

SITE PLAN APPLICATION

Please Answer ALL questions)

APPLICANT VCC Lawnside Business Park I Urban Renewal, LLC
c/o Vineland Construction Co.

ADDRESS 228 W. Landis Avenue, Suite 300, PO Box 1517, Vineland NJ 08360

TELEPHONE # (586) 794-4706 FAX# (856) 794-4721

OWNER OF PROPERTY SAME AS APPLICANT

(if other than applicant)

ADDRESS _____

TELEPHONE _____

IF APPLICANT IS INCORPORATION OR A PARTNERSHIP, LEGAL REPRESENTAION IS REQUIRED.
PLEASE PROFIDE THE FOLLOWING:

Attorney's Name Wilentz, Goldman & Spitzer, P.A. c/o Steven J. Tripp, Esq.

Address 90 Woodbridge Center Drive, Suite 900, Woodbridge NJ 07095

Telephone # (732) 855-6076 Fax # (732) 726-6524

PLEASAE PROVIDE THE FOLLOWING INFORMATION BELOW:

Engineer and/or Architect's Name Taylor Wiseman & Taylor c/o Edward P. Brady, PE

Address 124 Gaither Drive, Suite 150, Mount Laurel NJ 08054

Telephone # (856) 235-7200 Fax # (856) 722-9250

ADDRESS OF DEVELOPMENT 101 Walter A. Gaines Way
Proposed Block 601, Lot 1.03; currently part of Oak Avenue
BLOCK NO.(S) / LOT NO.(S) existing Block 601, Lot 1, which is being subdivided **ZONE** Plan - Area 2
Redevelopment

PRESENT USE(S) one flex building under construction on a portion of the property;
(attach separate sheet if needed) remaining land is vacant.

SQUARE FOOTAGE OF PROPOSED USE 150,000 square feet, as explained in the attached Rider

LOT AREA (Measured in Square Footage) 724,897 square feet (16.641 acres)

BUILDING AREA OF GROUND FLOOR 150,000 square feet (112,500 square feet, with future expansion of 37,500 square feet)

BUILDING AREA (Total SF – all floors) 150,000 square feet

NO. OF PROPOSED PARKING SPACES 100 proposed car parking spaces, with 80 spaces to be built initially, and 20 spaces to be banked. Applicant also proposes 42 loading docks, with 30 to be built initially, and 12 to be added as part of the future expansion.

NO. OF EXISTING PARKING SPACES 0

AREA IN ACRES OF ANY ADDITION ADJOINING LAND OWNED BY APPLICANT 33.69 acres
(Block 601, Lots 3, 4 and 5; Block 602, Lots 23 and 24; Block 510, Lots 9 (partial), 16 (partial), 18 and 19)

DOES THIS APPLICATION CONSTITUTE:

- (Please check appropriate box) New Application
 Preliminary Preliminary and Final
 Revision or Resubmission of a prior application

*IS THIS APPLICATION FOR A VARIANCE TO CONSTRUCT A MULTIFAMILY DWELLING OF 25 OR MORE FAMILY DWELLING UNITS? (please check) YES ___ NO X

*IS THIS APPLICATION INTENDED FOR COMMERCIAL PURPOSE(S)?
(please check) YES X NO ___

IF THE ANSWER TO (A) OR (B) IS "YES", AND/OR IF APPLICANT IS A CORPORATION OR PARTNERSHIP, PLEASE PROVIDE THE FOLLOWING:

1. Name and address of all stockholders or individual partners owning at least 10% of its stock, of any class, or at least 10% of the interest in the partnership, as the case may be. (Additional sheet may be attached if needed).

NAME	ADDRESS
<u>The applicant is a wholly-owned subsidiary of Vineland Construction Co. The only person owning a 10% or greater interest in Vineland Construction Co. is:</u>	
<u>Bernard Brown</u>	<u>3100 Burgundy Drive North Palm Beach Gardens, FL 33410</u>

DOES THIS APPLICATION INCLUDE:

1. AN ADDITION OF 1,000 SF OR MORE TO AN EXISTING STRUCTURE?
(Please circle) YES NO

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.

8.18.2020
DATE

VCC Lawnside Business Park I Urban Renewal, LLC
By: John S. Krauser

APPLICANT'S NAME (PLEASE PRINT)

John S. Krauser, MGR
APPLICANT'S SIGNATURE

PLEASE READ

ASSESSMENT CERTIFICATION

SECTION A	<u>OWNER</u>
Name of OWNER of Property <u>VCC Lawnside Business Park I Urban Renewal, LLC</u> c/o Vineland Construction Co.	
Address <u>228 W. Landis Avenue, Suite 300, PO Box 1517, Vineland NJ 08360</u>	
SEARCH Address <u>101 Walter A. Gaines Way</u>	
Block <u>601</u>	Lot <u>1</u> Account _____

SECTION B: Applicant shall take this form to the Borough of Lawnside Tax Office for completion to indicate whether taxes are paid up to date. Applicant must also go to the Water and Sewer departments (5 E. Dr. Martin Luther King Jr. Road, Lawnside, New Jersey) to make sure water / sewer is paid up to date. Upon completion, this form shall be submitted with original application. **NO APPLICATIONS WILL BE ACCEPTED – if any money is owe for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full – proof of payment must be brought back before turning application in.**

SECTION C: TAX OFFICE AN WATER AND SEWER OFFICES
An application for /Zoning/Sign permit has been submitted to the Diviosn of Planning. Please check your records to be certain that the account is current.

I HEREBY CERTIFY THAT THE PROPERTY ASESSMENT ARE:

Account Type	Qtr.	Due date	Amount Owed	Other
(Taxes/W&S/Other)	_____	_____	\$ _____	_____
(Taxes/W&S/Other)	_____	_____	\$ _____	_____
(Taxes/W&S/Other)	_____	_____	\$ _____	_____
(Taxes/W&S/Other)	_____	_____	\$ _____	_____
(Taxes/W&S/Other)	_____	_____	\$ _____	_____

COMMENTS:-

DATED: _____ PREPARED BY: _____

ESCROW DEPOSIT AGREEMENT BETWEEN THE BOROUGH OF LAWNSIDE AND

DEPOSITOR VCC Lawnside Business Park I Urban Renewal, LLC
c/o Vineland Construction Co.

Address 228 W. Landis Avenue, Suite 300, PO Box 1517
Vineland, NJ 08360

Telephone NO. (856) 794-4706 **Check No.** _____

Depositor herewith deposits the sum of Four Thousand Seven Hundred

Dollars (\$4,700.00) with the Borough of Lawnside in accordance with and subject to the provision of the Borough of Lawnside Ordinance No. 05-FY2007, being incorporated by reference and made a part hereof, and agrees to the following:

- 1. Depositor's payment of said deposit is made in connection with an application for:**

Amended preliminary and final major site plan approval for a proposed warehouse/office flex building with ancillary offices.

At (provide address with block and lot number): 101 Walter A. Gaines Way
Block 601, Lot 1

- 2. The Treasurer of the Borough of Lawnside shall be authorized to disburse to the Engineer from the funds deposited, those fees required to be paid for technical and professional review by the Zoning Board of Adjustment and/or Planning Board pursuant to the terms of Ordinance No. 16-FY2000.**
- 3. All fees shall be disbursed upon reconciliation of the Engineer & Insurance Escrow Accounts by Ordinance No. 16-FY2000.**
- 4. If there are insufficient funds in the depositor's escrow account to pay all pending bill attributable to the aforementioned project, depositor shall be notified by the appropriate agency and requested to make an additional deposit into the escrow account.**