

TOWNSHIP OF POHATCONG
LAND USE BOARD
LAND DEVELOPMENT APPLICATION

DEC 05 2022

Check as many as apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> Concept Subdivision | <input type="checkbox"/> Preliminary Subdivision Plan
Amended | <input type="checkbox"/> Planning Permit (NJSA 40:55D-34,35) |
| <input type="checkbox"/> Concept Site Plan | <input checked="" type="checkbox"/> Preliminary Site Plan | <input type="checkbox"/> Conditional Use (NJSA 40:55D-67) |
| <input type="checkbox"/> General Development Plan | <input type="checkbox"/> Final Subdivision Plan
Amended | <input type="checkbox"/> Appeals to Bd. Adj. (NJSA 40:55D-70 a,b) |
| <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Final Site Plan | <input checked="" type="checkbox"/> Bulk Variances (NJSA 40:55D-70c) |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Use Variance (NJSA 40:55D-70d) |

1. Applicant's Name: LIT Greek East Valley LLCPhone: c/o attorney 610 691 7900Address: 1 Kimberly Road, Suite 105, East Brunswick, NJ 08816Fax/email: c/o attorney 610 691 08412. Owner's Name: See Applicant

Phone: _____

Address: _____

Fax/email: _____

3. Attorney's Name: Mark R. Peck, Esq., Florio Perucci Steinhardt Cappelli Tipton & Taylor, LLCPhone: 610 691 7900Address: 91 Larry Holmes Drive, Suite 200, Easton, Pennsylvania 18042 Fax/email: mpeck@floriolaw.com4. Engineer's Name: Daniel T. Sehnal, PE - Dynamic EngineeringPhone: 908 879 9229Address: 245 Main Street, Suite 110 Chester, NJ 07930Fax/email: 908 879-02225. Surveyor's Name: Dynamic Survey, LLC

Phone: _____

Address: 1904 Main Street, Lake Como, NJ 07719

Fax/email: _____

6. Architect's Name: F. Greek Development, Inc.Phone: 732 257 7353Address: 1 Kimberly Road, Suite 105, East Brunswick, NJ 08816

Fax/email: _____

7. Development Data:

Name of Project: East Valley Logistics CenterPresent Use of Property: AgriculturalProposed Use of Property: Warehouse/Distribution and OfficeAddress of Tract: New Brunswick Avenue and Edge RoadTax Block: 78 Lot: 1 Tract Area: 104.6 acreZone District: 1 Proposed Building Area: 840,000 sf Proposed No. Dwelling Units or Lots: N/A

8. If applicant is a partnership or corporation list the names and addresses of anyone having an interest of 10% or more.

Name: There are 0 individual 10% owners of Applicant Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Application No. _____

**TOWNSHIP OF POHATCONG
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9. Variances required. List all variances or any appeals which are being sought. If not part of a subdivision or site plan application a separate map clearly depicting the request must be provided.

(1) Sec. 285 Attachment II; d4FAR (.19 proposed, .15 max permitted); (2) Sec. 285 Attachment II and front yard set back to New Brunswick Ave (120' req'd, 16.4' existing - to farm house).

10. Existing Deed Restrictions. List all existing easements, restrictions or covenants affecting the property and attach a copy.

11. Briefly describe any prior or currently pending applications before the Land Use Board, Zoning Officer, Construction Code Official or any other agency involving the property which is the subject of this application.

Preliminary site plan approval with design waivers for 666,000 sf warehouse/office building granted 1/11/22.

12. List, by title, all plans, calculations, reports, etc. which accompany the application.

See Rider

13. Signature of Applicant:

DocuSigned by:

David Greek

Date: 12/2/2022

David Greek

**TOWNSHIP OF POHATCONG
LAND USE BOARD
LAND DEVELOPMENT APPLICATION
RIDER No. 12**

1. Amended Preliminary and Final Major Site Plan
2. ALTA/NSPS Land Title Survey
3. Architectural Plans
4. Environmental Impact Statement
5. Traffic Impact Study
6. Final Specifications for the Construction of Sanitary Sewer Systems
7. Supplemental Stormwater Basin Area Investigation Report
8. Stormwater Management Summary
9. Will Serve Letter from Elizabethtown Gas for gas service
10. Will Serve Letter from JCP&L for electric service
11. Will Serve Letter from Aqua for water service
12. Will Serve Letter from RVE for sewer service
13. Will Serve Letter from Version for phone service
14. Warren County Land Development Application
15. Upper Delaware SCD Application

POHATCONG TOWNSHIP
LAND USE BOARD
AFFIDAVIT OF OWNERSHIP

State of New Jersey) SS.
County of Middlesex)

David Greek of full age, being duly sworn, according to law on
oath, deposes and says that the applicant resides at 1 Kimberly Road
in the municipality of East Brunswick in the County of Middlesex
and the State of New Jersey, and that David Greek
is the owner in fee of all that certain lot, piece or parcel of land situated, lying, and being in the municipality aforesaid, and
known and designated as Block Number 78, Lot Number 1.

DocuSigned by:

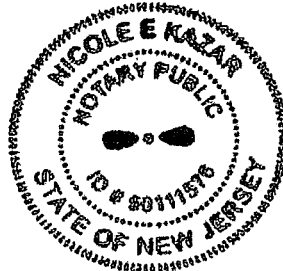
David Greek

21BF863FF082316

(Owner's Signature)

Sworn to before me this
2nd day of December
20 22.

Nicole Kazar
Notary Public
State of New Jersey



AUTHORIZATION

If anyone other than the above owner is making this application, the following authorization must be executed:

_____ is hereby authorized to make the within application.

Dated: _____, 20____

(Owner's Signature)

SITE INSPECTION AUTHORIZATION FORM

I hereby give permission for Pohatcong Township Municipal Agencies and their agents to come upon and inspect these premises with respect to this application for East Valley Logistics Center on Block 78, Lot 1.

DocuSigned by:

David Grub

Applicant's Signature

Date: 12/2/2022

APPLICATION FEE STATEMENT

I understand that my application fees will not be refundable, under any circumstances, including withdrawal of this application prior to hearing. Any unused escrow fees will be refunded.

DocuSigned by:

David Grub

Applicant's Signature

Date: 12/2/2022

CHECKLIST

PRELIMINARY SUBDIVISION AND PRELIMINARY SITE PLAN

Item	Applicant			Township	
	Complies	N/A	Waiver Requested	Complies	Does Not Comply
(1) Four (4) copies of application form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) Fifteen (15) copies of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(3) Subdivision/site plan application fee & professional review escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(4) Variance application fee & professional review escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(5) Completed W-9 form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(6) All plats shall be submitted on drawing sheet sizes of either 8-1/2 x 13 inches, 15 x 21 inches, 24 x 36 inches or 30 x 42 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(7) Drawings shall be prepared at scales not to exceed the following:					
(a) Preliminary subdivision plan: 1"= 100 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Preliminary site plan, roadway plan and profiles, grading, utilities, etc. 1"= 50 feet horizontal and 1"= 5 feet vertical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(8) All drawings shall have a title block which shall include the following:					
(a) Name of subdivision / site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Name, address and license of the professional person who prepared the drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) The title preliminary site plan or preliminary plat, as applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Date of the drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Drawing reference number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Section number or phase, if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Scale of drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(9) Drawings shall also include the following:					
(a) North arrow with reference meridian and graphic scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Date of original drawing and date and nature of all subsequent revisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Name and address of the owner and the applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Tax sheet, block and lot number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Key map showing the subdivision site, zone district, and its relation to surrounding areas, streets, highways and zone district boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Certification by owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Certification by Land Use Board Chairman and Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(10) All drawings shall be prepared by the appropriate professionals pursuant to the requirements of N.J.A.C. 13:40-7.1 et. seq. entitled "Permissible Division of Responsibility in Submission of Site Plans and Major Subdivision Plats."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHECKLIST

PRELIMINARY SUBDIVISION AND PRELIMINARY SITE PLAN

Item	Applicant			Township	
	Complies	N/A	Waiver Requested	Complies	Does Not Comply
(11) Preliminary subdivision and site plans shall have a title sheet showing the following information:					
(a) Name and address of the owner and applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Tax map sheet, block and lot number(s) and total area of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Zone district	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Area of section being subdivided, if applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Area of tract within each zone district	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Number of proposed lots, residential units and non-residential building area and floor area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Key map showing the site and its relationship to the surrounding area, streets, zone districts and development phasing, if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(12) The plan shall be based upon a survey prepared by a licensed New Jersey Land Surveyor having a filed traverse error of closure of less than 1 part in 10,000.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(13) The name of the owner and block and lot numbers of all properties within 200 feet of the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(14) Existing contours based upon field measurements or aerial mapping shall be provided at 2 foot intervals on and within 200 feet of the tract based upon U.S.G.S. datum.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(15) The location, description and elevation of at least two (2) bench marks used for vertical control.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(16) Plan and profile of existing roads which adjoin the tract for a distance of 500 feet beyond the tract lines. The plan shall indicate pavement type and width, right of way width, shoulders, curbs, sidewalks etc. The profile shall be field run.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(17) Existing rights of way or easements on the tract and within 500 feet of the tract showing identification, location, width, and any use restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(18) Plan and profile of existing drainage facilities on the tract and within 500 feet of the tract showing type of structures, invert elevations, pipe sizes and slopes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(19) The location and size of existing utility lines on the tract and within 500 feet of the tract, including water, sewer, gas, electric, telephone, cable TV, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(20) The location and high water elevation of existing marshes, ponds and land subject to periodic flooding on the tract and within 500 feet of the tract.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(21) The location of existing rivers, streams, drainage ditches, etc. on the tract and within 500 feet of the tract showing the location of the 100 year flood plain, floodway and encroachment lines, as applicable, with the source of the information.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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PRELIMINARY SUBDIVISION AND PRELIMINARY SITE PLAN

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	Complies	N/A	Waiver Requested	Complies	Does Not Comply
(22) The location of any existing wetlands on and within 150 feet of the tract as determined by a qualified individual.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(23) The location of existing buildings, structures, curbs, sidewalks, driveways, fences, retaining wall, parking areas, loading areas, landscaped areas, signs, lights on the tract or within 200 feet of the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(24) The location of existing individual trees over four (4) inches in diameter measured six (6) feet above the ground, except that where trees are in mass only the limits need be shown. However, if mass tree removal is proposed, individual trees within the mass over nine (9) inches in diameter should be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(25) The location of Township owned land or other public lands such as parks, open space, etc. within 500 feet of the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(26) If site development is proposed on a portion of the lot, the plans shall indicate the extent of the entire lot and any contiguous lands owned by the developer and the relationship to the portion being developed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(27) Proposed lot layout showing lot numbers as assigned by the tax assessor and dimensions of all lot lines to the nearest 0.01 foot and lot area to the nearest square foot. (Subdivision only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(28) The location of all proposed easements and rights of way with detailed dimensions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(29) Location, size and purpose of any lands to be dedicated to the Township.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(30) The location of all required building setback lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(31) A schedule of required and provided zone district requirements including lot area, width, depth, yard setbacks, impervious surface ratio, floor area ratio, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(32) Plans for proposed streets showing the name of the street as approved by the Post Office, right of way width, typical section, location of curbs and sidewalks, centerline stationing with P.C. and P.T. stations, the location of high and low points and the following horizontal curve data: curve radius, tangent length, arc length, chord length, and central angle.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(33) Profile of proposed streets showing centerline elevations at 50 foot intervals, tangent grades, vertical curves with length and "K" values and the station and elevation of high and low points. The existing profile along the proposed street shall be field run.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(34) Cross-sections of proposed streets and existing streets to be widened at 50 foot intervals.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(35) The plan shall show the location of proposed curbs, depressed curbs, gutters, sidewalks, driveways, fences, retaining walls, parking and loading areas, street signs, street lights, landscaping, street and shade trees, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(36) An analysis of available sight distance shall be made at all intersections and be depicted on the profiles along with required sight easements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Complies	N/A	Waiver Requested	Complies	Does Not Comply
(37) Plan and profile of proposed storm drainage facilities, including swales, showing sizes, materials, slope and invert elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(38) Design computations for proposed storm drainage facilities, including analysis of the ability of existing facilities to accept the flows. The computations shall include watershed boundary maps depicting drainage areas to each structure, including drainage areas which extend beyond the limits of the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(39) Plans and design computations for proposed stormwater management facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(40) Plan and profile of proposed sanitary sewers, including materials, sizes, slope, invert elevations, pumping stations, force mains, with design calculations for pumping facilities and force mains, and the location of laterals.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(41) Construction specifications for the installation of sanitary sewer mains, laterals, manholes, pump stations and force mains.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(42) Where public sewer is not available, at least one (1) soil log and two (2) acceptable percolation or permeability tests shall be provided on each lot and their locations shown on the plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(43) Subdivisions comprising 50 or more lots shall require certification by the New Jersey Department of Environmental Protection that the proposed sewer and water facilities will comply with applicable state standards. (Subdivision only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(44) Where public water is available, the applicant shall provide documentation from the purveyor that they will service the site and that adequate flow and pressure is available for both domestic use and fire flow. Prior to the start of construction, the applicant or purveyor shall provide detailed plans and construction specifications for installation and testing and who will be doing the construction, inspection and testing. The plans shall indicate the size and location of all mains and the location of all hydrants and valves. The location of hydrants shall be approved by the Township Fire Chief. The approximate location of mains and hydrants shall be provided with the initial preliminary plat submittal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(45) Where water is to be provided via individual on-site wells, the applicant shall provide the location and depth of all public and private wells within 500 feet of the property and shall provide an analysis of the underlying geologic formation and its ability to provide a satisfactory yield without impacting adjoining water supplies.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(46) Each utility company shall provide documentation that service is available to the site and the preliminary plans shall provide the approximate location and size of proposed electric, telephone, cable TV, and gas lines. Prior to construction, detailed plans for the installation of these utilities shall be provided with information on whether the applicant or the utility company will be responsible for construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHECKLIST

PRELIMINARY SUBDIVISION AND PRELIMINARY SITE PLAN

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	Complies	N/A	Waiver Requested	Complies	Does Not Comply
(47) A grading plan at 2 foot intervals shall be provided showing all areas which are to be disturbed. Where grading is to be done in tree mass areas, individual trees larger than nine (9) inches in diameter shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(48) The plan shall show the first floor and garage floor elevation of all proposed dwellings and the location of driveways. (Subdivision only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(49) The location and size of proposed principal buildings, accessory buildings and structures and the finished grade elevation of the first floor and finished ground at each building corner. (Site plans only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(50) Architectural floor plans for each floor of the building or structure and an elevation view from all principal exposures. (Site Plans only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(51) A landscaping plan which as a minimum shall spot the location of all existing plantings to be retained and all plantings to be established and shall contain a schedule, keyed to the plantings shown, calling out the type(common name and botanical name), the size, height, spread, and trunk diameter at the time of planting and at maturity, and the quantity of all proposed plantings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(52) Proposed signs and lighting with details of their construction. Isofootcandle curves shall be provided for all areas to be illuminated with calculations for average maintained footcandles, maximum and minimum intensity and uniformity ratio.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(53) Provisions for refuse and garbage disposal, including recycling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(54) Location and design of fire prevention measures, including emergency lanes, hydrants, sprinkler and siamese connections and fire zones.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(55) The present and proposed number of units and number of tenants, employees, customers or occupants of each unit and a summary of the total number of each expected to be on the site each day. (Site plans only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(56) Proposed staging or development phasing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(57) The design of any off-tract improvements which are necessary to be constructed as part of the project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(58) Construction details for all proposed improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(59) Copies of applications and documentation to obtain other agency permits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(60) Detailed grading plans at the intersections of two (2) public roadways showing spot elevations at ten (10) foot intervals.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(61) Traffic study addressing increases in traffic volumes caused by the project and its impact on adjoining roadways. It must be shown that the adjoining roadways and intersections have adequate capacity to accommodate the additional traffic generated by the project at an acceptable level of service. The study shall address the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(62) Environmental Impact Statement in accordance with the provisions of Chapter 140 Environmental Impact Statement of the Pohatcong Township Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHECKLIST

PRELIMINARY SUBDIVISION AND PRELIMINARY SITE PLAN

Item	Applicant			Township	
	Complies	N/A	Waiver Requested	Complies	Does Not Comply
(63) Critical Geologic Area investigation and report in accordance with the provisions of Chapter 115 Critical Geologic Areas of the Pohatcong Township Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(64) Stormwater Management Plan in accordance with the provisions of Chapter 240 Stormwater Management of the Pohatcong Township Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Carbonate Geology Study submitted with Warren Business Park, Application number 21-01 which received preliminary approval September 14, 2021, resolution adopted 1/11/22.

CHECKLIST

FINAL SUBDIVISION AND FINAL SITE PLAN

Item	Applicant			Township	
	Complies	N/A	Waiver Requested	Complies	Does Not Comply
(1) Fifteen (15) copies of application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) Fifteen (15) copies of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(3) Subdivision/site plan application fee & professional review escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(4) Variance application fee & professional review escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(5) Completed W-9 form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(6) All plats shall be submitted on drawing sheet sizes of either 8-1/2 x 13 inches, 15 x 21 inches, 24 x 36 inches or 30 x 42 inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(7) All roadway plan and profile sheets shall be 24 x 36 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(8) Drawings shall be prepared at scales not to exceed the following:					
(a) Final subdivision plan: 1"=100 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Final site plan, roadway plan and profiles, grading, utilities, etc. 1"=50 feet horizontal and 1"=5 feet vertical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(9) All drawings shall have a title block which shall include the following:					
(a) Name of subdivision / site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Name, address and license of the professional person who prepared the drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) The title final site plan or final plat, as applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Date of the drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Drawing reference number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Section number or phase, if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Scale of drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(10) Drawings shall also include the following:					
(a) North arrow with reference meridian and graphic scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Date of original drawing and date and nature of all subsequent revisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Name and address of the owner and the applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Tax sheet, block and lot number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Key map showing the subdivision site, zone district, and its relation to surrounding areas, streets, highways and zone district boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Certification by owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Certification by Planning Board Chairman and Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(11) All drawings shall be prepared by the appropriate professionals pursuant to the requirements of N.J.A.C. 13:40-7.1 et. seq. entitled "Permissible Division of Responsibility in Submission of Site Plans and Major Subdivision Plats."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Township of Pohatcong

CHECKLIST

FINAL SUBDIVISION AND FINAL SITE PLAN

Item	Applicant			Township	
	Complies	N/A	Waiver Requested	Complies	Does Not Comply
(12) Final subdivision and site plans shall have a title sheet showing the following information:					
(a) Name and address of the owner and applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Tax map sheet, block and lot number(s) and total area of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Zone district	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Area of section being subdivided, if applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Area of tract within each zone district	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Number of proposed lots, residential units and non-residential building area and floor area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Key map showing the site and its relationship to the surrounding area, streets, zone districts and development phasing, if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(13) Final plans are a resubmission of the preliminary plans but shall also include any revisions which were required as conditions of approval by the Planning Board and other agencies having jurisdiction.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(14) Submission of approved utility plans. Utility plans shall be submitted with documentation of the approval of the plans by the ultimate owner of the facility.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(15) Deeds of dedication for all streets, easements and open space which is offered to the Township.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(16) Homeowner's Association documents for projects having facilities or open space which is to be owned and/or maintained by an association.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(17) Submission of all permits and/or approvals from other agencies which are required for the construction of improvements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(18) An engineer's estimate of quantities and cost broken down as: On-tract improvements to be dedicated to the Township, On-tract improvements to be dedicated to the County or State, Off-tract improvements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(19) Final plat for recording which shall be drawn in conformance with the provisions of the Map Filing Law and shall also contain the following: (Subdivision only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(a) Tax block and lot numbers as approved by the Tax Assessor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Street address for each lot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Zone district in which the tract is located	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Required building setback lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Location and purpose of all easements, right of ways and protective covenants with bearings and distances and ties to property corners	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Sanitary, drainage and conservation easements with restrictions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Sight easements with restrictions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEC 6 2022

POHATCONG TOWNSHIP
LAND USE BOARD
APPLICATION FOR AN APPEAL OR VARIANCE REQUEST

NOTICE: The instructions for the completion of this application are attached; and unless completed by the applicant as directed, the application will be declared incomplete and will not be considered by the Land Use Board.

I (We) LIT Greek East Valley LLC 1 Kimberly Road, Suite 105, East Brunswick, NJ 08816 c/o atty 610 691 7900
(Name) (Mailing Address & Zip) (Day Phone)

Do hereby make an appeal for a d4FAR Variance, Exception from the provisions of ~~NJAC~~ Sec. 285
165 attachment 1 Sections 1 of the Township Zoning Ordinance so as to be permitted to
exceed .15 max. FAR in I Zone with .19 FAR, and maintain existing 16.4 front yard set back - farm house to New Brunswick Avenue

1. Engineer's Name: Daniel T. Sehna, PE - Dynamic Engineering (Phone) _____
Mailing Address: 245 Main Street, Suite 110 Chester, NJ 07930
2. Attorney's Name: Mark R. Peck, Esq., Florio Perrucci Steinhardt Cappelli Tipton & Taylor, LLC (Phone) _____
Mailing Address: 91 Larry Holmes Drive, Suite 200, Easton, Pennsylvania 18042
3. Owner's Name: LIT Greek East Valley LLC (Phone) _____
Mailing Address: 1 Kimberly Road, Suite 105, East Brunswick, NJ 08816
4. The premises affected are known as (Street Name) New Brunswick Avenue and Edge Road
Being Tax Lot (s) 1 in Block (s) _____
78 and in the I- Industrial Zone.
5. Premises are approximately 2475 feet in frontage by _____ feet in depth,
having 104.6 acre sq. feet in area and having <0.01 percentage occupied by buildings or
structures.
6. The building(s) proposed by this application will have:
A Front Setback of 299.6 feet.
A Left Sideline Clearance of 371.5 feet.
A Right Sideline Clearance of 627.1 feet.
A Rear Yard Clearance of 545.5 feet.
Said building (s) will measure 600 feet front by 1400 feet deep and will contain an area of 840,000
sq. feet above ground and timbers.
7. Has a previous application been filed or heard involving these premises Yes ? If so, give
date 1/11/22 and decision of Board at that time Preliminary Site Plan
8. The "prevailing setback" of adjoining buildings, within the block is _____ feet.
9. I (We) do hereby certify that the facts presented in this application and all attached information thereto are correct
and accurate.

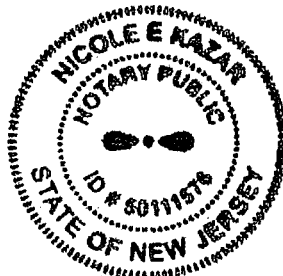
State of New Jersey

County of Middlesex

Sworn to before me, this

2nd day of December, 2022

Nicole Kazar
A Notary Public of New Jersey



DocuSigned by:

David Grek

(Applicant's Signature)

FOR OFFICIAL USE ONLY

No: _____

Filed: _____

Hearing: _____

Fee Deposited: _____

POHATCONG TOWNSHIP
LAND USE BOARD
"C" VARIANCE

NOTE: REQUIRED FOR VARIANCE APPLICATIONS MADE PURSUANT TO N.J.S.A.
40:55D-70C OTHERWISE KNOWN AS "BULK" VARIANCES OR "C" VARIANCES

Applicant: LIT Greek East Valley LLC

Date Submitted: _____

Existing Frong Yard Set Back (Route 122) from Existing Farm House		Complete	Incomplete	Waiver Requested	N/A
1.	Maps in conformance with the Map checklist signed and Sealed by an Architect, Engineer, Planner or Surveyor Which provided sufficient Information (i.e., set-backs, Lot area, location of adjoining structures, wells And septic systems, etc.) Upon which a decision can be based.	✓			
2.	A graphic and/or written Description of the area Surrounding the subject property.	✓			
3.	A description of the alter- natives that were considered..	Existing set back variance from farm house which predates zoning requirements			
4.	A statement or legal brief which clarifies why the "C" Variance should be granted and the special hardship or over- riding planning reason involved. Particular attention should be paid to relevant Township Ordinances, applicable case law and other New Jersey statutes.	Existing set back variance from farm house which predates zoning requirements			
5.	Architectural drawings of the proposed structure sufficient to determine the dimension, style, and layout of the proposed development; new house plans must be signed and sealed by architect.	✓			
6.	A recent photograph of the property, sharing various perspectives, including views of the frontage street.	✓			
7.	A copy of the Tax Map showing the location of the subject premises and all properties Within 200 feet and an out- line of the 200 foot perimeter.	✓			

POHATCONG TOWNSHIP
LAND USE BOARD
VARIANCE MAP CHECKLIST

Applicant: _____

Application No: _____ Date Submitted: _____

Block: _____ Lot: _____ Street Address: _____

		Complete	Incomplete	Waiver Requested	N/A
1.	North arrow and scale not Less than 1":100'	✓			
2.	Title block including:	✓			
2A.	Name of development	✓			
2B.	Name and Address of Preparer Of the plans submitted	✓			
2C.	Owner	✓			
2D.	Applicant	✓			
2E.	Certification of Accuracy by Preparer	✓			
3.	Site block and lot numbers And tax sheet (s)	✓			
4.	Date of preparation and Each subsequent revision	✓			
5.	Zone and zone yard requirements	✓			
6.	Key map showing entire site and Its relationship to surrounding Areas together with an outline Of the 200' perimeter	✓			
7.	Subdivided lots				✓
8.	Building set-backs on adjoining Properties				✓
9.	Adjoining properties, lot and Block number and owner				✓
10.	Location of all wells (walls) and septic Within 100 feet of subject property				✓

POHATCONG TOWNSHIP
LAND USE BOARD
VARIANCE MAP CHECKLIST

(Continued – 1)

		Complete	Incomplete	Waiver Requested	N/A
11.	Area of entire site and Existing yard set-back lines	✓			
12.	Labeling of the use of each Property within 200 feet	✓			
13.	Metes and bounds of Lot (s)	✓			
14.	Area and frontage of Lot (s)	✓			
15.	Road locations, type, size, Width of R.O.W., paving Materials, curbs, sidewalks, Catch basins and parking	✓			
16.	Buildings and other Structures, drainage, all Utilities, R.O.W's, easements and connections.	✓			
17.	Notations of any unusual topography	✓			
18.	Existing and proposed grades	✓			
19.	Existing and proposed structures, curbs, swales, Berms, guide rails, edge of Pavement, sidewalks, parking And loading spaces	✓			
20.	For proposed new constructions on Unimproved lot – approved septic permit				✓