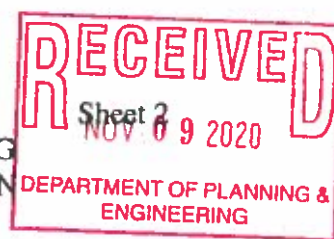


DEPARTMENT OF PLANNING AND ENGINEERING  
 EAST BRUNSWICK DEVELOPMENT APPLICATION



TYPE OF APPLICATION Amended Preliminary & Final Major Site Plan FEES \$  
 (If additional space is required, attach a rider)

\*\*\*\*\*~~20-15~~\*\*\*\*\*

1. Applicant's Full Name 39 Edgeboro Road Urban Renewal LLC Phone #513-996-6952
2. Applicant's Mailing Address c/o IDI Logistics, 1100 Peachtree Street NE, Atlanta, Georgia 30309
3. Is Applicant a  Limited Liability Corporation  Partnership  Individual?
- 3a. If Applicant is a Corporation or a Partnership, set forth the names and addresses of all stockholders having a 10% interest or more:

(name) Corporation Disclosure Statement is attached

(address) \_\_\_\_\_

4. Does Applicant own all this property? Yes  No  (Consent attached)  
*Affidavit of Ownership & Authorization form is attached*
5. If not, set forth names and addresses of owners of any property covered by this Application which are not owned by Applicant: \_\_\_\_\_

Parcels: Block 834, Lots 4.17, 4.19 and 4.23

Owner: Middlesex County Utilities Authority, PO Box 159, Sayreville, New Jersey 08871

6. As to all property described in answer to question #5, set forth, in detail, the nature and source of the local or beneficial right by which you claim right to prosecute this application.

Ground lease (See attached Affidavit of Ownership & Authorization form)

7. Location (street address) 39 Edgeboro Road

Block(s) <u>834</u>	Lot(s) <u>34.11, 4.17, 4.19 &amp; 4.23</u>	Zone(s) <u>Edgeboro Road Redevelopment</u>	Size <u>Lot 34.11: 26.80 AC</u>
		Area; I/M (Industrial Manufacturing)	<u>Lots 4.17, 4.19 &amp; 4.23: 12.209 AC</u>
			<u>Total: +/- 39.01 AC</u>

8. Present Use of Property Lot 34.11: Vacant / Undeveloped (Former Pinnacle Materials, Inc. facility)  
Lots 4.17, 4.19 & 4.23: Mostly vacant; MCUA maintenance areas

9. Proposed Use of Property Lot 34.11: +/- 513,240 warehouse / distribution building with accessory office, parking and loading / unloading areas;  
Lots 4.17, 4.19 & 4.23: Accessory parking lot to be utilized by warehouse / distribution building; MCUA maintenance areas will remain

10. Description of proposed structures or changes in existing structures  
 Lot 34.11: +/- 513,240 warehouse / distribution building with accessory office, parking and loading / unloading areas; Lots 4.17, 4.19 & 4.23: Accessory parking lot
11. Was this tract formerly subdivided? No \_\_\_\_\_ Yes  When Application No. 19-01 (Application Approved: 2/6/2019; Existing Lot 34.14 (formerly identified as Lot 34.88) Resolution Adopted: 3/12/2019)
12. Area of entire tract 39.01 acres, or 1,699,035 square feet
13. Applicant plans to develop property by:
- ( ) Selling Lots Only  
 ( ) Constructing Houses to Sell At \$ \_\_\_\_\_  
 Other Warehouse / distribution facility and accessory off-street parking lot
14. Does site adjoin any county road No state highway No
15. Location of nearest sanitary sewer Edgeboro Road  
 (Sewerage system must be approved by the East Brunswick Sewerage Authority and/or Director of Health before Planning Board will review application.)
16. Location of nearest water utility line Edgeboro Road
17. Are exterior utility systems to be installed on this site?  
Propane Tanks  Transformers and Generator  Air Conditioning Units
18. Are there new streets, extension of municipal facilities or utilities involved in this development?  
 Yes \_\_\_\_\_ No
19. If any variances are required, circle those sections of municipal land use law the variance comes under - A, B, C, or D. **N/A**
20. Describe variance requested N/A  
 \_\_\_\_\_  
 \_\_\_\_\_
21. Section(s) of Zoning Ordinance from which variance(s) is requested  
 \_\_\_\_\_  
 \_\_\_\_\_
22. Reasons for requesting variance(s) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
23. Have there been any previous Board of Adjustment or Planning Board hearings involving this property?

Yes  No

24. If the answer to #23 is the affirmative, state the date of the hearing, nature and disposition.  
Application No. 19-01 approved by the Planning Board on February 6, 2019 (Resolution adopted March 12, 2019) granting the Applicant Preliminary and Final Major Subdivision and Major Site Plan Approvals and Design Waivers to subdivide the property into two lots and construct a warehouse / distribution facility
25. Applicant's Attorney (Corporation must be represented by a NJ Attorney)

Name Stephen F. Hehl, Esq. Phone # 908-687-7000

Address 370 Chestnut Street, Union, New Jersey Zip 07083

Firm Hehl Offices of Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, P.C.

26. Are any easements or special covenants by deed involved in this site?  
Yes  No \_\_\_\_\_ (If yes, attach copy)

27. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to Punishment for contempt of court.

**39 Edgeboro Road Urban Renewal LLC**



and subscribed before me on  
this 14th day of Oct 2020  
Brian Van Nest, Notary Public  
In and for the State of Ohio  
My Commission Expires Mar. 1, 2023

[Signature]  
Robert Stephens, Market Officer

**39 Edgeboro Road Urban Renewal LLC**

[Signature]  
Robert Stephens, Market Officer

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**AUTHORIZATION OF SIGNATURE (If Applicant is a Corporation)**

This will certify that Robert Stephens Title Market Officer

of (Corporation name and address) 39 Edgeboro Road Urban Renewal LLC

1100 Peachtree Street NE, Atlanta, Georgia 30309

who subscribed to the above application for development in the Township of East Brunswick has been authorized by this Corporation to do so.



Brian Van Nest, Notary Public  
In and for the State of Ohio  
My Commission Expires Mar. 1, 2023

[Signature]  
Robert Stephens, Market Officer  
October 14th 2020

\*\*\*\*\*

28. Address all correspondence concerning this Application to:

( ) Applicant ( ) Owner  Attorney

Name Stephen F. Hehl, Esq. / SHehl@lawjw.com

Address 370 Chestnut Street, Union, New Jersey 07083

Firm Hehl Offices of Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, P.C.