

**BOROUGH OF ALPHA
LAND USE BOARD
SITE PLAN REVIEW APPLICATION**

SITE PLAN REVIEW APPLICATION TO _____ PLANNING BOARD – ZONING BOARD

FOR OFFICIAL USE ONLY

Date Application Filed: _____ Board Action Required by: _____

Fee Paid: Amount _____ Date: _____

Date File Complete _____

I certify that the enclosed Application is complete

Signature of Certifying Agent _____ Date _____

Other _____ Date _____

SECTION 1. GENERAL INFORMATION

A. Applicant: Name Woodhill Alpha, LLC
Address 100 Passaic Avenue, Suite 240, Fairfield, NJ 07004
Telephone Number 973-316-9400 x4260

B. The Applicant is a: CORPORATION _____
PARTNERSHIP _____ INDIVIDUAL(S) _____
OTHER (please specify) LLC

C. If the Applicant is a corporation or a partnership, please attach a list of the names and address of persons having a 10% interest or more in the corporation or partnership.

D. The relationship of the Applicant to the property in question is:
OWNER (Lots 1 & 1.09) _____ LESSEE _____ PURCHASER UNDER CONTRACT (Lot 1.08) _____
OTHER (PLEASE SPECIFY) _____

E. Owner: Name Lots 1 & 1.09 - Woodhill Alpha, LLC, 100 Passaic Avenue, Suite 240, Fairfield, NJ 07004, Tel: 973-316-9400 x4260
Address Lot 1.08 - Shawn F. Ulmer, 918 New Brunswick Avenue, Alpha, NJ 08865 Tel: (908) 319-2778
Telephone Number _____

F. Engineer/Surveyor: Name C. Richard Roseberry, P.E. - Colliers Engineering & Design
Address 53 Frontage Road, Suite 110, Hampton, NJ 08827
Telephone Number 484-240-8129

G. Attorney: Name Mark Peck of Florio, Perrucci, Steinhardt & Cappelli, LLC
Address 25 Broubalow Way, Phillipsburg, NJ 08865
Telephone Number 908-454-8300

SECTION 2. TYPE OF APPLICATION

Sketch Site Plan _____ Preliminary Site Plan _____ Final Site Plan _____
Minor Site Plan _____ Amended Preliminary Site Plan _____ Amended Final Site Plan _____

SECTION 3. INFORMATION REGARDING THE PROPERTY

- A. The street address of the Property is Industrial Drive, New Brunswick Avenue & Edge Road
- B. The location of the Property is approximately 0 feet from the southeast intersection of Industrial Drive and New Brunswick Avenue
- C. The Block number(s) is 100.02; the Lot number (s) is 1, 1.08 and 1.09
- D. Use of Property: Existing use Single Family Residential / Agricultural
Proposed use 134,400 SF Warehouse
- E. The zone in which the Property is located is Industrial District
(The Building Inspector's office can help determine this information)
- F. Acreage of the entire site is 13.54 acres
- G. Is the subject Property located on a county road? Yes _____ No ; state road? Yes No _____; or within 200 feet of a municipal boundary? Yes No _____.
- H. The type of proposal is: New Structure Expanded Area _____ Improved Parking Area _____
Alteration to Structure _____ Expansion to Structure _____ Change of Use _____ Sign _____.
- I. The name of the business or activity (if any) Warehouse with office
- J. Are there deed restrictions that apply or are contemplated? Yes No _____ (If yes, attached a copy).
- K. Improvements: List all proposed on-site utility and off-tract improvements.

Proposed 134,400 SF warehouse/office structure and relevant site improvements including, but not limited to, driveway, stormwater, utility and landscaping.

- L. Plat submission: List maps and other exhibits accompanying this application.
 - 1. ALTA/NSPS Survey prepared by Valley Land Services, LLC, last revised 4/27/2021.
 - 2. Preliminary & Final Major Site Plan for Woodhill Alpha, LLC prepared by Colliers Engineering & Design dated March 1, 2022.
 - 3. Architectural Plans prepared by Redcom Design & Construction LLC dated March 28, 2022.

SECTION 4. INFORMATION REGARDING APPLICATION

A. Describe any proposed "C" variances requested, their location (lot and block), and the sections of the zoning ordinance from which relief is granted. (Attach additional sheets if necessary). Print copy of "Letter of Denial" from Zoning Officer.

Please refer to the attached waiver and variance justification list.

B. Additional relief required for approval (Please check).

- 1) "C" Variance
- 2) "D" Variance
- 3) Subdivision
- 4) Waiver of lot to abut street requirement
- 5) Exception to the official map
- 6) Construction on mapped street, public drainage way, flood control basin on public area

SECTION 5. CHECK LIST AND WAIVER REQUESTS

NOTE: This subsection is reserved for the individual municipality to list all the submissions required by its ordinance.

A. Please list which sections of the ordinance Applicant requests a waiver from and the reasons therefore.

Please refer to the attached waiver and variance justification list.



SECTION 6. AUTHORIZATION AND VERIFICATION

I certify the statements and information contained in this application are true.

3/14/22
Date

3/14/22
Date


Applicant's Signature
Eric Witmandt

 
Owner's Signature
Eric Witmandt Shawn Ulmer
(lots 1 & 1.09) (lot 1.08)

Applicant Ownership for Woodhill Alpha, LLC with more than 10% interest:

1. Eric Witmond – 100 Passaic Avenue, Suite 240, Fairfield, New Jersey 07004
2. Steven Lang – 43 West Prospect Street, East Brunswick, New Jersey 08816