

BHT Properties Group, Applicant
 Property: 248 Stickles Pond Road
 Block 151, Lot 22



ANDOVER TOWNSHIP LAND USE APPLICATION

DATE: BHT Properties Group

Section I. Property Identification: BHT Properties Group

1. Zoning: BHT Properties Group

2. Note Block, Lot, and Acreage: 248 Stickles Pond Road, Andover, New Jersey

| | | | |
|----------------------|----------------------|---------|------|
| BHT Properties Group | BHT Properties Group | ACREAGE | 9731 |
| BLOCK | LOT | | |

2.1 Additional Properties:

| | | | |
|-------|-----|---------|--|
| BLOCK | LOT | ACREAGE | |
| BLOCK | LOT | ACREAGE | |
| BLOCK | LOT | ACREAGE | |
| BLOCK | LOT | ACREAGE | |

3. Note Street Address: 248 Stickles Pond Road, Andover, New Jersey [Newton Mailing]

| Property Street Address | City | State | Zip Code |
|-------------------------|---------|-------|----------|
| 248 Stickles Pond Road | Andover | NJ | 07860 |
| | | | |
| | | | |

4. Note all adjoining municipalities:

5. Describe the current use of the property. The parcel consists of an abandoned airport including an asphalt runway, hangars, storage containers, access driveways and other vacant buildings.

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6. Note any prior Land Use Board approvals:

Please see copies of prior Resolutions attached hereto.

7. Identify the type of application and provide a summary of the proposal:

Application for Preliminary Site Plan, Final Site Plan.

Applicant proposes to demolish all existing structures, regrade the lot and construct asphalt milling access roads, gravel vehicle storage areas, asphalt driveways and loading areas. In addition, Applicant will install pedestrian facilities, a commercial office building and provide necessary subsurface and surface stormwater facilities. The runway will be maintained and used for access and storage.

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8. Identify deed restrictions, easements, liens, and Association By-Laws.

Attached hereto is a Declaration of Taking which was recorded on March 30, 1994, in Deed Book 1989, Page 100, for 3.5818 acres or 150,022 S.F., Right-of-Way Line on Stickles Pond Road.

9. Identify roads accessed or proposed.

All existing access drives west of STA 137-00 are being removed. A new access drive is proposed in the vicinity of STA0 111+00, which will service all incoming and outgoing vehicular traffic, commercial or otherwise.

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Section III. FEES AND ESCROW

Please note that fees and escrow must accompany the application. The submission of separate checks as well as an explanation of the fee/escrow calculations is required.

Amount enclosed for escrow: \$30,000.00

Check No.

Explanation: Major Preliminary and Final Site Plan Application

Amount enclosed for fees: 500.00

Check No. 4674

Explanation:

Party responsible for escrow management: BHT Properties Group

Name: Rose Cuellar and Ram Adar BHT Properties Group

EMAIL: rosec@bhtpropertiesgroup.com/ ram@bhtpropertiesgroup.com

FAX:

ADDRESS: BHT Properties Group, 5081 SW 48 Street, Suite 103, Davie, Florida 33312



ANDOVER TOWNSHIP LAND USE APPLICATION

Section IV. DEVELOPMENT TEAM CONTACT INFORMATION:

| | Name | Address | Telephone | Fax | Email |
|-----------|--|---|----------------|----------------|--|
| Applicant | BHT Properties Group Rose Cuellar, Project Manager Ram Adar | 5081 SW 48th Street Suite 103 Davie, FL 33312 | (954) 369-4006 | | rosec@bhtpropertiesgroup.com ram@bhtpropertiesgroup.com |
| Owner | PSE&G c/o Roger J. Trudeau Manager Corporate Real Estate Transactions | 80 Park Plaza Newark, NJ 07101 | (732) 546-0160 | | roger.trudea@pseg.com |
| Engineer | Wayne J. Ingram Engineering & Land Planning Associates | 140 West Main Street Rockaway, NJ 08829 | (908) 238-0544 | (908) 238-9572 | wayne@elp-inc.com |
| Attorney | William T. Haggerty, Esq. Dolan & Dolan, PA | 53 Spring Street PO Box D Newton, NJ 07860 | (973) 383-1600 | (973) 383-7823 | whaggerty@dolanlaw.com |
| Planner | | | | | |
| Surveyor | Howard C. Lopshire | 105 Raider Boulevard Hillsborough, NJ 08844 | (908) 874-7500 | (908) 874-5762 | hlopshire@carrollengineering.com |
| Other | | | | | |

Applicant: BHT Properties Group

Property: 248 Stickles Pond Rd., Andover, NJ
Block 151, Lot 22

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)
) SS:
COUNTY OF MIDDLESEX)

ROGER J. TRUDEAU, of full age, being duly sworn according to law on oath deposes and says the following:

1. I am the Manager-Real Estate Transactions of PSEG Services Corporation, Agent to Public Service Electric and Gas Company ("PSE&G") and have a location address of 80 Park Plaza, Newark, New Jersey 07102.
2. PSE&G is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of Andover, County of Sussex and State of New Jersey and known on the tax assessment map of said Township of Andover as Lot 21 & 21Q0028 in Block 151. Said property being further known by street address as: 248 Stickles Pond Road, Andover, New Jersey.
3. I acknowledge various entities/individuals shall rely on the statements herein and if same are willfully false, I am subject to punishment.

PUBLIC SERVICE ELECTRIC AND GAS
COMPANY
By: PSEG Services Corporation, Agent
By: *[Signature]*
Roger J. Trudeau
Manager-Corporate Real Estate

STATE OF NEW JERSEY)
) SS:
COUNTY OF MIDDLESEX)

Sworn and subscribed to before me this 17th day of December, 2019.

[Signature]
JOY SCHULEIN
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 50006805
MY COMMISSION EXPIRES 12/4/2024

BHT Properties Group, Applicant
Property: 248 Stickle Pond Road
Block 151, Lot 22



ANDOVER TOWNSHIP LAND USE APPLICATION

4.

SITE INSPECTION AUTHORIZATION FORM

I hereby give permission for Andover Township Municipal Agencies and their agents to come upon and inspect these premises with respect to this application for Major Preliminary and Final Site Plan on Block (s) 151 Lot (s) 21

Applicant's Signature: _____ Date: December, 2019

Ariel Edky Manager
(Please Print Name and Include Title)

STATE OF Florida
COUNTY OF Broward

SWORN TO AND SUBSCRIBED, before me, Ariel Edky
this 17 day of December, 2019



Yaniv Cohen
COMMISSION # GG248047
EXPIRES: Sept. 10, 2022
Bonded Thru Aaron Notary

Notary Public, State of

Applicant: _____

Property: 248 Stickle Pond Rd., Andover, NJ
Block 151, Lot 22

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3. Permission is hereby granted for Andover Township Municipal Agencies and their agents to come upon and inspect the Property with respect to that Major Preliminary and Final Site Plan application submitted by _____.

WITNESS:

Jay Schulz

PUBLIC SERVICE ELECTRIC AND GAS
COMPANY

By: PSEG Services Corporation, Agent

By: Roger J. Trudeau
Roger J. Trudeau
Manager-Corporate Real Estate



ANDOVER TOWNSHIP LAND USE APPLICATION

3.

CORPORATION OR PARTNERSHIP FORM

Applications before the Planning Board/Zoning Board of Adjustment by a Corporation or Partnership for a subdivision of 6 or more lots or 25 or more family units or for approval of a site plan to be used for commercial purposes shall list below the names and addresses 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, as required by N.J.S.A. 40:55D-48.1.

BHT Properties Group
5081 SW 48 St
Suite 103
Davie, FL 33314

Ariel Edry 100%

Please note: "No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with the Act" as per N.J.S.A. 40:55D-048.1 et seq., P.L. 1977, Chapter 336, Section 3.



ANDOVER TOWNSHIP LAND USE APPLICATION

6.

STATUS OF TAXES

In keeping with the Ordinance adopted by the Andover Township Committee July 27, 1976, fixing the procedures governing applications to the Planning and Zoning Boards, Article III, Section 74-39, requiring submission of proof that no taxes or assessments for local improvements are due or delinquent on the property to be subdivided, please submit verification for:

BLOCK(S) 151 LOT(S) 21

DATE 12/19/19

TAX COLLECTOR [Signature]

Verification cannot be submitted on the above mentioned by reason of

DATE _____

TAX COLLECTOR

Applicant: _____

Property: 248 Stickles Pond Rd., Andover, NJ

Block 151, Lot 22

OWNER'S AUTHORIZATION

STATE OF NEW JERSEY)
) SS:
COUNTY OF MIDDLESEX)

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3. Applicant _____ is hereby authorized to make this application.

4. I acknowledge various entities/individuals shall rely on the statements herein and if same are willfully false, I am subject to punishment.

PUBLIC SERVICE ELECTRIC AND GAS COMPANY

By: PSEG Services Corporation, Agent

By: *Roger J. Trudeau*
Roger J. Trudeau
Manager-Corporate Real Estate

STATE OF NEW JERSEY)
) SS:
COUNTY OF MIDDLESEX)

Sworn and subscribed to before me this 17th day of December, 2019.

Joy Schulein
JOY SCHULEIN
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 50006805
MY COMMISSION EXPIRES 12/4/2024

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PUBLIC SERVICE ELECTRIC AND GAS COMPANY

By: PSEG Services Corporation, Agent

By: *Roger J. Trudeau*
Roger J. Trudeau
Manager-Corporate Real Estate

STATE OF NEW JERSEY)
) SS:
COUNTY OF MIDDLESEX)

Sworn and subscribed to before me this 17th day of December, 2019.

Joy Schlein
JOY SCHLEIN
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 50006805
MY COMMISSION EXPIRES 12/4/2024



ANDOVER TOWNSHIP LAND USE APPLICATION

7.

**Applicant's and Owner's Acknowledgement of Fees
That May Become Liens on the Subject Property**

Re: BHT Properties Group: Application for Site Plan Approval
Block Lot Block 151, Lot 21,
Property address: 248 Stickle Pond Road, Block 151, Lot 21

The undersigned Applicant and Owner hereby acknowledge that:

1. They are financially responsible for any and all fees applicable for the review of the application for development, fees for expert witnesses and/or consultants that may be necessary for the Andover Township Planning Board and/or Zoning Board to engage to make a decision with respect to the application fees for inspection of the property, or for meeting the conditions of approval.

2. It is understood and acknowledged that a lien may be placed on the subject property should the fees not be paid within 14 days of a notice of the amount due being mailed to the applicant and owner, pursuant to the ordinances of the Township of Andover and pursuant to N.J.S.A. 54:5-1 et seq, or other applicable law.

Dated: 12/17/19

[Signature]
(Applicant)

Yanik Cohen
Witness

(Owner)

Witness

BHT Properties Group, Applicant
Property: 248 Stickles Pond Road
Block 151, Lot 22



ANDOVER TOWNSHIP LAND USE APPLICATION

7.

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Dated: _____

(Applicant)

Witness

(Owner)

Witness

**NOTICE OF HEARING
ANDOVER TOWNSHIP LAND USE BOARD
TOWNSHIP OF ANDOVER
SUSSEX COUNTY, NEW JERSEY**

PLEASE TAKE NOTICE that the undersigned has made Application to the Township of Andover Land Use Board for the property known as Block 151, Lot 21, located at 248 Stickles Pond Road, Township of Andover, New Jersey in the C-1 Zone as follows:

Applicant proposes to demolish all existing structures, regrade the lot and construct asphalt milling access roads, gravel vehicle storage areas, asphalt driveways and loading areas. In addition, Applicant will install pedestrian facilities, a commercial office building and provide necessary subsurface and surface stormwater facilities. The runway will be maintained and used for access and storage.

In addition, Applicant will request such variances, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or Land Use Board.

This Application is now on the calendar for the Andover Township Land Use Board and a public hearing has been set for Tuesday, _____, 2020, at the Township of Andover, Municipal Building, 134 Newton-Sparta Road, Newton, New Jersey 07860, at 7:30 p.m. When the case is called, you may appear either in person or by attorney to present any evidence which you may have regarding the application. The matter will be heard on that above date or any adjourned date designated by the Land Use Board at this public meeting without additional notice. The maps, plans, plats and application for which approval is being sought are on file with the Land Use Administrator and are available for inspection at the Municipal Building during normal business hours.

This notice is provided pursuant to the rules of procedure of the Andover Township Land Use Board.



William T. Haggerty, Esq.
Dolan & Dolan, PA
Attorney for Applicant,
BHT Properties Group

Andover Township Land Use Board
Applicant: BHT Properties Group
Owner: Public Service Electric & Gas
Property: 248 Stickles Pond Road, Block 151, Lot 21

STATEMENT AS TO BASIS FOR SEEKING VARIANCE RELIEF

The parcel is located within the CI Commercial Industrial Zone. A variety of uses are permitted in the zone some of which would be more intense than the use proposed by the Applicant. The zone permits construction business offices, and construction equipment and material storage, light manufacturing, fabricating and assembly plants, sports facilities, wholesale establishment warehouses, and storehouses except those set forth in Section 190-54 which are conditional uses and permits as an accessory use off-street parking and private garages.

The vehicle storage facility proposed by the Applicant would be less intense than any of the permitted uses in the zone. The proposed facility would not generally be open to the public. There would be no intrusive illumination of the site and landscaping is proposed which would mitigate any adverse impact to surrounding uses.

The site is a very large site and would be especially suitable for the proposed use since there is already of a large area of impervious coverage which would be incorporated in the proposed use.

Proximity of the site to Route 206 would mitigate any adverse traffic impacts on local roads.

There would be no substantial detriment to the public good or substantial impact to the Zone Plan and Zoning Ordinance for the reasons as set forth.



William T. Haggerty, Esq.
Dolan & Dolan, PA
Attorney for Applicant,
BHT Properties Group