

**MIDDLESEX COUNTY,
DEPARTMENT OF INFRASTRUCTURE MANAGEMENT
OFFICE OF PLANNING
DEVELOPMENT REVIEW DIVISION
Administration Building
75 Bayard Street, 5th floor, New Brunswick, New Jersey 08901
732-745-3812**

GUIDELINES FOR SITE PLAN/SUBDIVISION APPLICATIONS

Incorporated amendments to the County's Land Subdivision Resolution as adopted by the Middlesex County Board of Chosen Freeholds, December 16, 2004, effective February 1, 2005.

PLEASE READ THE FOLLOWING INFORMATION PRIOR TO COMPLETING THE APPLICATION FORM.

An application form, fee, authorization of property owner, plus four (4) separate CDs containing in a digital copy of plans in a PDF File Format with any reports associated with the application; plus, four (4) paper plans and any reports associated with the application must be submitted.

Incorrectly completed application forms and applications submitted with the incorrect fee, are automatically **rejected** by Staff and no review will commence.

All application forms must be signed by the Applicant or a Designated Representative. Please retain a copy of the application form for your records.

**Application fees for all Site Plan and Subdivision submissions shall not exceed \$20,000.00.
All checks shall be made payable to "TREASURER-MIDDLESEX COUNTY".**

***SKETCH PLATS
(Minor Subdivisions)***

All sketch plats must be submitted to this Office for classifications regardless of whether or not the criteria for exempt status are met. This shall be for the purpose of permitting the Applicant to file the subdivision by deed or plat with the County Clerk.

***PRELIMINARY PLATS
(Major Subdivisions)***

All Preliminary Subdivisions must be submitted to this Office for review and approval.

***FINAL PLATS
(Major Subdivisions or optional for Minor Subdivisions)***

PRIOR to submitting an application for Final Plat Review, **ALL** conditions of the Preliminary Subdivision Review or Sketch Plat Review **must be satisfied**.

SITE PLAN

All Site Plans must be submitted for jurisdictional determination by this Office and will require Board action if it meets any of the following criteria.

- a. A Commercial use along a County road or affecting a County Drainage Facility.
- b. An Industrial use along a County road or affecting a County Drainage Facility.
- c. A Multi-Family structure of five (5) units or more along a County road or affecting a County Drainage Facility.
- d. Any land development along a County road requiring Off-Street Parking Area or Off-Street Area for more than five (5) vehicles or affecting a County Drainage Facility.
- e. Any land development causing storm water to drain directly or indirectly to a County road or a drainage way, structure, pipe, culvert of facility for which the County is responsible for construction, maintenance or proper functioning and falls within any of the above categories.
- f. Any land development which generates traffic directly onto a County road and falls within the above land uses or affecting a County Drainage Facility.

Commercial, Office, Multi-Family, Quasi-Public Application-Parking Space Fees

Parking Space Fees must be paid for all proposed or required parking spaces as specified by Municipal Zoning Ordinance (whichever number is greater) which are a result of a site plan proposal.

Industrial Application Square Footage Fees

Square Footage Fees must be paid for each square foot of the proposed building area.


If an application is **DISAPPROVED** by the Board or plans with **SUBSTANTIAL REVISIONS** are received by this Office, a new application **MUST** be submitted.

Authorization of Property Owner And/or Second Party Lessee

Municipality: _____
Tax Map: Block(s) _____, Lot(s) _____
Applicant Name/Site Name: _____
For the Type of Land Use: _____
Middlesex County Planning Board Application/File# _____

I, _____,
(Individual, Corporation and/or Entity and Mailing Address)
the Landlord/Property Owner of _____, does
(Address, Location of the Property)
hereby appoint _____ and its
(Name of First Party and/or Second Party Lessee, Mailing Address)
Agents and Representatives as Owner's Agent for the purpose of completing, executing
and /or filing any Application, Form, Map, Approval, Variance, Special Permit and/or
other Land Use Approval and/or Building Permit ("Approvals") required to provide

_____ with lawful
(Name of First Party and/or Second Party Lessee, Mailing Address)
access to, and ability to use the property for the purpose of development on the property.
_____, shall be responsible for
(Name of First Party and/or Second Party Lessee, Mailing Address)
all costs, filing fees, and/or any expense incurred in connection with securing approvals.

 _____ Signature of Property Owner (Print Name and Title) Date: _____, 20____.	_____ Signature of First Party Lessee (Print Name and Title) Date: _____, 20____.
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Signature of Second Party Lessee
if applicable
(Print Name and Title)
Date: _____, 20____.

Sworn to and subscribed before me on the _____ day of _____, 20____.

Notary Public of _____, Expires _____

SUBDIVISION AND SITE PLAN APPLICATION FORM
 Middlesex County, Department of Infrastructure Management
 Office of Planning-Development Review Division
 Middlesex County Administration Building,
 75 Bayard Street, 5th Floor, New Brunswick, N. J. 08901
 732-745-3812

FOR OFFICE USE ONLY

Please refer to Guideline Sheet prior to completion.

1. Municipality: North Brunswick

2. Plan Title: Preliminary and Final Site Plan for Ben Hur Brunswick, LLC. Proposed Warehouse Expansion

3. Applicant Name: Ben-Hur of Brunswick, LLC Phone# (732) 960-2453 E-Mail valmir@benhurinv.com
 Mailing Address: 463 7th Avenue, 21st Floor, New York, NY 10018

4. Owner of Property: Same as applicant Phone# _____ E-Mail _____
 Mailing Address: _____

5. Applicant's Attorney: James E. Stahl, Esq. Phone# 732-422-1000 E-Mail JStahl@borrus.com
 Mailing Address: 2875 US Route 1, North Brunswick, NJ 08902

6. Applicant's Engineer: John A. Palus, PE, PP, LEED Phone# 732-974-0198 E-Mail japalus@dynamiccec.com
 Mailing Address: 1904 Main Street, Lake Como, NJ 07719

7. Block Number(s) ¹⁴⁸ _____

8. Lot Number(s) ^{5,03} _____

9. Name of Adjacent Road(s) ^{US Route 1} _____

10. Zone ^{I-2 (Industrial District)} _____

11. Present Use ^{Multipurpose Warehouse Distribution Facility} _____

12. Proposed Use ^{Expansion to Multipurpose Warehouse Distribution Facility} _____

13. Recent Date on Plans 01/13/2022

14. Proposed Impervious Surface ^{413,003} _____ (sq.ft.)

15. Total Number of Lot(s) ¹ _____

16. Proposed Building Area ^{290,650} _____ (sq.ft.)

17. Number of Proposed Dwelling Units ^{N/A} _____

18. Existing Building Area ^{246,049} _____ (sq.ft.)

19. Number of Proposed Parking Spaces ¹¹³ _____

20. Acreage to be dedicated for Open Space ^{12.46 Acres} _____

21. Area of Entire Tract ^{21.94 Acres} _____ (to hundredth acre)

- An application form, fee, authorization of property owner, plus submit four (4) separate CDs containing a digital copy of the plans in a PDF File Format with any reports associated with this application; plus, four (4) paper plans and any reports associated with the application must be submitted. Please ensure that the application is signed at the bottom and retain a copy for your records.
- A separate application and fee per submission. All checks shall be made payable to "TREASURER-MIDDLESEX COUNTY".
- Round up all Fees and Acres.
- Application fees for all Site Plan and Subdivision submissions shall not exceed \$20,000.00.
- An exempt classification can only be determined by this Office.

Minor Subdivision

____ SKETCH PLAT Initial Fee \$ 300.00
 Plus \$10.00 x (Number of Acres) _____ \$ _____
 (Revised plans resulting from conditions of the County Planning Board (33% of Original Fee for 1st revision only) \$ _____
 Sketch Plat Total \$ _____

Major Subdivision

____ PRELIMINARY PLAT Initial Fee \$ 500.00
 Plus \$20.00 x (Number of Lots) _____ \$ _____
 And \$20.00 x (Number of Acres) _____ \$ _____
 (Revised plans resulting from conditions of the County Planning Board (33% of Original Fee for 1st revision only) \$ _____
 Preliminary Plat Total \$ _____

____ FINAL PLAT Initial Fee \$ 500.00
 Plus \$15.00 x (Number of Lots) _____ \$ _____
 And \$15.00 x (Number of Acres) _____ \$ _____
 (A separate application form and fee per plat sheet is required) Final Plat Total \$ _____


Site Plan

x SITE PLAN Initial Fee \$ 500.00
 Plus \$10.00 x (Number of Proposed Parking Spaces for Non-Industrial Use) _____ \$ _____
 And/Or \$.15 x (Square Feet of Proposed Building Area for Industrial Use) ^{x 46,641 SF} _____ \$ 6,996.15
 (Revised plans resulting from conditions of the County Planning Board (33% of Original Fee for 1st revision only) \$ _____
 Site Plan Total \$ 7,496.15

If an application is **DISAPPROVED** by the Board or plans with **SUBSTANTIAL REVISIONS** are received by this Office, a new application **MUST** be submitted.

I hereby apply for approval by the Middlesex County Planning Board of the above development proposal and acknowledge that the reporting period set forth in N.J.S.A. 40:27-6.5 or 6.7 shall not begin to run until this application, fee and accompanying plans are complete in all respects.

CERTIFICATION: I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the owner or the contract purchaser pursuant to the owner's authorization. I also certify that the identical plans submitted herewith have simultaneously been submitted to the appropriate municipal subdivision and/or site plan approval authority.


 Signature of Applicant or Designated Representative

 Type or Print Name

FOR OFFICE USE ONLY

Planning Board	Rejected	Formal Submission	Treasurer's Office
Received By: _____	Rejected By: _____	Formalized By: _____	Received By: _____
Date Received: _____	Date: _____	Date: _____	Date: _____
Amount Received: _____			

PAYEE:Freehold Soil Conservation District(freeholdsoil)

Property	Account	Invoice - Date	Description	Amount
13	1600-3200	Application fee - 01/17	Application fee	4,050.00
				4,050.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

Ben Hur of Brunswick, LLC

2400 Route 1 North
North Brunswick, NJ 08902

Wells Fargo Bank, N.A.
302 Carnegie Center
Princeton, NJ 08540

55-2/212

572

01/17/2022

\$4,050.00***

*** FOUR THOUSAND FIFTY AND 00/100 DOLLARS

PAY TO THE
ORDER OF

Freehold Soil Conservation District
, NJ



Authorized Signature

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈000572⑈ ⑆121000248⑆ 8098825170⑈

DATE:01/17/2022 CK#:572 TOTAL:\$4,050.00*** BANK:Ben Hur of Brunswick Operating(13-oper)
PAYEE:Freehold Soil Conservation District(freeholdsoil)

Property	Account	Invoice - Date	Description	Amount
13	1600-3200	Application fee - 01/17	Application fee	4,050.00
				4,050.00

Details on back

Security Features Included.



**FREEHOLD SOIL CONSERVATION DISTRICT
ADDENDUM TO APPLICATION**

APPLICATION BY CORPORATION OR PARTNERSHIP

OWNERSHIP DISCLOSURE AFFIDAVIT

The Freehold Soil Conservation District requests that all applicants submit a complete list of ownership for purposes of determining conflicts of interest between the applicant and the Board of Supervisors or their professionals.

Attach Rider if necessary.

Disclosure of owners of organization and property subject to application. Any organization making an application for development under this act shall list the names and addresses of all members, stockholders, or individual partners (collectively, "interest holders"), including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property

Listing of names and addresses of interest holders of applicant and owner organization. If an organization owns an interest equivalent to 10% or more of another organization, subject to the disclosure requirements hereinabove described, that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the organization.

Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application of development under this act shall list the names and addresses of all officers and trustees of the non-profit organization.

This disclosure requirement is continuing during the Certification period and transfer of ownership of more than 10% must be disclosed.

Organization or non-profit organization failing to disclose: fine. Any organization or non-profit organization failing to disclose in accordance with this act shall be subject to a fine of \$1,000 to \$10,000, which shall be recoverable in the name of the District in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.)

Name and Address of Applicant:


Ben-Hur of Brunswick, LLC
463 7th Avenue, 21st Floor
New York, NY 10018

(If Corporation, Name and Address of Registered Agent and Officers):

Stockholders / Members / Partners:

I certify that the above 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.

Print Name of Authorized Signatory & Title



Authorized Signature

Date

APPENDIX A2

REQUIREMENTS, GUIDELINES AND PROCEDURES FOR
PREPARING AND IMPLEMENTING "STANDARDS FOR SOIL EROSION AND
SEDIMENT CONTROL IN NEW JERSEY"

An application for certification of a soil erosion and sediment control plan shall include the following items.

1. One copy of the complete subdivision, site plan or construction permit application, including key map as submitted to the municipality (Architectural drawings and building plans and specifications not required.) which includes the following:
 1. Location of present and proposed drains and culverts with their discharge capacities and velocities and support computations and identification of conditions below outlets.
 2. Delineation of any area subject to flooding from the 100-year storm in compliance with the Flood Plains Act (NJSA 58:16A) or applicable municipal zoning.
 3. Delineating of streams, wetlands, pursuant to NJSA 13:9B and other significant natural features within the project area.
 4. Soils and other natural resource information used. (Delineation of the project site on soil map is desirable utilizing the USDA Web Soil Survey.)
 5. Land cover and use of area adjacent to the land disturbance.
 6. All hydraulic and hydrologic data, describing existing and proposed watershed conditions and HEC HMS, HEC RAS, TR-55 and similar models, and other electronic input files, if used, of existing and proposed conditions and a completed copy of the Hydraulic and Hydrologic Data Base Summary Form, SSCC 251 HDF1.
2. Up to four copies of the soil erosion and sediment control plan* at the same scale as the site plan submitted to the municipality or other land use approval agency to include the following: (This information shall be detailed on the plat)
 1. Proposed sequence of development including duration of each phase in the sequence.
 2. Site grading plan showing delineation of land areas to be disturbed including proposed cut and fill areas together with existing and proposed profiles of these areas (an interim grading-erosion control plan may be required for large sites with extensive cuts and fills).
 3. Contours at a two foot (or smaller) interval, showing present and proposed ground elevation.
 4. Locations of all streams and existing and proposed drains and culverts.
 5. Stability analysis of areas below all points of stormwater discharge which demonstrates a stable condition will exist or there will be no degradation of the existing condition.
 6. Location and detail of all proposed erosion and sediment control structures including profiles, cross sections, appropriate notes, and supporting computations.
 7. Location and detail of all proposed nonstructural methods of soil stabilization including types and rates of lime, fertilizer, seed, and mulch to be applied.
 8. Control measures for non-growing season stabilization of exposed areas where the establishment of vegetation is planned as the final control measure.
 9. For residential development - control measures to apply to dwelling construction on individual lots and notation that such control measures shall apply to subsequent owners if title is conveyed. This notation shall be shown on the final plat.
 10. Plans with a notation for maintenance of permanent soil erosion and sediment control measures and facilities during and after construction, also indicating who shall have responsibility for such maintenance.
3. Appropriate fees. (As adopted by the individual district.)
4. Additional items as may be required.

*Individual districts may require modifications in the above list.



Freehold Soil Conservation District
4000 Kozloski Road / PO Box 5033
Freehold, NJ 07728-5033
Phone 732-683-8500 Fax 732-683-9140
www.freeholdsoil.org info@freeholdscd.org

APPLICATION FOR SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

The enclosed soil erosion and sediment control plan and supporting information are submitted for certification pursuant to the Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended (NJSA 4:24-39 et. seq.) An application for certification of a soil erosion and sediment control plan shall include the items listed on the reverse side of this form.

Name of Project Proposed Warehouse Expansion		Project Location: Municipality Township of North Brunswick	
Project Street Address 2400 US Route 1		Block 148	Lot 5.03
Project Owner(s) Name Ben-Hur of Brunswick, LLC		Email valmir@benhurinv.com	Phone # (732) 960-2453 Fax #
Project Owner(s) Mailing Address (No P.O. Box Numbers) 463 7th Avenue, 21st Floor		City New York	State NY Zip 10018
Total Area of Project (Acres) 21.94 Acres	Total Area or Land to be Disturbed (Acres) 1.861 Acres	No. Dwelling or other Units N/A	Fee \$ \$4,050.00
Plans Prepared by* John A. Palus, PE, PP, LEED - Dynamic Engineering Consultants, PC			Phone # (732) 974-0198 Fax # (732) 974-3521
Street Address 1904 Main Street		City Lake Como	State NJ Zip 07719

*(Engineering related items of the Soil Erosion and Sediment Control Plan **MUST** be prepared by or under the direction of and be sealed by a Professional Engineer or Architect licensed in the State of New Jersey, in accordance with NJAC 13:27-6.1 et. seq.)

Agent Responsible During Construction TBD		Email	
Street Address			
City	State	Zip	Phone Fax #

The applicant hereby certifies that all soil erosion and sediment control measures are designed in accordance with current **Standards for Soil Erosion and Sediment Control In New Jersey** and will be installed in accordance with those Standards and the plan as approved by the Soil Conservation District and agrees as follows:

1. To notify the District in writing at least 48 hours in advance of any land disturbance activity. Failure to provide such notification may result in additional inspection fees.
2. To notify the District upon completion of the Project (Note: No certificate of occupancy can be granted until a report of compliance is issued by the District.
3. To maintain a copy of the certified plan on the project site during construction.
4. To allow District agents to go upon project lands for inspection.
5. That any conveyance of this project or portion thereof prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
6. To comply with all terms and conditions of this application and certified plan including payment of all fees prescribed by the district fee schedule hereby incorporated by reference.

The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and sedimentation and not for adequacy of structural design. The applicant shall retain full responsibility for any damages which may result from any construction activity notwithstanding district certification of the subject soil erosion and sediment control plan. It is understood that approval of the plan submitted with this application shall be valid only for the duration of the initial project approval granted by the municipality. All municipal renewals of this project will require submission and approval by the district. In no case shall the approval extend beyond three and one half years at which time resubmission and certification will be required. Soil Erosion and Sediment Control Plan certification is limited to the controls specified in the plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. It is further understood that all documents, site plans, design reports etc. submitted to the district shall be made available to the public (upon request) pursuant to the Open Public Records Act, N.J.S.A. 47:1A-1 et seq.

1. Applicant Certification* Signature Date _____ Applicant Name (Print) _____	3. Plan determined complete: Signature of District Official _____ Date _____
2. Receipt of fee, plan and supporting documents is hereby acknowledged: Signature of District Official _____ Date _____	4. Plan certified, denied or other actions noted above. Special Remarks: Signature of District Official _____ Date _____

*If other than project owner, written authorization of owner must be attached.