

TOWNSHIP OF MILLBURN
PLANNING BOARD APPLICATION
SECTION 425.1 -- SUBMISSION CHECKLIST

An application before the Planning Board shall not be considered complete until all the material and information specified below has been submitted, unless a specific requirement is waived by the municipal agency. The request for waiver shall accompany the application.

MAJOR SUBDIVISION:	PRELIMINARY _____ FINAL _____	APPLICATION NO. _____ (Assigned by Millburn Township)
MAJOR SITE PLAN:	PRELIMINARY _____ FINAL Revised X _____	SITE STREET ADDRESS 150 John F. Kennedy Parkway _____
MINOR SUBDIVISION	_____	BLOCK 5303 _____
MINOR SITE PLAN	_____	LOT(S) 3 & 4 _____
CONDITIONAL USE	_____	
BULK VARIANCE	_____	
APPLICANT	233 Canoe Brook Associates, LLC. _____	
ADDRESS	7 Sylvan Way Suite 350 Parsippany, NJ 07054 _____	
PHONE / FAX	973-218-2306 (F) 973-564-6200 _____	
E-MAIL	tschubert@roselandres.com _____	

C – Complete

I – Incomplete

WR – Waiver Requested

(1) A complete application shall include the following items:

	C	I	WR
a) Application and fee form submitted (21 copies)	[X]	[]	[]
b) Application fee paid	[X]	[]	[]
c) Consent of owner submitted	[X]	[]	[]
d) Tax & assessment form submitted	[X]	[]	[]
e) Proof of service submitted	[X]	[]	[]
f) Newspaper advertisement submitted	[X]	[]	[]
g) Plan/plans submitted (21 copies)	[]	[]	[]
*h) EIS or request for waiver	[]	[]	[X]
i) Fact sheet	[X]	[]	[]
j) For corporations & partnerships, names & addresses of all stockholders owning at least 10% of its stock	[X]	[]	[]
k) Existing protective covenants, deed restrictions, easements	[]	[]	[X]
l) Sustainability checklist	[]	[]	[X]
m) Digital copy of all plans submitted	[X]	[]	[]

APPLICATION ACCEPTED AS COMPLETE

BY: _____

DATE: _____

DEADLINE FOR PLANNING BOARD DECISION: _____

**MILLBURN PLANNING BOARD PLAN CHECKLIST FOR:
Minor Site Plan, Subdivision/Major Site Plan, Subdivision**

ITEM	APPLICANT USE			TOWNSHIP USE
	C	I	WR	OK (DATE)
PLAT				
a) Survey Drawing by Land Surveyor	C			
b) Improvements – Designed by Professional Engineer	C			
c) Scale: 1"= 10', 1"= 20', 1"= 30', 1"= 40', 1"= 50',	C			
d) Size: 8 ½ x 13, 15 x 21, 24 x 36, 30 x 42	C			
e) Required Information				
Lot lines, Metes & Bounds Description	C			
North Arrow	C			
Graphic Scale	C			
Zoning District & Data	C			
Date of Original Drawing & Revisions	C			
Existing & Proposed Streets & Street Names	X			
* Contours – 2 ft. intervals – Existing & Proposed on & within 100' of site	C			
Title Block – Lot & Block Number	C			
Location & Description of Existing & Proposed Monuments	C			
Area – To 1 Square Foot	C			
Streams & Ponds	C			
Parking Spaces	C			
Loading Areas	C			
Setback Dimensions & Dimensions of All Improvement	C			
Key Map of General Area, includes Properties & Owners within 200 ft.	C			
Signatures of Planning Board Chairman, Secretary and Engineer	C			
Existing Structures to be Removed or Altered	C			
Name, Phone Number, Address of Applicant	C			
Name, Phone Number, Address & Signature of Owner	C			
CIRCULATION PLANS				
a) Street Names & R.O.W. Lines	C			
* b) Curbs, Driveways, Structures & Signs within 100' of site	C			
* c) Acceleration/Deceleration Lanes			WR - No New Roads	
d) Aisles & Lanes	C			
e) Sidewalks & Bikeways	C			
f) Sight Triangles	C			
g) Easements	C			
h) Parking	C			
i) Loading Areas	C			
j) Pavement Arrows & Striping	C			
* k) Light Standards, Fixture Types, Height, Intensity, Angle & Direction			WR	
* l) Cross Sections			WR- N/A	- No new roads
* m) Profiles			WR- N/A	- No new roads
n) Traffic Regulation Signs			WR- N/A	- No new roads

MILLBURN PLANNING BOARD PLAN CHECKLIST FOR:
Minor Site Plan, Subdivision/Major Site Plan, Subdivision
X

ITEM	APPLICANT USE			TOWNSHIP
	C	I	WR	OK (DATE)
BUILDING PLANS				
a) Floor Plans – including Square Footage by Use Category			WR	
b) Elevations (architectural) with Materials, Dimensions & Signage			WR	
c) Number of Dwellings – Apartment and Townhouse Projects	C			
LANDSCAPE PLANS				
a) Existing & Proposed Wooded Areas			WR	
*b) Individual Trees outside wooded area greater than 6' diameter			WR	
c) Buffer Areas			WR	
*d) Shrubbery			WR	
*e) Lawn Areas			WR	
*f) Ground Cover			WR	
g) Retaining Walls			WR	
*h) Species & Caliper of Trees			WR	
i) Signs (Existing & Proposed)			WR	
j) Fencing			WR	
FACILITIES PLAN				
*a) Drainage Calculations			WR - No change to Storm	
b) Draining Structures	C			
*c) Existing & Proposed Runoff			WR - No change to Storm	
d) Open Space	C			
e) Common Property	C			
*f) Gas Lines	C			
*g) Electric Lines	C			
*h) Telephone Lines	C			
*i) Sewer Lines	C			
*j) Domestic Water Lines	C			
*k) Fire Protection Water Lines	C			
l) Solid Waste Disposal Methods	C			
m) Handling of Recyclable Materials	C			
n) Easements, Required & Documentation	C			
o) Construction Details	C			
*p) Soil Erosion & Sediment Control Plan	C			
q) Floodway & Flood Hazard Area Limits			WR - No FHA in project area	
r) Wetlands: Mapping & Letter of Interpretation or Exemption from NJDEP	C			

* Not required for minor subdivision and minor site plan applications

APPLICATION FOR DEVELOPMENT

TOWNSHIP OF MILLBURN

Millburn Town Hall, 375 Millburn Avenue, Millburn, NJ 07041

PLANNING BOARD

*APPLICATION OR CALENDAR # _____

BOARD OF ADJUSTMENT

NAME OF APPLICANT 233 Canoe Brook Associates, LLC.

*APPLICATION FEE \$450.00

LOCATION (ADDRESS) 150 John F. Kennedy Pkwy Short Hills, NJ 07078

*ESCROW FEE \$1850.00

BLOCK # 5303 LOT # 3 & 4

*DATE FILED April, 2018

TAX MAP SHEET # 53

*DATE APPLICATION DEEMED COMPLETE _____

ZONE DISTRICT Or-3 Office Research Zone

*To Be Completed By Administrative Officer/Board Secretary

Application is hereby made for:

SUBDIVISION

SITE PLAN

VARIANCE/APPEAL

Concept Plan

Concept Plan

Appeal of Administrative Officer Decision

Minor

Minor

MLUL C. 40:55D-70a

Preliminary Major

Preliminary Major

Interpretation

Final Major

Final Major Revised

MLUL C. 40:55D-70b

Bulk Variance

CONDITIONAL USE

AMENDED APPLICATION

MLUL C. 40:55D-70c

SUBDIVISIONS:

Total number of lots: _____

Use Variance

MLUL C. 40:55D-70d

SITE PLANS:

Total area of site: 636,823 sq. ft.

Total area of all floors of buildings: 947,102 sq. ft.

Total number of parking spaces provided: 1265 spaces

Building in bed of mapped street/other reserved area

MLUL C. 40:55D-34

Building not related to street

MLUL C. 40:55D-36

ATTACH COMPLETED CHECKLIST FOR DETERMINATION OF COMPLETENESS

1. Applicant 233 Canoe Brook Associates, LLC Phone # 973-218-2300

Address 7 Sylvan Way Suite 350 Parsippany, NJ 07054

2. Owner N/A Phone # _____

Address _____

3. Interest of Applicant (if other than owner) N/A

4. Ownership Disclosure. Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% or more of the stock in a corporate applicant, or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2, the disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders or partners exceeding the 10% ownership criterion have been disclosed.

****ATTACH LIST IF ADDITIONAL SPACE IS NEEDED TO COMPLETE DISCLOSURE REQUIRED****

Name See Attached Address _____ % Interest _____
Name _____ Address _____ % Interest _____
Name _____ Address _____ % Interest _____

5. Applicant's attorney, if any.

Name Richard Hoff, Esq. - Bisgaier Holt, LLC Phone # 856-795-0150
Address 25 Chestnut Street, Suite 3, Haddonfield, NJ 08033 Fax # _____

6. Applicant's Engineer, Architect or Surveyor preparing plan.

PS&S Engineering
Name/License # Lisa. DiGerolamo, # 37067 (Engineer) Phone # 732-560-9700
Address 67B Mountain Mountain Blvd. Extension, Warren, NJ 07059 Fax # 732-764-6565
Name/License # Jerry Simon: License # 21A101583700 Phone # 571-830-1800
Lessard Design Group (Architect)
Address 8521 Leesburg Pike Suite 700, Vienna, VA 22182 Fax # 571-830-1801

7. Other experts who will submit a report or testify for the Applicant:

Name/Profession Wells + Associates Phone # 703-917-6620
Address 1420 Spring Hill Road Suite 610 Tysons, Virginia 22102 Fax # 703-917-0739
Name/Profession _____ Phone # _____
Address _____ Fax # _____

8. Description of present use of the premises. Office complex with (1) office building and a stand alone parking garage.

9. Purpose of Application and detailed description of proposed improvements, development, change in use, etc. Attach Rider if additional space is necessary.

Per the accompanying plans, Applicant is proposing a revised parking schedule to incorporate a sharing parking concept for the office and hotel uses approved for the property. The Application also proposes a slight revision to the loading area for the hotel building, which is both depicted in the enclosed site plan and will be explained by Applicant at time of public hearing.

10. Specific sections of the zoning regulations for which appeal or variance relief is sought, and the nature and extent of the specific variances.

Variance relief is sought from the following provisions of the Township Code: (1) 606.8f(6)(n) which establishes parking requirements

for office use (3.6 spaces per 1,000 sq.ft.); (2) 607.2(i) which establishes parking requirement for hotel use (1.6 spaces per room);

(3) 607.2 which requires parking to meet the sum of all uses proposed within a multi-use development; and (4) 607.3(d) which requires parking

for commercial uses to be located within 300 feet of the entrance of such a commercial use. Applicant further requests variance relief that may be identified or deemed necessary by the Board and /or Board professionals.

11. Describe the characteristics of the property, dwelling and/or other improvements on the property that make it peculiar or unique when compared to other properties in the neighborhood and the specific hardships resulting from these conditions which necessitate variance relief.

With respect to the parking variances identified, Applicant shall rely on the enclosed plans and reports, including the share parking analysis

prepared by Wells + Associates. Applicant will also present expert testimony of public hearing in support of its request for variance relief.

12. If application seeks use variance relief, state the "special reasons" as that term is defined under the Municipal Land Use Law, to justify the granting of use variance relief pursuant to N.J.S.A. 40:55D-70d.

Applicant does not seek use variance relief.

13. State whether the applicant owns or has under contract for purchase, an adjoining property. If so, set forth the block and lot number and street address of the property.

Applicant (233 Canoe Brook Associates LLC) is Owner of both lots that are part of this application
(Block 5303 Lots 3 & 4)

14. State what efforts have been made to obtain the result you wish to accomplish without violating the Zoning Ordinance (i.e., relocation of planned construction, purchase of additional land, etc.).

Applicant has not sought additional land to address the variance condition as it is Applicant's belief that additional parking beyond that which is proposed is unnecessary for the reasons set forth in Applicant's accompanying report and as will be further explained during the public hearing.

15. State the specific facts that show the relief sought may be granted without substantial detriment to the public good (impact on the surrounding properties, the streetscape and neighborhood) and without substantially impairing the intent and purpose of the Township zone plan and zoning ordinance regulations.

With respect to parking variances identified, Applicant shall rely on the enclosed plans and reports, including the share parking analysis prepared by Wells + Associates. Applicant will also present expert testimony at the time of public hearing in support of its request for variances relief.

In sum, Applicant maintains that given the mixed use nature of the property, the parking proposed by the present Application is more than sufficient to meet the actual parking demands of uses proposed for the Property.

16. Outline of any other factual reasons or legal basis upon which your claim for relief is based.

Applicant incorporate its prior responses and shall present expert testimony in support of its request for variances relief

17. If the application involves a setback or other bulk variance(s) in connection with residential use, attach building footprint and elevation drawings of any proposed residence or addition, colored

13. State whether the applicant owns or has under contract for purchase, an adjoining property. If so, set forth the block and lot number and street address of the property.

Applicant (233 Canoe Brook Associates LLC) is Owner of both lots that are part of this application

(Block 5303 Lots 3 & 4)

14. State what efforts have been made to obtain the result you wish to accomplish without violating the Zoning Ordinance (i.e., relocation of planned construction, purchase of additional land, etc.).

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With respect to parking variances identified, Applicant shall rely on the enclosed plans and reports, including the share parking analysis prepared

by Wells + Associates. Applicant will also present expert testimony at the time of public hearing in support of its request for variances relief.

In sum, Applicant maintains that given the mixed use nature of the property, the parking proposed by the present Application is more than sufficient to meet the actual parking demands of uses proposed for the Property.

16. Outline of any other factual reasons or legal basis upon which your claim for relief is based.

Applicant incorporate its prior responses and shall present expert testimony in support of its request for variances relief

17. If the application involves a setback or other bulk variance(s) in connection with residential use, attach building footprint and elevation drawings of any proposed residence or addition, colored

photographs of the property and the adjacent properties if appropriate, and the distance to the nearest building(s) on adjacent properties.

Not applicable - No Variance Required

18. List any waivers being requested (Specify applicable Ordinance provisions).

1 - EIS ; 2 - Existing protective covenants, deed restrictions, easements; 3- Sustainability Checklist

19. Has there been any previous appeal, request or application made to this or any other Township Board or the Construction Official regarding this property? If yes, state the date, nature and disposition of the appeal, request or application and attach copies of any and all resolutions or other documents pertaining to same.

Yes, Site plan # 17-015 (Block 5303 Lot 4 only) that was memorialized on October 4, 2017 and

Site Plan # 443 (Block 5303, Lots 3 and 4) that was memorialized on June 1, 2016.

20. Attach a copy of the Notice which is to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within 200 feet in all directions of the property which is subject of this application. THE NOTICE MUST SPECIFY THE NATURE OF THE PROPOSED CONSTRUCTION OR IMPROVEMENT, AND THE SPECIFIC VARIANCES AND/OR WAIVERS BEING REQUESTED, AS WELL AS THE SECTIONS OF THE ORDINANCE FROM WHICH RELIEF IS SOUGHT, IF APPLICABLE. THE PUBLICATION AND THE SERVICE ON THE AFFECTED OWNERS MUST BE ACCOMPLISHED AT LEAST 10 DAYS PRIOR TO THE DATE SCHEDULED BEFORE THE BOARD FOR THE HEARING. AN AFFIDAVIT OF SERVICE ON ALL PROPERTY OWNERS AND A PROOF OF PUBLICATION MUST BE FILED 10 DAYS BEFORE THE APPLICATION WILL BE COMPLETE AND THE HEARING CAN PROCEED.

21. I certify that the foregoing statement and the materials submitted are true. I further certify that I am (a) the individual applicant, or (b) that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or (c) that I am a general partner of the partnership applicant. (If the applicant is a corporation this must be signed by an authorized corporate officer. If applicant is a partnership, this must be signed by a general partner.)

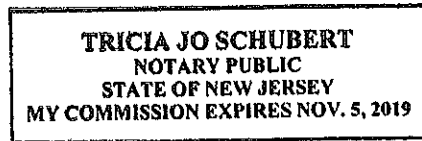
[Signature]
Signature of Applicant

Andrew Marshall
Print Name of Applicant

Sworn and subscribed to before me this

3rd day of April, 2018.

[Signature]
Notary Public (Affix Stamp and Seal)



22. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. (If the owner is a corporation this must be signed by authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

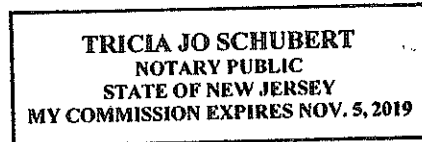
[Signature]
Signature of Property Owner

233 Canoe Brook Associates, LLC
Print Name of Property Owner

Sworn and subscribed to before me this

3rd day of April, 2018.

[Signature]
Notary Public (Affix Stamp and Seal)



23. PERMISSION TO INSPECT PROPERTY. I (We) hereby authorize and permit Members of the Millburn Township Planning Board/Board of Adjustment/Township Officials and Consultants to make on-site inspections of the subject property in connection with this application.

Date: 4/3/2018

[Signature]
Signature of Property Owner

Andrew Marshall
Print Name of Property Owner

**Township of Millburn – Planning Board
TAX AND ASSESSMENT PAYMENT REPORT**

Calendar # _____ Date _____

Under provisions of New Jersey Statutes, N.J.S.A. 40:55D-39C and N.J.S.A. 4:55D-65h, an applicant for development of land must submit proof that no taxes or assessments for local improvements or local taxes are due or delinquent on the property stated below.

Applicant will complete Section I of this form in duplicate and submit them with his application for development. The Administrative Officer will forward two (2) copies to the Tax Collector for verification that no delinquent taxes or assessments are due. One (1) signed copy of this form will be retained by the Tax Collector and one (1) copy placed in the Applicant's file.

Section I (completed by applicant)

I, Andrew Marshall of 7 Sylvan Way Suite 350 Parsippany, NJ 07054
(name) (address)

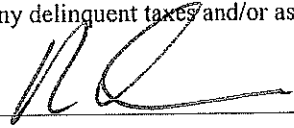
am making an application to the Planning Board for the Revision to Final Major Site Plan (Bulk Variance - MLUL C. 40:55D-70c) of Lot(s) 3 & 4

Block 5303, located at 150 John F. Kennedy Pkwy Short Hills, NJ 07078
(address)

Whose owner of record is 233 Canoe Brook Associates, LLC
(name)

7 Sylvan Way Suite 350 Parsippany, NJ 07054
(address)

I, therefore, request the Tax Collector to determine whether there are any delinquent taxes and/or assessments due.

Date: April 3, 2018 Applicant's Signature 

Section II - Completed by Tax Collector

I, Donna Ruggiero, Tax Collector of the Township of Millburn, find that Lot(s) _____

Block _____, better known as (address) _____

- All taxes have been paid
- All assessments due have been paid
- The following are delinquent and due _____

Date Donna Ruggiero, Tax Collector

**Township of Millburn – Planning Board
TAX AND ASSESSMENT PAYMENT REPORT**

Calendar # _____ Date _____

Under provisions of New Jersey Statutes, N.J.S.A. 40:55D-39C and N.J.S.A. 4:55D-65h, an applicant for development of land must submit proof that no taxes or assessments for local improvements or local taxes are due or delinquent on the property stated below.

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Section I (completed by applicant)

I, Andrew Marshall of 7 Sylvan Way Suite 350 Parsippany
(name) (address)

↑
Two of the
Same

am making an application to the Planning Board for the Revision to Final Major Site Plan

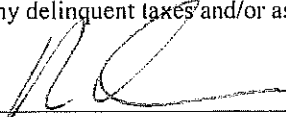
MLUL C. 40:55D-70c of Lot(s) 3 & 4

Block 5303, located at 150 John F. Kennedy Pkwy Short Hills, NJ 07078
(address)

Whose owner of record is 233 Canoe Brook Associates, LLC
(name)

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(address)

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Block _____, better known as (address) _____

- All taxes have been paid
- All assessments due have been paid
- The following are delinquent and due _____

Date Donna Ruggiero, Tax Collector

PROOF OF SERVICE
TOWNSHIP OF MILLBURN
PLANNING BOARD

Application No. _____.

_____ Andrew Marshall _____ of full age, being duly sworn according to law,
deposes and says, that he/she resides at _____ 108 Washington Avenue Chatham, NJ 07928 in the
_____ Chatham Township _____ and State of _____ New Jersey _____,
(Municipality)

that he/she is the applicant in a proceeding before the Millburn Township Planning Board at the
_____, 2018 meeting, and which has the Application No. _____ and relates to premises
(Date)

located at _____ 150 John F. Kennedy Parkway, Short Hills, NJ 07078 Block 5303 _____, Lot 3 & 4 _____,
(Street Address)

he/she gave notice of this proceeding to each and all of the owners of property affected by said
application, in the required form, in the manner provided by law on _____, 2018, a true
copy of the Notice and the names and addresses of those so notified are attached to this affidavit.

TRICIA JO SCHUBERT
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES NOV. 5, 2019

Sworn to before me this 3rd

day of April, 2018.

Tricia Jo Schubert
(Notary Public)

[Signature]
Applicant's Signature

STATUTORY REQUIREMENTS CONCERNING PUBLIC NOTICE:

Statutory requirements concerning public notice are set forth in Sections 7, 7.1, and 7.3
(N. J. S. A. 40:55D-11, 12, 14) of the Municipal Land Use Law (Chapter 29), Laws of N. J. 1975).
These requirements are also listed on the Notice Procedures form given to the applicant when he/she receives the list of property owners within
200 feet.

NOTICE IS A JURISDICTIONAL REQUIREMENT. PROOF OF SERVICE OF NOTICE REQUIRED BY LAW MUST BE FILED WITH
THE BOARD AT LEAST TWO DAYS PRIOR TO THE HEARING DATE OR THE CASE WILL NOT BE HEARD.

NOTICE OF HEARING
Planning Board of the Township of Millburn, New Jersey

TAKE NOTICE that 233 Canoe Brook Associates, LLC has made an application to the Millburn Township Planning Board in connection with the ~~(construction)~~ (alteration) ~~(maintenance)~~ ~~(conversion)~~ of a Parking Schedule on Property in Millburn Township, located at 150 John F. Kennedy Pkwy Short Hills NJ 07078 Block 5303, Lot 3 & 4, which requires the following (bulk) (variance) ~~(use~~ ~~variance)~~ relief, ~~(minor)~~ ~~(preliminary)~~ (final) (site plan) ~~(subdivision)~~ ~~(waivers)~~ [**cross out inapplicable sections**]:

[DESCRIBE THE NATURE OF THE VARIANCES OR APPROVALS SOUGHT IN PLAIN LANGUAGE AND INCLUDE THE RELEVANT SECTIONS OF THE TOWNSHIP ZONING ORDINANCE]

Applicant is proposing a revised parking schedule to incorporate a shared parking concept for the Office & Hotel. Applicant also proposes a slight revision to the loading area to for the Hotel building. Variance relief is sought from the following provisions of the Township Code: 606.8(f)(6)(n); 607.2(i); 607.2 and 607.3(d)

The Applicant may also seek other variances and waivers as the need may arise during the course of the hearing on this Application. The application is now App. # _____ on the Secretary's calendar, which is scheduled for a hearing on _____, 20____ at 7:30 P.M. in Town Hall, 375 Millburn Avenue, Millburn, New Jersey. All documents relating to this application are on file in the office of the Secretary of the Planning Board daily between the hours of 8:30 A.M – 4:30 P.M, Monday through Friday. Any interested party may appear at said hearing and participate therein in accordance with the rules of the Planning Board.



Applicant

NOTE: This Notice shall be given by publication in the official newspaper of the municipality, if there be one, or in a newspaper of general circulation in the municipality at least 10 days prior to the date of the hearing, and Proof of Publication shall be given to the Secretary/Clerk of the Planning Board at least one (1) day before the day of the hearing.

NOTICE OF HEARING
Planning Board of the Township of Millburn, New Jersey

TAKE NOTICE that 233 Canoe Brook Associates, LLC has made an application to the Millburn Township Planning Board in connection with the (construction) ~~(alteration)~~ ~~(maintenance)~~ ~~(conversion)~~ of a Parking Schedule / Loading Area on property in Millburn Township, located at 150 John F. Kennedy Pkwy, Block 5303, Lot 3 & 4, which requires the following (bulk variance) ~~(use variance)~~ relief, ~~(minor)~~ ~~(preliminary)~~ (final) (site plan) ~~(subdivision)~~ ~~(waivers)~~ [cross out inapplicable sections]:

[DESCRIBE THE NATURE OF THE VARIANCES OR APPROVALS SOUGHT IN PLAIN LANGUAGE AND INCLUDE THE RELEVANT SECTIONS OF THE TOWNSHIP ZONING ORDINANCE]

Applicant is proposing a revised parking schedule to incorporate shared parking concept for the Office & Hotel. Applicant also proposes a slight revision to the loading area for the Hotel building. Variance relief is sought from the following provisions:

606.8(f)(6)(n); 607.2(i); 607.2 and 607.3(d).

The Applicant may also seek other variances and waivers as the need may arise during the course of the hearing on this Application. The application is now App.# _____ on the Secretary's calendar, which is scheduled for a hearing on _____, 20____ at 7:30 p.m. in Town Hall, 375 Millburn Avenue, Millburn, New Jersey. All documents relating to this application are on file in the office of the Secretary of the Planning Board daily between the hours of 8:30 a.m. - 4:30 p.m., Monday through Friday. Any interested party may appear at said hearing and participate therein in accordance with the rules of the Planning Board.



Applicant

This notice is to be personally served or sent by certified mail to all persons entitled to notice at least 10 days before the hearing date. The Affidavit of Proof of Service with copies of the Notice sent by the applicant and the list of persons who were served must be submitted to the Board Secretary at least two days before the hearing date.

Attachment F

ROSELAND
RESIDENTIAL TRUST
— A MACK-CALI COMPANY —
BUILDING VISIONARY LIFESTYLE

April 3, 2018

Ms. Eileen Davitt
The Township of Millburn Planning Board
Millburn Town Hall
375 Millburn Avenue
Millburn, New Jersey 07041

RE: Request for List of Property Owners Within 200 ft.
and Others Entitled to Notice of an Application

Dear Ms. Davitt:

In accordance with C.40:55D-12(c), written request is hereby made for a certified list of property owners from the current tax duplicates of names and addresses of owners of property within 200 feet of Block 5303, Lots 3 & 4, also known as 150 John F. Kennedy Parkway, Short Hills, New Jersey whom I am required to give notice under C.40:55-12 (b) and Township Ordinance.

Enclosed please find a check in the amount of \$10.00 to cover the cost of the certified list.

Sincerely,

By: 

Address: 7 Sylvan Way Suite 350 Parsippany, NJ 07054

Date Received: _____

Amount Paid: _____

By: _____

FORM NO. 16

CERTIFICATE OF OWNERSHIP OF APPLICANT AS REQUIRED BY NEW
JERSEY LAW (P.L. 1977, CHAPTER 336)

Listed below are names and addresses of all owners of 10% or more of the stock/interest
in the undersigned applicant corporation/partnership:

Name	Address
1.	
2.	
3.	See Attached
4.	
5.	
6.	
7.	
8.	
9.	
10.	

*Where corporations/partnerships own 10% or more of the stock/interest in the
undersigned or in another corporation/partnership so reported, this requirement shall be
followed until the names and addresses of the non-corporate stockholders/individual
partners exceeding the 10% ownership criterion have been listed.


Signature of Officer/Partner 4/3/18 Date
Andrew Marshall
Name of Applicant Corporation/Partnership

Attachment H

Ownership Disclosure Statement

233 Canoe Brook Associates, L.L.C. / Mack-Cali Short Hills L.L.C

Roseland Residential, L.P. owns 100 percent (100%) of 233 Canoe Brook Associates, L.L.C and Mack-Cali Realty, L.P. owns 100 percent (100%) of Mack-Cali Short Hills L.L.C.

Roseland Residential, L.P. is owned 100 percent (100%) by Mack-Cali Realty, L.P. Mack-Cali Realty, L.P. is owned by Mack-Cali Realty Corporation and various individuals.

Mack-Cali Realty Corporation is a publicly traded company and no individual owns ten percent (10%) or more of the company.

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. 233 Canoebrook Associates, LLC	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ P Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>	
	5 Address (number, street, and apt. or suite no.) 7 Sylvan Way, Suite 350	Requester's name and address (optional)
	6 City, state, and ZIP code Parsippany, NJ 07078	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number	
[] [] [] - [] [] - [] [] [] []	
OR	
Employer identification number	
9 0 - 0 9 1 3 5 7 4	

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶ 3/12/18
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/irb.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See **What is backup withholding?** on page 2.*

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

ROSELAND
RESIDENTIAL TRUST
— A MACK-CALI COMPANY —
BUILDING VISIONARY LIFESTYLE

April 3, 2018

Ms. Eileen Davitt
Planning Board Secretary
Township of Millburn Planning Board
375 Millburn Avenue
Millburn, New Jersey 07041


Re: 233 Canoe Brook Associates, LLC
Block 5303, Lots 3 & 4
150 John F. Kennedy Parkway
Short Hills, NJ 07078

Dear Members of the Planning Board:

It is respectfully requested that your requirement for an Environmental Impact Statement, sustainability checklist form, and existing protective covenants, deed restrictions and easements be waived.

These were all previously submitted in the original Site Plan Application to the Township of Millburn and there are no changes to the items referenced above.

Sincerely,



Applicant:

SUSTAINABILITY CHECKLIST FORM

	APPLICANT	TOWNSHIP
		OK (Date)
<u>SUSTAINABLE BUILDING AND DESIGN STANDARDS</u>	Previously submitted in Original Site Plan Application. Application is not changing from a Sustainability Standpoint	
Name of LEED Accredited Professional working on project		
List of Energy Star and WaterSense appliances, fixtures and construction techniques		
List of green and recycled building materials in new construction, renovation, and maintenance		
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,0000		
Use of any water efficient landscaping		
Use of any on-site renewable energy systems such as: Solar Wind Geothermal		
Details of roofing materials designed to reduce the urban heat island effect such as: Construction of roof top gardens to reduce solar gain in summer and insulate in winter Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect		
Details of any sustainable stormwater systems employed such as: Bioswales/ raingardens Permeable surfaces Grey water systems Retention and detention facilities Continuous trenching		
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides		
Details of energy efficient HVAC equipment		
Details of building envelope efficiency such as insulation beyond code requirements, air sealing and advanced framing techniques		

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project; or, alternatively, indicate the reason(s) why it is not being incorporated in the project.