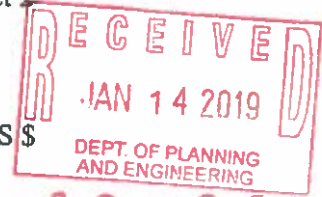


DEPARTMENT OF PLANNING AND ENGINEERING  
EAST BRUNSWICK DEVELOPMENT APPLICATION

Sheet 2



FEES \$

7-19-03

TYPE OF APPLICATION Amended Site Plan

(If additional space is required, attach a rider)

ORIGINAL

- \*\*\*\*\*
1. Applicant's Full Name JB Cocoa EBNJ, LLC Phone # 212-262-8799
  2. Applicant's Mailing Address 6 East 39th Street, New York, NY 10016
  - 2a. Email Address hktey@jbcocoa.com
  3. Is Applicant a  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) see schedule A  
(address) \_\_\_\_\_
  4. Does Applicant own all this property? Yes  No  (Consent attached)
  5. If not, set forth names and addresses of owners of any property covered by this Application which are not owned by Applicant: \_\_\_\_\_  
N/A
  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.  
N/A
  7. Location(street address) 9 Cotters Lane, East Brunswick, NJ 08816  
Block(s) 29.04 Lot(s) 9 Zone(s) P-I Size 8.08
  8. Present Use of Property warehouse / office
  9. Proposed Use of Property See attached Schedule B
  10. Description of proposed structures or changes in existing structures  
See attached Schedule B.
  11. Was this tract formerly subdivided? No  Yes  When \_\_\_\_\_
  12. Area of entire tract 8.08 acres, or 351,989 square feet

13. Applicant plans to develop property by:

- ( ) Selling Lots Only  
( ) Constructing Houses to Sell At \$ \_\_\_\_\_  
(x) Other See attached Schedule B.

14. Does site adjoin any county road No state highway No

15. Location of nearest sanitary sewer on site

(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 on site

17. Are exterior utility systems to be installed on this site?

no Propane Tanks Yes Transformers no Air Conditioning Units

18. Are there new streets, extension of municipal facilities or utilities involved in this development?

Yes \_\_\_\_\_ No x

19. If any variances are required, circle those sections of municipal land use law the variance comes under - A, B, C, or D.

20. Describe variance requested Max. building height, max building coverage, number of parking spaces, landscaping requirements (variances prev. granted), buffer, screening & landscaping requirements (parking area, garbage collection, and utility areas, and loading and unloading areas screening

21. Section(s) of Zoning Ordinance from which variance(s) is requested

Sections: 228-202; 228-208; 228-218; 228-218.1.8.5; 192-28(e)

22. Reasons for requesting variance(s) (a) pre-existing conditions; (b) pre-existing development;

(c) unusual shape of the property

23. Have there been any previous Board of Adjustment or Planning Board hearings involving this property?

Yes x No \_\_\_\_\_

24. If the answer to #23 is the affirmative, state the date of the hearing, nature and disposition.

Planning Board 14-24V dated September 3, 2014 & Zoning Board Z-14-33 approval dated December 4, 2014

see attached Resolutions of Approval.

25. Applicant's Attorney (All business entities other than a sole proprietorship must be represented by a licensed New Jersey attorney).

Name Kenneth L. Pape Phone# 732-679-8844

Address 516 State Highway 33, Millstone, NJ Zip 08535

Firm Heilbrunn Pape, LLC Email Address kpape@hpnjlaw.com

26. A Tax and Assessment Payment Report indicating all taxes and/or assessments required to be paid attached to this application   x
27. Are any easements or special covenants by deed involved in this site?  
 Yes \_\_\_\_\_ No   x   (If yes, attach copy)
28. 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.

Sworn to and subscribed before me on this 16<sup>th</sup> day of November 2018

[Signature]  
 Notary Public Chiara R. Mancini  
Attorney at Law  
State of NJ

[Signature]  
 Signature of Applicant  
 Kenneth L. Pape - Attorney for in Fact

[Signature]  
 Signature of Owner

\*\*\*\*\*

AUTHORIZATION OF SIGNATURE (if Applicant is a Limited Liability Company (LLC) or Corporation)

This will certify that Kenneth L. Pape Title Attorney - in - fact  
 of (Corporation of LLC name and address) JB Cocoa, Inc. in America  
590 Madison Avenue, 18th Floor, New York, NY 10022

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

ATTEST [Signature] [Signature]  
Chiara R. Mancini \_\_\_\_\_ 20\_\_\_\_\_  
Attorney at Law - State of NJ

\*\*\*\*\*

29. Address all correspondence concerning this Application to:

( ) Applicant ( ) Owner (   x   ) Attorney

Name Kenneth L. Pape

Address 516 State Highway 33, Millstone, NJ 08535

Firm Heilbrunn Pape, LLC

Telephone # 732-679-8844

Email Address kpape@hpnjlaw.com

## SCHEDULE A

JB Cocoa EBNJ, LLC is 100% owned by JB Cocoa Holdings, Inc, a company incorporated in Delaware, USA.

## Schedule B

The Applicant previously proposed to repurpose and expand the existing building to provide production facilities for cocoa butter and cocoa powder processing. The Applicant is currently proposing to demolish the existing building and construct a new facility for the same purposes. The new building will include office, warehouse, and manufacturing spaces in support of the processing of cocoa products, and includes re-designed loading docks and expanded employee and visitor parking.