

APPLICATION FOR LAND DEVELOPMENT

Greenwich Township Planning/Zoning Board
Municipal Building
Gibbstown, New Jersey 08027

Number: PB2016-04
Date: _____

Application is hereby made for approval of Land Development as herein described and shown on the accompanying plans in accordance with the Code of the Township of Greenwich, Chapter 131 entitled "Subdivision of Land and Site Plan Review," Chapter 97 entitled "Land Use Procedures," Chapter 148 entitled "Zoning," and the fees relating to such land development applications included in said Code.

Check type of application submitted:

SUBDIVISION: Concept _____ Major, Preliminary _____ Minor _____ Major, Final _____

SITE PLAN: Concept _____ Major (Conventional) _____ CONDITIONAL USE: _____

Conditional Use Requested: _____

VARIANCE: Variance Requested: parking space dimension (9x18 proposed; 9x19 req'd)

GENERAL INFORMATION

1. Applicant Delaware River Partners LLC Phone: 904-538-6057 (Contact: Gary Lewis)
C/O Fortress Worldwide Transportation and Infrastructure General Partnership, Attn: GARY LEWIS
Address: 7411 Fullerton Street, Suite 300 Zip: 32256
(correspondence will be sent to the above) Jacksonville, FL

2. Owner of Premises: The Chemours Company, FC, LLC Phone: 302-773-2597 (Contact: Greg Townsend)
Address: 1007 Market Street, Wilmington, DE Zip: 19898

3. Nature of applicants' interest, if other than owner: contract purchaser

4. If applicant is a partnership, corporation or company, give the name and address of the principals:

Name: _____ Title: _____

Address: _____ Zip: _____

See attached - Exhibit A

5. Location of Property: Street Address: Repauno Avenue
Tax Map Page 5 Block # 8 Lot # 4 (Proposed Lots 4.05, 4.06, 4.09)

Zoning Classification: Redevelopment Area, Tract area: 16.284 acre(s)
M-D Manufacturing District

6. List and types of all streets on which the development abuts: Repauno Avenue; A-Line Road
State Highway _____ County Highway _____ Municipal Highway X

7. Dimensions of Property: irregular - see attached site plans
Total area in square feet or acres _____ frontage _____ If corner lot, specify both frontages: _____

8. Indicate Present Use:
N/A (former DuPont Repauno site)

9. Proposed Use, if other than Present:
Warehousing

10. Proposed Development Name: _____
DRP Gibbstown Logistics Center - Phase 1

GENERAL INFORMATION (CONT.)

11. Professionals:

Attorney of Record - Gibbons P.C.

Name Douglas Janacek, Esq.

Address One Gateway Center, Newark, NJ 07102

Associates Telephone 973-596-4641

Planner/Engineer - Langan

Name and Professional Address Kevin Webb, PE, LEED AP, 989 Lenox Dr., Ste. 124, Lawrenceville, NJ 08648

Associates Telephone 609-282-8014

Other professionals submitting plans, data, or reports: (Please attach a separate sheet listing name, address, telephone, profession and itemization of material submitted.) See attached - Exhibit B

12. Property is part of minor or major subdivision granted on (date) proposed/pending

13. The Board of Adjustment () or Planning Board () granted a special exception or conditional use () or a Bulk () or Use () variance on ((date) N/A).

14. Description of the proposed development. Indicate present use; if subdivision, include number of lots; if site plan, indicate proposed use: Warehouse

15. Are the following utilities existing?

Paved Streets YES NO Storm Sewers YES NO Curbs YES NO

Water YES NO Sidewalks YES NO Gas YES NO

Sanitary Sewer YES NO Electric YES NO

Other (Specify): _____

16. Property taxes and / or assessments for local improvements levied against the property proposed to be developed / subdivided have been paid through March 31, _____, 20 16
Proof of payment must accompany this application. See attached - Exhibit C

GENERAL INFORMATION (CONT.)

17. List plans and documents submitted. (See appropriate Code for submission requirements, number of copies, etc. All development plans submitted for review and action by the Planning Board MUST be prepared by a professional Engineer, Architect and / or Land Surveyor licensed by the State of New Jersey, as indicated by Code.)

PLAN OR DOCUMENT - Title and Date	PREPARED BY -
See cover letter to submission	

18. If a public hearing and notice is required, copy of notice and affidavit of service is required at the public hearing.

B. SUBDIVISION INFORMATION: (Complete if subdivision requested)

1. Number of Proposed Lots: *See accompanying subdivision application

2. Average Lot Size in square foot or acres:
Proposed _____ Required _____

3. Average Street Frontage:
Proposed _____ Required _____

4. Will any new streets be created? Yes _____ No _____

5. Purpose of Subdivision:
Residential _____ Industrial _____ Mixed Use _____
Commercial _____ Office _____ Agriculture _____

C. SITE PLAN INFORMATION: (Complete if site plan requested)

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
1. Minimum Lot Area:	-----	16.284 ac	10 ac
2. Building Coverage Limit	-----	28.8%	30%
3. Front Yard	-----	88.4'	50'
4. Side Yard	-----	110.2'	20'
5. Rear Yard:	-----	145'	25'
6. Frontage	-----	676*	-----
7. Impervious Coverage Limit	-----	51%	80%

*includes frontage along More Street ROW and Repauno Avenue alley

GENERAL INFORMATION (CONT.)

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
8. Clearing Limit	-----	7 ac+/-	-----
9. Vegetated Area	-----	49%	-----
10. Number of Curb Cuts	-----	2	-----
11. Parking Spaces	-----	200	198
12. Building Height	-----	48	50
13. Gross Floor Area	0	207,396	-----

14. How is the Site Plan being presently used?

abandoned

15. Does the Site Plan contemplate use of existing building(s)? Yes _____ No X

16. Briefly describe what the site plan proposes: 207,396 sf warehouse building with 12,000 sf office space, 200 parking spaces and related site improvements

D. WAIVER (S): (Complete if waiver requested)

1. Site Plan / Subdivision Filing:

Briefly describe each filing requirement waiver you are seeking:

N/A

2. Site Plan / Subdivision Design Standards:

Briefly describe each filing requirement waiver you are seeking:

N/A

E. OTHER AGENCIES: (Other approvals required and date plans submitted)

- 1. NJ Department Environmental Protection: YES X NO ___ MONTH, DAY ,YR April 20, 2016
- 2. Gloucester County Soil Conservation District YES X NO ___ MONTH, DAY ,YR
- 3. Gloucester County Planning Board YES X NO ___ MONTH, DAY ,YR

GENERAL INFORMATION (CONT.)

- 4. New Jersey Department of Transportation YES__ NOX MONTH, DAY ,YR
5. Other: N/A YES__ NO__ MONTH, DAY ,YR

F. SUPPLEMENTAL INFORMATION:

1. Have there been previous application(s) filed with respect to the property within the last five years: YES _____ NO X_____ If yes, state the nature, date and disposition of each prior application:

2. Expert Witness (When Applicable)

List the name, address and field of expertise each witness proposed to be used:

Name Address Field

See attached - Exhibit D

3. Describe any deed restriction(s) affecting the property:

See accompanying ALTA/ACSM Boundary & Topographic Survey

4. Describe any deed restriction proposed by the applicant.

TBD

5. Describe any easement(s) or right(s) of way affecting the property.

See accompanying ALTA/ACSM Boundary & Topographic Survey

6. Describe any easement(s) or right(s) of way proposed by the applicant.

TBD

GENERAL INFORMATION (CONT.)

7. If other than to the applicant, to whom should Greenwich Township reports and correspondence be sent:
Name /Address

Douglas Janacek, Esq., Gibbons P.C., One Gateway Center, Newark, NJ 07102

Kevin Webb, PE, Langan, 989 Lenox Drive, Suite 124, Lawrenceville, NJ 08648

Dan Marcus, Flagler Global Logistics, 2855 Le Jeune Road, 4th Floor, Coral Gables, FL 33134

G. CERTIFICATION OF APPLICANT:

The undersigned certify that the applicant(s) named in the foregoing application is/are legally authorized to submit the foregoing application and sign this Certification on behalf of the applicant. The undersigned certify that the information stated in the foregoing application and submissions therewith are true and correct. The undersigned realize that if any of the foregoing statements are willfully false, they are subject to punishment.

Signature



Signature

Print Name: Joseph P. Adams Jr,

Print Title: President

Date: May 26, 2016

Print Name: _____

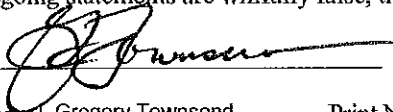
Print Title: _____

Date: _____

GENERAL INFORMATION (CONT.)

H. CERTIFICATION OF OWNER:

The undersigned hereby certify The Chemours Company, FC, LLC is/are the owner(s) of the property which is the subject of the foregoing application and that the applicant named therein has been authorized to submit said application to the Greenwich Township Planning Board. The undersigned certify that they are said owner(s) or is/are legally authorized to sign this Certification on behalf of the owner. The undersigned realize that if any of the foregoing statements are willfully false, they are subject to punishment.

Signature  Signature _____
Print Name: J. Gregory Townsend Print Name: _____
Print Title: Business Development Manager Print Title: _____
Date: 5.26.2016 Date: _____

For Township Use Only:	
Received on:	_____
Certification completed on:	_____ by: _____
Submitted to GCP/ZB on:	_____
Fee Amount \$	_____
Action Taken	_____
Meeting on:	_____

GENERAL INFORMATION (CONT.)

I. CERTIFICATION CORPORATE/PARTNERSHIP:

To be completed if the applicant is a corporation or partnership and if the application seeks permission to subdivide a parcel of land into six (6) or more lots, or seeks a variance to construct a multiple dwelling of twenty-five (25) or more family units, or seeks site plan approval of a site to be used for commercial purposes in accordance with N.J.S.A. 40:55D-48.1.

The undersigned hereby certifies that he is an authorized representative of the applicant(s) named in the foregoing application and that the applicant is a corporation () / partnership (). The undersigned hereby certifies that the name and address of all shareholders or individual partners owning at least 10% of the stock of the corporation or at least 10% of the interest in the partnership is: See attached - Exhibit A

Signature(s) J P Adams

Print Name(s): Joseph P. Adams Jr. - President

Print Address: c/o Gary Lewis 7411 Fullerton St. Suite 300 Jacksonville, Florida 32256

The undersigned realize that if any of the foregoing statements are willfully false, they are subject to punishment.

Signature(s): J P Adams

Print Name(s): Joseph P. Adams Jr.

Print Title(s): President

Date: May 26, 2016

(If any of the above owner(s) is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to the N.J.S.A. 40:55D-48.2) Attach a separate sheet if needed.

This Application was prepared by: Gibbons P.C.

Print Name: Douglas Janacek

GENERAL INFORMATION (CONT.)

J. APPLICANT:

I SWEAR THAT THE ABOVE APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature: JPAL

Print Name and Title: Joseph P. Adams Jr. President
(Name) (Title)

Sworn to and Subscribed before me this 26th day of May, 20 16.

Rosario Rutzy Lualhati Notary Public Signature and Seal

ROSARIO RUTZY LUALHATI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LU6241290
Qualified in New York County
My Commission Expires May 16, 2019 19RL

APPLICATION FOR VARIANCE.

Greenwich Township Planning/Zoning Board
Municipal Building
Gibbstown, NJ 08027

NUMBER: _____

DATE: _____

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Check type of application submitted:

CONDITIONAL USE _____ Conditional Use Requested: _____

VARIANCE: | _____ Variance Requested: parking space dimension (9x18 prop.; 9x19 req'd)

GENERAL INFORMATION

1. Applicant: Delaware River Partners LLC Phone: () 904-538-6057 (Contact: Gary Lewis)

Address: c/o Fortress Worldwide Transportation and Infrastructure Zip: 10105
7411 Fullerton Street, Suite 300, Jacksonville, FL (ATTN: GARY LEWIS)
(Correspondence will be sent to the above)

2. Owner of Premises: The Chemours Company, FC, LLC Phone: () (302) 773-2599

Address: 1007 Market Street, Wilmington, DE Zip: 19898

3. Nature of applicant's interest, if other than owner: contract purchaser

4. If applicant is a partnership, corporation or company, give the name and address of the principals:

Name: See attached - Exhibit A Title: _____

Address: _____ Zip: _____

5. Location of Property: Street Address Repauno Avenue

Tax Map: _____ Page, Sheet 5 Block(s): 8 Lot(s): 4

Zoning Classification: Redevelopment Area/MD Zoning District Tract area: 16.284 ac acres

List all streets on which the development abuts: Repauno Avenue; A-Line Road

6. Property is part of minor ___ or major ___ subdivision granted on N/A, 20__

The Board of Adjustment () or Planning Board () granted a special exception or conditional use () or a Bulk () or Use () variance on N/A.

8. Description of the proposed development. Indicate present use, if subdivision, include number of lots; if site plan, indicate proposed use: 207,396 sf warehouse building with 12,000 sf of office space, 200 parking spaces and related site improvements

9. Are the following utilities existing?

Paved Streets	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Storm Sewers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Curbs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Water	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Sidewalks	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Gas	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Sanitary Sewer	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Electric	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Other (Specify): _____

10. Property taxes and / or assessments for local improvements levied against the property proposed to be developed / subdivided have been paid through June 30 _____, 20 16 . Proof of payment must accompany this application. See attached - Exhibit C

11. List plans and documents submitted. (See appropriate Code for submission requirements, number of copies, etc. All development plans submitted for review and action by the Planning Board **MUST** be prepared by a professional Engineer, Architect and / or Land Surveyor licensed by the State of "New Jersey, as indicated by Code.)

PLAN OR DOCUMENT – Title and Date

PREPARED BY

See cover letter to submission

VARIANCE QUESTIONS

Complete if variance(s) requested.

1. Briefly describe each variance requested, and for each variance requested list the section(s) of the code from which relief is being sought. parking space dimension (9x18 proposed; 9x19 req'd)

2. If a "Use" variance is requested, state the special reason(s) the applicant relies upon to support the application. N/A

3. If a "Bulk" variance is requested, what are the exceptional conditions of the property preventing the applicant from complying with the zoning ordinance?
See attached - Exhibit E (Statement of Variance Relief)

4. If a "Bulk" variance is requested and the applicant does not contend there are exceptional conditions of the property, what purpose of the Municipal Land Use Act will be advanced if the variance(s) is/are granted and in what way will the benefits to be derived from granting the variance will outweigh any detriment?

5. Supply a brief statement of fact showing why the relief requested can be granted without substantial detriment to the public good and without impairment to the intent and purpose of the Township's Master Plan and Zoning Ordinance:

*6. Greenwich Township
Planning Board: Variance Requirements*