1131	License # 21AI0113970

8. FEES SUBMITTED

Application Fees	\$4,000 (\$2,000 subdivision + \$2,000 site plan)
Variance Fees	
Escrow Fees	\$162,273.12 (\$4,500 subdivision + \$157,773.12 site plan)
Total Fees	\$166,273.12

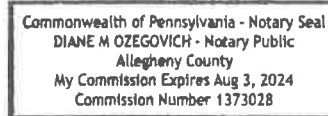
CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Borough officials to inspect my property in conjunction with this application.  
Parlin Section 1 Urban Renewal, LLC

By: *James Murray-Coleman*  
Signature of Applicant  
James Murray-Coleman, Authorized Representative

Sworn to and subscribed before me this date

February 26, 2021



Property Owner Authorizing Application if  
Other Than Applicant

*Diane M. Ozegovich*  
Notary Public  
Diane M. Ozegovich

**BOROUGH OF SAYREVILLE****Standard Development Application - (Page 2 of 3)****7. NAMES OF PLAN PREPARERS**

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Parlin Section 1 Urban Renewal, LLC

Sworn to and subscribed before me this date

By: \_\_\_\_\_  
Signature of Applicant

February 16, 2021

Hercules LLC

By: RJC  
Property Owner Authorizing Application if  
Other Than Applicant

Dianna Jill Maloy  
NOTARY PUBLIC  
STATE OF DELAWARE  
Commission Expires July 24, 2022

[Signature]  
Notary Public

**RIDER**  
**TO APPLICATION OF**  
**PARLIN SECTION 1 URBAN RENEWAL, LLC FOR**  
**PRELIMINARY AND FINAL MAJOR SITE PLAN AND SUBDIVISION APPROVAL**

Parlin Section 1 Urban Renewal, LLC (the “Applicant”) is a wholly owned subsidiary of TC NE METRO DEVELOPMENT, INC., the Contract Purchaser and Designated Redeveloper of Section 1 of the Hercules Redevelopment Plan (the “Redevelopment Plan”). The Applicant is seeking preliminary and final major subdivision and preliminary and final major site plan approval for warehouse and ancillary office development on property owned by Hercules, LLC that comprises Section 1 of the Redevelopment Plan.

**Subdivision**

The Applicant is acquiring property from Hercules, LLC, comprising Section 1, as follows:

1. Block 83.04, Lot 1
2. Block 40, Lot 1
3. A portion of Block 43, Lot 1
4. A portion of Block 44, Lot 1
5. A portion of Block 45, Lot 1

The proposed subdivision will create three (3) separate lots for development, and a public right-of-way from Cheesequake Road to the end of Section 1, as follows:

- Proposed Lot A - - comprised of 18.3214 acres; to contain Building 1, as described in more detail below.

- Proposed Lot B - - comprised of 23.1217 acres; to contain Building 2, as described in more detail below, and an internal private roadway, running from the proposed public right-of-way to the property retained by Hercules, LLC after the subdivision.
- Proposed Lot C - - comprised of 31.6899 acres; to contain proposed Building 3, as described in more detail below.
- Proposed public right-of-way, shown on the subdivision plat as Road A - - 4.7376 acres.

Hercules will retain the remaining portions of Block 43, Lot 1, Block 44, Lot 1 and Block 45, lot 1, as separate tax lots.

### **Site Plan**

The Applicant is proposing a total of 1,077,776 square feet of warehouse and ancillary office development, in three (3) buildings, as follows:

- Building 1 - - 284,341 square feet of floor area, inclusive of 14,250 square feet of office space, to be located on proposed Lot A. There will be 53 loading docks, 46 trailer parking spaces, and 326 car parking spaces.
- Building 2 - - 341,833 square feet of floor area, inclusive of 17,100 square feet of office space, to be located on proposed Lot B. There will be 50 loading docks, 100 trailer parking spaces, and 382 car parking spaces. The private internal road providing access to the Hercules, LLC property will be located on proposed Lot B, adjacent to Building 2.
- Building 3 - - 451,602 square feet of floor area, inclusive of 22,600 square feet of office space. There will be 67 loading docks, 126 trailer parking spaces, and 299 car parking spaces.

Associated site infrastructure, including stormwater management facilities, will be provided on each lot.

The intersection of the new public right-of-way and Cheesequake Road will be constructed in two phases. The first phase will consist of interim improvements to remain in place until the Hartle Road extension through Section 3 is constructed, at which time the final improvements will be installed.

The site plan has been designed to comply with all requirements in the Redevelopment Plan, and no deviations are requested.

**26-75.2 Preliminary Major Subdivision And Site Plan Checklist**

<b>APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)</b>		<b>Submitted</b>	<b>Not Applicable</b>	<b>Waiver Requested</b>
	(Note: For details of all submissions, see Article III. Applicant should check off all items as submitted, not applicable, or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)			
1.	Plat or plan drawn and scaled by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	X		
2.	Scale: 1" = 30' or as approved by Board Engineer.	X		
3.	Current survey upon which plat or plan is based, signed and sealed.	X		
4.	Map size: 8 - 1/4" x 13"; 5" x 21"; 24" x 36"			X
5.	<p><b>Title block and basic information:</b></p> <ul style="list-style-type: none"> <li>a. Title</li> <li>b. Date of original preparation and date(s) of revision</li> <li>c. North arrow and reference meridian.</li> <li>d. Ratio scale and graphic scale</li> <li>e. Tax map block, lot numbers and zone</li> <li>f. Name, address and license number of person preparing plat or plan</li> <li>g. Name and address of owner of record and applicant, if different from the owner.</li> </ul> <p>(Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)</p>	X		
6.	<p>The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following:</p> <ul style="list-style-type: none"> <li>a. A keymap at a scale of 1" = 500' or less showing zone boundaries</li> <li>b. The names and addresses, lot and block numbers of all property owners within 200' of the tract boundary line including adjoining municipalities</li> <li>c. Signature blocks for the Board Chairperson, Board Secretary and Board Engineer</li> <li>d. Chart of the zoning requirements for the zone, what is proposed, and variances indicated</li> </ul>	X		



APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 2 of 5)		Submitted	Not Applicable	Waiver Requested
7.	For subdivisions, contour lines at vertical intervals not greater than 5 feet for land with natural slopes of 10 percent or greater and at vertical intervals of not greater than 2 feet for land with natural slopes of less than 10 percent.	X		
8.	For site plans, a grading plan showing, at 2 foot contour intervals, existing and proposed contours and elevations.	X		
9.	The location of existing watercourses and any natural features, including flood plains, wetlands and soil types on the site and within 50 feet.	X		
10.	The area of the tract to be subdivided or developed in square footage and the location, lot area, width and depth of any existing lot or lots proposed to be subdivided.	X		
11.	Location of all existing and proposed buildings and subsurface structures, with building setbacks, front, side and rear yard distances.	X		
12.	Location of all structures within 200 feet of the property.	X		
13.	A stormwater management plan showing the location, type and size of any existing and proposed bridges, culverts, drainpipes, catch basins and other storm drainage facilities, including Stormwater Analysis Report.	X		
14.	A soil erosion and sediment control plan.	X		
15.	Tree save plan.	X		
16.	A circulation plan showing proposed vehicle, bicycle and pedestrian circulation systems. The plan shall include the locations, typical cross-sections, centerline profiles and type of paving for all proposed new streets and paths.	X		
17.	Plans of proposed potable water and sanitary sewer utility systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan.	X		
18.	Location of any proposed off-street parking areas with dimensions showing parking spaces, loading docks and access drives and a traffic circulation pattern showing all ingress and egress to the site.	X		
19.	Location and description of all proposed signs and exterior lighting, including details.	X		
20.	Provision for storage and disposal of solid wastes.	X		

<b>APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 3 of 5)</b>		<b>Submitted</b>	<b>Not Applicable</b>	<b>Waiver Requested</b>
21.	For site plans, the preliminary floor plans and preliminary building elevation drawings showing all sides of any proposed building or buildings. The final floor plans and building elevations drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawing approved by the Board. No change, deletion or addition shall be made to said final plans and drawings without resubmission and reapproval by the Board.	X		
22.	Compliance with Fill Placement and Soil Removal Ordinance details.	X		
23.	A staging plan for projects greater than 10 acres in area.	X		
24.	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping material shall be indicated.	X		
25.	A copy of any protective covenants or deed restrictions applying to the land and being subdivided or developed and a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles.	X		
26.	A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings.			X (TEMPORARY)
27.	A list of all licenses, permits or other approvals required by law, including proof of service.	X		

<b>APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 4 of 5)</b>		<b>Submitted</b>	<b>Not Applicable</b>	<b>Waiver Requested</b>
28.	For any subdivision of 6 or more lots, or for a variance to construct a multiple dwelling of 25 or more dwelling units, or for site plan approval of any non-residential use, a corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in the partnership, as the case may be. If a corporation or partnership owns 10 percent or more of the stock of a corporation, or 10 percent or greater interest in a partnership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10 percent or more of its stock or of 10 percent or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10 percent ownership criterion have been listed.	X		
29.	The Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment.	X		
30.	The Board may require the applicant to submit a traffic impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site traffic and circulation.	X		
31.	Applicant shall submit fifteen (15) sets of folded plans.	X		

**APPLICATION FOR PRELIMINARY APPROVAL OF  
MAJOR SUBDIVISIONS AND SITE PLANS (Page 5 of 5)**

**Checklist prepared by** Kevin Webb, PE, Langan

**Date:** 2/26/2021

**Checklist reviewed by Board:** \_\_\_\_\_

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

**Application found complete on:** \_\_\_\_\_

**Application found incomplete on:** \_\_\_\_\_

**Applicant notified on:** \_\_\_\_\_