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February 23, 2018

VIA HAND DELIVERY

Nana Jumah, Zoning Board of Adjustment Secretary
City of Newark
Office of Planning, Zoning & Sustainability
920 Broad Street, Room 112
Newark, New Jersey 07102

**Re: Amended Preliminary and Final Site Plan
Application: ZBA 17-62
422-470 Frelinghuysen Ave
Block 3516, Lot 20.02 and 24
Newark, New Jersey**

Dear Ms. Nana Jumah:

This law firm represents Terreno 422 Frelinghuysen LLC, (the "Applicant") in connection with application ZBA 17-62 (the "Application"), to the City of Newark Board of Adjustment (the "Board") for the property located at 422-470 Frelinghuysen Avenue, Newark, New Jersey and designated as Block 3516, Lots 20.02 and 24 (the "Property").

As you may be aware, the Applicant submitted an application dated October 16, 2017, which later was presented to the Board on February 1, 2018, seeking preliminary and final site approval and associated variance relief. As a result of the commentary received during the February 1, 2018 hearing, the Applicant now submits an amended application for preliminary and final site plan approval, along with variance relief pursuant to from N.J.S.A. 40:55D-70(d) (1) and N.J.S.A. 40:55D-70(c)(1) and/or (c)(2), with respect to the above-referenced Property (the "Amended Application"). The Applicant seeks to construct a public parking area to be utilized as off-airport parking, with an accessory office trailer to be located on the Property.

Pursuant to your instructions, enclosed please find the following documents:

1. One (1) original and eighteen (18) copies of the Amended Application for Development, to which are attached are the Zoning Determination Form, the Disclosure Statement, and an original Certification of Taxes Paid;
2. Certified Property Owner's List;

3. Six (6) signed and sealed full-sized sets and ten (10) additional 11" x 17" reduced size sets of Plans prepared by Bowman Consulting dated September 28, 2017, and last revised February 22, 2018;
4. Six (6) signed and sealed full-sized sets and ten (10) additional 11" x 17" reduced size sets of the Survey prepared by Bowman Consulting dated May 1, 2017, and last revised February 22, 2018;
5. Color photos of the Property;
6. Four (4) signed sets of Stormwater Management Report prepared by Bowman Consulting dated February 22, 2018;
7. Four (4) signed sets of the Stormwater O&M prepared by Bowman Consulting dated February 22, 2018;
8. Four (4) signed sets of the Traffic Engineering Evaluation prepared by Bowman Consulting dated February 22, 2018; and
9. One digital copy of the entire Amended Application package.

Additionally, included within the Amended Application please find the Environmental Commission review checklist and completed Environmental Commission Review: Full Form for review. Based upon our understanding of the City Ordinances, it is our position that a full hearing of the Environmental Commission is not required for this Amended Application. The Property will be used for a commercial purpose. There will be no air pollutants or emissions resulting from this project, the water and energy usage will be minimal, there are no hazardous or toxic materials proposed to be utilized or stored on the Property, there are no fuel stations proposed on the Property and the project will generate no dust, noise, light or odorous nuisance on surrounding properties. Therefore, we respectfully request a waiver from the Environmental Commission. However, should the City disagree, we respectfully request that this Amended Application be placed on the Environmental Commission's March 7, 2018 agenda for consideration.

Furthermore, the Applicant respectfully requests that a Special Meeting of the Board of Adjustment be held on either March 15, 2018, or March 29, 2018, in order to present the Amended Application.

Thank you for your time and attention to this matter. If you have any questions or need anything further please do not hesitate to contact me

Very truly yours,



Elnardo J. Webster

EJW:mnn

Enclosures

cc: Terreno 422 Frelinghuysen LLC

CITY OF NEWARK
(●) BOARD OF ADJUSTMENT
() CENTRAL PLANNING BOARD
APPLICATION FOR

(●) PRELIMINARY SITE PLAN (●) FINAL SITE PLAN () MINOR SITE PLAN
() MAJOR SUBDIVISION () MINOR SUBDIVISION
() CONDITIONAL USE (●) C VARIANCE (●) D VARIANCE

APPLICATION NO. _____

DATE FILED _____, 20__

HEARING DATE _____, 20__

SECTION A

APPLICATION IS HEREBY MADE FOR APPROVAL OF SITE PLAN FOR LAND DEVELOPMENT AS HEREIN DESCRIBED AND SHOWN ON THE ACCOMPANYING MAPS IN ACCORDANCE WITH THE ZONING AND LAND USE REGULATIONS OF THE CITY OF NEWARK.

PREMISES

NAME OF PROJECT: Off-Airport Parking Lot with Shuttle Service To Airport

ADDRESS: 422-470 Frelinghuysen Avenue

BLOCK(S): 3516 LOT(S): 20.02 and 24

WARD: South ZONE: EWR Airport HISTORIC DISTRICT () YES (●) NO

PRESENT USE / CONDITION: Vacant (formerly trailer storage for Lot 20.02 and formerly waste transfer station for Lot 24)

PROPOSED USE: Off-airport parking with shuttle service to the airport and accessory office trailer are proposed on Lot 20.02.

The only improvements on Lot 24 is the underground stormwater management facility.

OWNER: Terreno 422 Frelinghuysen LLC

Name (print or type)

ADDRESS: 101 Montgomery Street, Suite 200, San Francisco, CA 94104

PHONE #: 415-655-4448 FAX#: _____

EMAIL: daniel@terreno.com


Owner's Signature

IF APPLICANT IS OTHER THAN OWNER:

I HEREBY AUTHORIZE N/A

Name (print or type)

ADDRESS: _____

PHONE #: _____ FAX#: _____

EMAIL: _____

TO ACT AS MY AGENT IN PROCESSING THIS APPLICATION.

Owner's Signature

ARCHITECT/ ENGINEERING FIRM: Bowman Consulting Group

NAME OF ARCHITECT/ENGINEER: Eric L. Keller, PE

ADDRESS: 54 Horsehill Road, Suite 100, Cedar Knolls, NJ 07927

PHONE #: 973-359-8400 FAX#: 973-359-8455

EMAIL: ekeller@bowmanconsulting.com LICENSE # 24GE03205400

ATTORNEY/ FIRM: Inglesino, Webster, Wyciskala & Taylor, LLC

NAME OF ATTORNEY: Elnardo J. Webster, III, Esq.

ADDRESS: 600 Parsippany Road, Suite 204, Parsippany, NJ 07054

PHONE #: (973) 947-7131 FAX#: (973) 887-2700

EMAIL: ewebster@iwt-law.com

PROJECT DESCRIPTION

LOT AREA: 211,136 SF (Lot 20.02) & 248,625 SF (Lot 24)

NET FLOOR AREA: 400 SF (trailer)

APPROX. NO. EMPLOYEES: 15

NUMBER OF PARKING SPACES: 567

LANDSCAPE AREA: 45,183 SF

CIRCULATION AREA: 78,653 SF

GROSS FLOOR AREA: 400 SF (trailer)

PROJECT FLOOR AREA: 400 SF (trailer)

HOURS OF OPERATION: 24/7

GROUND FLOOR AREA: 400 SF (trailer)

PARKING AREA: 87,300 SF

NUMBER OF HOUSING UNITS: N/A

Project description shown above is for Lot 20.02 and the only improvements on Lot 24 is the underground stormwater management facility.

SECTION B

N/A

APPLICATION IS HEREBY MADE FOR APPROVAL OF THE SUBDIVISION OF LAND AS HERIN DESCRIBED AND SHOWN ON THE ACCOMPANYING PLAT IN ACCORDANCE WITH THE ZONING AND LAND USE REGULATIONS OF THE CITY OF NEWARK.

ACREAGE OF TRACT TO BE SUBDIVIDED: _____ NUMBER OF LOTS PROPOSED: _____ 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 WAS

THE PROPERTY SUBJECT TO A PRIOR SUBDIVISION? () YES () NO

(If so, list dates of prior subdivision and attach a resolution or minutes)

ARE THERE ANY EXISTING OR PROPOSED DEED RESTRICTIONS, EASEMENTS, RIGHT-OFWAY OR OTHER DEDICATION? () YES () NO (If yes, attach a copy)

THE DEED OR PLAT MUST BE FILED WITH THE COUNTY RECORDING OFFICER, THE MUNICIPAL ENGINEER, AND THE MUNICIPAL TAX ASSESSOR WITHIN 190 DAYS OF APPROVAL.

SECTION C

APPLICATION IS HEREBY MADE FOR CONDITIONAL USE AND/OR VARIANCE FROM THE TERMS OF THE ZONING AND LAND USE REGULATIONS OF THE CITY OF NEWARK.

An appeal is hereby made for () Conditional Use (●) Variance from the terms of Title 41: _____ of the Zoning and Land Use Regulation, so as to permit: _____

See attached for list _____

(ALL VARIANCES BEING SOUGHT MUST BE LISTED)

SECTION D

CERTIFICATION BY TAX COLLECTOR

(No application will be deemed complete unless this section has been signed by the tax collector)

BLOCK(s) 3516 LOT(s) 20.02 and 24

- ❖ ☒ There are no taxes due.
- ❖ ☐ There are taxes due and arrangements have been made to pay them.
- ❖ ☐ There are taxes due and no arrangements have not been made to pay them.

DATE

2/20/2018

TAX COLLECTOR'S SIGNATURE

Emmet Sumner, CRC

AFFIDAVIT APPLICATION

STATE OF NEW JERSEY
COUNTY OF ESSEX

_____ of full age, being duly sworn according to law, on oath,
deposes and says that all of the above statements and the statements contained in the papers submitted herewith are
true.

Sworn to and subscribed before me this _____ day of _____, 20____.

APPLICANT'S SIGNATURE

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

_____ of full age, being duly sworn to law on oath, deposes and says,
that respondent resides at _____ in the City of _____, in the
County of _____ is the owner in fee of all that certain lot, piece of parcel of land situated, lying and
being in the City of Newark aforesaid, known and designated as _____

Sworn to and subscribed before me this _____ day of _____, 20____.

OWNER'S SIGNATURE

SECTION D

CERTIFICATION BY TAX COLLECTOR

(No application will be deemed complete unless this section has been signed by the tax collector)

BLOCK(s) 3516 LOT(s) 20.02 and 24

- ❖ ~~*~~ There are no taxes due.
- ❖ () There are taxes due and arrangements have been made to pay them.
- ❖ () There are taxes due and no arrangements have not been made to pay them.

DATE

2/20/2018

TAX COLLECTOR'S SIGNATURE

Ernest Sumner, CRC

AFFIDAVIT APPLICATION

STATE OF NEW JERSEY
COUNTY OF ESSEX

GREGORY N. SPENCER of full age, being duly sworn according to law, on oath, deposes and says that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn to and subscribed before me this 23rd day of FEB, 20 18.

APPLICANT'S SIGNATURE

GREGORY N. SPENCER

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

GREGORY N. SPENCER of full age, being duly sworn to law on oath, deposes and says, that respondent resides at 101 BAYVIEW ME in the City of Bethel, in the County of MAINE is the owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the City of Newark aforesaid, known and designated as _____

Sworn to and subscribed before me this 23rd day of FEB, 20 18.

OWNER'S SIGNATURE

GREGORY N. SPENCER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

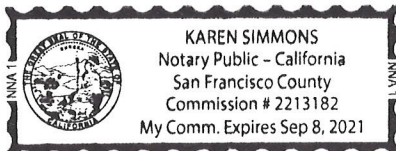
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Francisco)
 On February 23, 2018 before me, Karen Simmons, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Gregory N. Spencer
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Karen Simmons
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of ownership
 Document Date: 2-23-18 Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

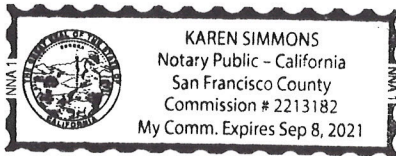
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Francisco)
 On February 23, 2018 before me, Karen Simmons, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Gregory N. Spencer
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Karen Simmons
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Application
 Document Date: 2-23-18 Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

SECTION E

ENVIRONMENTAL COMMISSION REVIEW

(No application will be deemed complete unless this section has been completed)

DOES THE PROPERTY REQUIRE ONE OR MORE APPROVALS OR PERMITS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA), OR THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OR REQUIRE INCLUSION IN THE ESSEX COUNTY SOLID WASTE MANAGEMENT PLAN UPON ADVICE FROM THE ESSEX COUNTY SOLID WASTE ADVISORY COUNCIL? (●) YES () NO

[Said approvals or permits shall include, but shall not be limited to, any approval or permit required pursuant to the Clean Air Act, 42 U.S.C. §7401 et seq.; the Clean Water Act, 33 U.S.C. §1251 et seq. (including any approval or permit issued thereunder by the U.S. Army Corps of Engineers); the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq.; the New Jersey Air Pollution Control Act, N.J.S.A. 26:2C-1 et seq.; the New Jersey Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq.; the Water Quality Planning Act, N.J.S.A. 58:11A-1, et seq.; the Waterfront Development Law, N.J.S.A. 12:5-3 et seq.; the Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 et seq.; the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq. and the Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq.]

If yes, please list the approvals or permits required:

The only permit required from NJDEP is the 5G3 - Construction Activity Stormwater (GP).

This permit will be obtained after the Soil Erosion and Sediment Control Certification codes are issued by the City of Newark. Portions of Block 3516, Lot 20.02 that are at or below Flood Hazard Area Elevation 11(NAVD88) are within Zone AE according to the Flood Insurance Rate Map that has a preliminary date of May 30, 2014, Map Number 34013C0154G, Panel 154 of 200 (City of Newark, Essex County, New Jersey). The proposed improvements in the Flood Hazard Area meet the requirements of Permit-By-Rule 9 – General Construction Activities in a tidal flood.

As per the Environmental Justice and Cumulative Impacts Ordinance (6PSF-c), adopted 7/7/16 and effective 7/27/16, a covered application for environmental commission review is any major site plan seeking approval from the Central Planning Board or the Zoning Board of Adjustment for a commercial, light manufacturing or industrial use project which also requires one or more approvals or permits from the U.S. Environmental Protection Agency or the New Jersey Department of Environmental Protection, or requires inclusion in the Essex County Solid Waste Management Plan, upon advice from the Essex County Solid Waste Advisory Council.

ZONING DETERMINATION FORM

THE FOLLOWING INFORMATION HAS BEEN FILED WITH THE
() CENTRAL PLANNING BOARD (●) ZONING BOARD OF ADJUSTMENT IN CONJUNCTION WITH AN
APPLICATION FOR

(●) SITE PLAN () SUBDIVISION () CONDITIONAL USE (●) C VARIANCE (●) D VARIANCE

PREMISES (Street Address & Number / Block(s) and Lot Number(s):
422-470 Frelinghuysen Avenue

ALL PRESENT USES OF PROPERTY:
Vacant (formerly trailer storage for Lot 20.02 and formerly waste transfer station for Lot 24)

SIZE AND TYPE OF EXISTING BUILDINGS:
N/A (Lot 20.02)

SIZE AND TYPE OF PROPOSED BUILDINGS:
400 sf, 1-story office trailer (Lot 20.02 improvements)

EXPLANATION OF PROPOSED PROJECT: The proposed project for Lot 20.02 includes the change of use to
off-airport parking use with shuttle service to the airport and accessory office trailer.

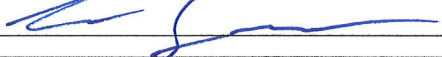
HOURS OF OPERATION: 24/7 NO. (#) OF EMPLOYEES 15

APPLICANT'S NAME: Terreno 422 Frelinghuysen LLC PHONE NO. 415-655-4448

ADDRESS: 101 Montgomery Street, Suite 200, San Francisco, CA 94104

OWNER'S NAME: Terreno 422 Frelinghuysen LLC PHONE NO. 415-655-4448

ADDRESS: 101 Montgomery Street, Suite 200, San Francisco, CA 94104

SIGNATURE OF APPLICANT 

FOR OFFICIAL USE ONLY

ZONING DISTRICT:

DETERMINATION:

SITE PLAN REVIEW:

LANDMARK/HISTORIC SITE:

ENVIRONMENTAL COMMISSION REVIEW: N/A () Basic Form () Full Form ()

Date

Zoning Officer

**DISCLOSURE STATEMENT
TO BE USED BY
(●) PROFIT CORPORATION () NON PROFIT CORPORATION**

Name of Corporation or Partnership Terreno 422 Frelinghuysen LLC

Principal Place of Business _____
101 Montgomery Street, Suite 200, San Francisco, CA 94104

Name of Registered Agent _____

Address _____

Incorporated in State of _____


NAME	ADDRESS	PERCENT OWNED (%)
Terreno Realty Corporation	101 Montgomery Street, Suite 200, San Francisco, CA 94104	100%

No individual or entity owns 10% or greater of Terreno Realty Corporation.

I certify that the above represents the name(s) and address (es) of all stock holders or partners of a 10% or greater interest in the above corporation or partnership. If one or more of the above is itself a corporation or partnership. I have annexed hereto the names and addresses of anyone who owes a 10% or greater interest therein.

I certify that the foregoing statements made by me are true. I am aware that if any of the going statements made by me are willfully false, I am subject to punishment.

Date: 2/23/12

Signature 

GREGORY N. SPENCER
Name of Person Signing
(Type or Print)

SENIOR VICE PRESIDENT
Title of Person Signing

WHERE APPLICABLE, KINDLY INCLUDE A COPY OF THE CERTIFICATE OF INCORPORATION

DisClos

422-470 Frelinghuysen Avenue
Block 3516, Lot 20.02, Lot 24
City of Newark
Essex County, NJ

LIST OF VARIANCES

Variance relief pursuant to N.J.S.A. 40:55D-70 (d)(1)

- Chapter 41:4-3, Table 4-3, to permit public parking area for off-airport parking and accessory office trailer

Variance relief pursuant to N.J.S.A. 40:55D-70(c)(1) and/or (c)(2).

- Chapter 41:5-3, Table 5.3, Front Yard Setback - A front yard setback of no more than 5 feet is required where a front yard setback of 44.5 feet is proposed.
- Chapter 41:5-3, Table 5.3, Side Yard Setback - A side yard setback of 0 feet or 5 feet is required where side yard setbacks of 77.4 feet and 198 feet are proposed.
- Chapter 41:5-3, Table 5.3, Rear Yard Impervious (Paved) Yard Area - A maximum impervious rear yard area of 60% is required where 80% is proposed.
- Chapter 41:5-3, Table 5.3, Facade Transparency - A minimum building transparency of 20% is required for the non-street facing facade where a lesser non-street facing facade is proposed.
- Chapter 41:16-5-1(3), Fence Height - The height of any fence shall not exceed four (4) feet where five (5) feet is proposed.

ENVIRONMENTAL COMMISSION REVIEW: FULL FORM

For Covered Applicants with an Industrial Use. If more space is required, please attach additional responses to this form.

Note: The proposed project is not an industrial use; however, this form is provided for environmental commission review.

- A. Detailed Project Description:** Brief summary of types of products or services to be produced, a physical description of proposed building and grounds, including any pre-improvement contamination issues and clean-up plans, and overview of anticipated environmental impact, controls to comply with environmental regulations, and any voluntary activities undertaken to go beyond legally required environmental control standards.

The project proposed on Lot 20.02 of Block 3516 will consist of an off-airport surface parking lot with shuttle service to the airport and an accessory 400 square foot office trailer. There are no products being produced. While there are no trees present today and the site is entirely impervious coverage, the project proposes an effective landscape design that is compliant with the City's landscaping requirements and decreases the impervious coverage by approximately one acre of land. The proposed project has a positive impact on the environmental, reduced pollution and greatly improves the water quality when compared to the existing site conditions.

- B. Pre-existing Environmental Conditions Description:** To the extent such information is available in an approved NRI, a brief summary of pre-existing environmental conditions within a half-mile radius of proposed project site, including name and location of any other properties in that area with air pollution emission permits from the federal or state government; location of known contaminated sites and properties storing or using toxic chemicals; location of receptor populations including schools, day-cares, residential blocks, detention centers or prisons, and senior centers; and location of any environmentally-sensitive areas such as wetlands, waterways or parks.

The site is currently vacant and was formerly used for trailer storage. The site consists of entirely impervious cover and the surrounding properties are industrial uses.

- C. Environmental Impact Description:** Information should be excerpted from documents filed elsewhere; e.g., environmental permit applications, approved permits or stormwater management plans, as applicable. If project involves a permit for the category below, applicant should identify such permit. Applicant must provide a description for each category regardless of whether a permit is involved, to the extent such information is available or can be readily obtained.

i. **AIR POLLUTION:**

Chart listing tons per year of all Criteria Pollutants, Hazardous Air Pollutants, and Greenhouse Gas emission equivalents to be emitted as a result of project operation. Include maximum permitted tons per year and anticipated actual tons per year. (If more space is required, please attach an additional chart to this form).

Criteria Pollutants, Hazardous Air Pollutants, and Greenhouse Gas emission equivalents:	Maximum permitted tons/year	Anticipated actual tons/year
Not applicable - No industrial use is proposed		

ii. **STORMWATER RETENTION & DISCHARGE:**

Brief narrative summary of on-site stormwater capture including total volume to be controlled; brief narrative summary of permitted sewer and stormwater discharge including total volume to be discharged and any onsite treatment technology.

The project provides stormwater detention to comply with City's stormwater management requirements while reducing impervious coverage by approximately one acre of land.

iii. **WATER USE:**

Estimate of volume of water to be used annually for operations.

The water usage for the proposed project will be minimal. The 400 square foot office trailer will generate 50 gallons per day (GPD) and 17,800 gallons per year based upon NJAC 7:10-12.6 (Table 1).

iv. ENERGY USE:

Estimate of kilowatt hours of energy to be used annually for operations.

The energy usage for the proposed project will be minimal as the only building proposed is a small 400 square foot office trailer.

v. HAZARDOUS or TOXIC MATERIALS:

List, including name and estimated quantity of, any substance used or stored on-site that must be registered with either the State or a local emergency responder office pursuant to State or Federal law such as the Toxics Release Inventory or the New Jersey Worker and Community Right to Know Act, N.J.S.A. 34:5A-1 et seq. State whether an emergency management plan has been filed with the City's Office of Emergency Management.

Not applicable - There are no hazardous or toxic materials that are to used or stored on-site.

vi. TRUCK TRIPS:

Estimated number of truck trips per day anticipated during normal operations. Indicate if trucks will be owned or contracted. Provide information about how deliveries and pick-ups will comply with the City of Newark's truck route regulations.

There is no truck traffic proposed as only vehicles and shuttle buses will circulate the site. The former use was a trailer storage lot that had truck traffic therefore the elimination of the truck traffic from the former trailer storage use will be a positive impact on the traffic operations and air pollution.

vii. FUEL USE:

List type of fuel to be used for heating, cooling, and operations (e.g., Number 4 or 6 Heating Oil; Natural Gas, Solar or Wind)

Not applicable - There are no fueling stations proposed.

viii. WASTE & RECYCLING:

Provide copy of applicable Waste Permit or application, if applicable and available. Provide brief narrative description of plan for compliance with City of Newark Recycling Ordinance Title XV, Chapter 12.

Not applicable - There is no waste permit required. The refuse generated by the office trailer will be contained in a dumpster and trash enclosure.

ix. NUISANCE ISSUES:

Provide a brief description of both projected impact of and plans to avoid, minimize, and control the following:

a. Dust: This proposed site will paved and landscaped therefore it is not anticipated to generate dust.

b. Noise: There is no heavy machinery or operations therefore it is not anticipated to generate noise that will impact the surrounding properties.

c. Light: The only lights proposed are to illuminate the parking area and the lights will not negatively impact the surround properties.

d. Odors: It is anticipated that the proposed use will not generate odors that will impact the surrounding properties.

- D. Economic Opportunity Description:** List estimated number of new jobs to be generated as a result of both construction and operation of the proposed project. Include a brief narrative description of any activities undertaken to provide Newark residents with access to these job opportunities.

The proposed off-airport parking use is anticipated to have a maximum of approximately 15 employees in a full day.

- E. Public Engagement Description:** Briefly describe any efforts undertaken prior to filing for major site plan and/or variance approval to inform or engage the residents living and businesses operating in the vicinity of the proposed project.

The applicant and their project team met with the City of Newark's Professionals prior to this formal submission to understand their concerns and recommendations for the proposed development and impact to the surrounding properties.

- F. Quality of Life and Public Health Protection Measures:** Briefly describe any efforts to avoid, minimize, and mitigate any pollution emissions or environmental impacts both during construction and during operation. Such efforts may include but are not limited to:

- i. Pollution reduction technologies
- ii. Stormwater management via Green Infrastructure
- iii. Energy efficiency or renewable energy elements
- iv. Waste minimization and/or re-use program
- v. Water conservation measures
- vi. Green supply chain
- vii. Clean fleet commitments (2010 or newer truck engines, retrofit filters on older trucks, alternative fuel, zero emissions vehicles or other such commitments)
- viii. Indoor air quality controls
- ix. Tree canopy expansion or vegetative buffers
- x. Greenhouse Gas emission reduction technology or design

The proposed project will result in an improvement to the quality of life when compared to the existing conditions. The elimination of the truck traffic from the former trailer storage use will be a positive impact on the traffic operations and reduce air pollution. The project provides an effective landscape design that is compliant with the City's landscaping requirements to improve the tree canopy expansion and reduce air pollution. Additionally, all proposed inlets will have Eco grates to limit debris to the storm system. Stormwater detention is proposed and the project will provide a net decrease in stormwater runoff from the site and provide improvement in water quality. Minimal water, waste and energy will be generated as the only building proposed is a small office trailer.

- G. Alternative Design (Optional):** Provide a brief comparative description of at least one alternative design scheme, site location, engineered system, equipment choice or operational approach that was considered for reductions in negative environmental or public health impacts or increases in positive public impacts such as increased green space, energy reduction, air quality, water quality, stormwater runoff absorption and waste reduction.

[The page contains faint horizontal lines, suggesting it was part of a ledger or form.]

0714 BLOCK 3516 LOT 20.02

QUAL. UPDATED ON 080117

-----OWNER INFORMATION-----

TERRENÒ 422 FRELINGHUYSEN LLC
101 MONTGOMERY ST #200
SAN FRANCISCO, CA 94101

-----PROPERTY INFORMATION-----

PROP LOC: 422-440 FRELINGHUYSEN AVE
PROPERTY CLASS 1 ACCOUNT#
BLDG DESC
LAND/ACRE 211136 SF / 4.84
ADDITIONL LOTS

DED AMT #OWN 01
BANK# MORT# SS#

ZONE MAP 122 USER#1 #2 SW
BULT 0000 UNITS 01 BCLASS
VCS AC01 SFLA 0

-----SALES INFORMATION-----

DATE BOOK PAGE PRICE PCD NU 4TYPE
CUR: 062217 20170 59090 7463305 A

-----TENANT REBATE-----
BASE YR TAXES FLAG
17 60395.40 N

-1: ---VALUES---
-2: LAND 1696500
IMPR

-----TAXES-----
17 TOTAL 60395.40
18 HALF1 30197.70
18 TOTAL .00
19 HALF1 .00

-----EXEMPT PROPERTY DATA-----

EPL CD STAT.
FACILITY
INIT FILE FUR FILE
ASMT CODE

EXM1
EXM2
EXM3
EXM4
NET 1696500
OLDID:

SPTAX CDS:

NEXT ACCESS: BLK LOT QUAL
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

0714 BLOCK 3516 LOT 24

QUAL.

UPDATED ON 080117

-----OWNER INFORMATION-----

-----PROPERTY INFORMATION-----

TERRENO 422 FRELINGHUYSEN LLC

PROP LOC: 442-470 FRELINGHUYSEN AVE

101 MONTGOMERY ST #200

PROPERTY CLASS 4B ACCOUNT#

SAN FRNACISCO, CA

94104

BLDG DESC 2SB

LAND/ACRE 248625 SF

/ 5.70

ADDITIONL LOTS

DED AMT #OWN 01
BANK# MORT# SS#

ZONE MAP 122 USER#1 #2 SW
BULT 0000 UNITS 01 BCLASS 10

-----SALES INFORMATION-----

VCS ACI3 SFLA 0

DATE BOOK PAGE PRICE PCD NU 4TYPE
CUR: 062217 20170 59095 8786695 A 999

-----TENANT REBATE-----

-1: 030675 4499 00661 245000

BASE YR TAXES FLAG

-2:

---VALUES---

17 104272.40 N

LAND 2650000

IMPR 75000

-----TAXES-----

-----EXEMPT PROPERTY DATA-----

EXM1

17 TOTAL 104272.40

EPL CD STAT.

EXM2

18 HALF1 52136.20

FACILITY

EXM3

18 TOTAL .00

INIT FILE

FUR FILE

EXM4

19 HALF1 .00

ASMT CODE

NET 2725000

SPTAX CDS:

OLDID:

NEXT ACCESS: BLK

LOT

QUAL

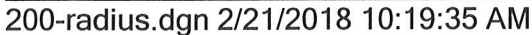
EN=CHANGE

F1=NO ACTION

F3=ASSMT HISTORY

F5=RECORD CARD

F7=MORE


$$1'' = 200'$$

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
3511 1	480 FRELINGHUYSEN AVE 4,B3513L10,3	4B	ZINSSER CO. INC. 11 HAWTHORN PKWY VERNON HILLS IL	60061
3511 44	382-528 FRELINGHUYSEN R B3513L20/B3516L36	5B	CONRAIL 110 FRANKLIN RD SE ROANOKE, VA	24042.0028
3513 1	472-478 FRELINGHUYSEN AVE B3516 L34	4A	CD DEVELOPMENT LLC, 470 FRELINGHUYSEN AVE NEWARK, NJ	07114.1419
3513 22	472-488 FRELINGHUYSEN AVE	5A	CONRAIL 110 FRANKLIN RD SE ROANOKE, VA	24042.0028
3516 10	400-406 FRELINGHUYSEN AVE	4B	EMPIRE REALTY LLC 1 FLEXON PLZ NEWARK, NJ	07114.1421
3516 20.01	408-420 FRELINGHUYSEN AVE	4B	VICTORIA STREET REALTY LLC 1 FLEXON PLZ NEWARK, NJ	07114.1421
3516 58	366-470 FRELINGHUYSEN AVE	5A	CONRAIL 110 FRANKLIN RD SE ROANOKE, VA	24042.0028
3540 12	405-407 FRELINGHUYSEN AVE	4A	LUTAWAN AND PERSAUD REAL ESTATE LLC 405 407 FRELINGHUYSE NEWARK, NJ	07114
3542 1	413-417 FRELINGHUYSEN AVE	4B	413 417 FRELINGHUYSEN 66 IRON ORE RD MANALAPAN,NJ	17726
3542 2	10-12 VICTORIA ST	4A	413 417 FRELINGHUYSEN 66 IRON ORE RD MANALAPAN, NJ	07726.8034
3542 4	419-427 FRELINGHUYSEN AVE 36	15C	CITY OF NEWARK 920 BROAD ST NEWARK, NJ	07102.2660
3542 8	429-433 FRELINGHUYSEN AVE	4B	429 451 NEWARK LLC, 429 433 FRELINGHUYSEN AVE NEWARK, NJ	07114
3542 10	435-437 FRELINGHUYSEN AVE	4B	429 451 NEWARK LLC 429 433 FRELINGHUYSEN AVE NEWARK,NJ	07114
3542 12	439-451 FRELINGHUYSEN AVE	4B	429 451 NEWARK LLC 429 433 FRELINGHUYSEN AVE NEWARK,NJ	07114
3542 16	453-459 FRELINGHUYSEN AVE	4B	D.N.C. REALTY, LLC 461 FRELINGHUYSEN AVE NEWARK, NJ	07114.1426
3542 18	461-467 FRELINGHUYSEN AVE	4B	ALA REALTY LLC, 4 TWILIGHT CT LIVINGSTON, NJ	07039.1127
3544 1	473-475 FRELINGHUYSEN AVE	4A	HUGO NUE SCHNITZER EAST 1 LINDEN AVE JERSEY CITY, NJ	07305.4722
3544 4	477-481 FRELINGHUYSEN AVE	4A	HUGO NEU SCHNITZER EAST 1 LINDEN AVE JERSEY CITY, NJ	07305.4722

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
3544 7	483 FRELINGHUYSEN AVE	4B	SHAMROCK REAL ESTATE INVESTMENT CO 489 FRELINGHUYSEN AVE NEWARK, NJ	07114.1425
5088 126.02	86-144 HAYNES AVE REAR	5B	CONRAIL 3 COMMERCIAL PL. BOX 209 NORFOLK VA	23510
5088 160	HAYNES AVE REAR	5A	CONRAIL 110 FRANKLIN RD SE ROANOKE, VA	24042.0028

NEWARK

Department of Finance
Office of Assessment
920 Broad St. Room 101
Newark, New Jersey 07102
Tel: 973-733-3950
Fax: 973-733-4779

Ras J. Baraka, Mayor

Romal D. Bullock
Tax Assessor

IMPORTANT INFORMATION

Please note, if any of properties on the attached variance report cross any of the following county roads, parks or state highways, you must notify the appropriate authority.

COUNTY ROADS:

Bloomfield Avenue	Bloomfield Place	Broadway	Ivington Avenue
Franklin Avenue	Central Avenue	Park Avenue	Grove Street
Lyons Avenue	Sanford Avenue	So. Orange Ave.	Springfield Avenue

PARKS:

Branch Brook Park	Independence Park	Ivy Hill Park	River Bank Park
Weequahic Park	West Side Park		

Contact: Essex County Planning Board
900 Bloomfield Avenue
Verona NJ 07044
973-226-8500 X2580

STATE HIGHWAYS:

Route 1 & 9 (Carnegie Avenue)	Route 22	Route 78	Route 280
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Contact: New Jersey Highway Authority
1035 Parkway Avenue
Trenton, New Jersey 08625

Garden State Parkway	New Jersey Turnpike (Route 1-95)
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Contact: New Jersey Highway Authority
Woodbridge, New Jersey 07095

ALL APPLICATIONS MUST SEND NOTICE TO THE FOLLOWING:

PUBLIC UTILITIES:

Electric & Gas:

Public Service Electric and Gas Company
Manager, Corporate Properties
80 Park Plaza, T6B
Newark, New Jersey, 07102

Water:

City of Newark
Division of Sewer and Water Supply
1296 McBride Avenue
Little Falls, New Jersey 07424

Cable TV:

Cablevision of Newark
186 West Market Street
Newark, New Jersey 07103

Telephone:

Verizon
540 Broad Street
Newark, New Jersey 07101

Sewer:

Joint Meeting of Essex and Union Counties
50 South First Street
Elizabeth, New Jersey 07202

City of Orange

29 North Day Street
Orange, New Jersey 07050

Pipeline:

Sunoco Pipeline L.P.
Right of Way Department
Montello Complex
525 Fritztown Road
Sinking Spring, Pa. 19608

Transcontinental Gas Pipeline Co.
P.O. Box 2400, MD 46-4
Tulsa, Oklahoma 74102

Colonial Pipe Line Co. C/O J. Sapp
1185 Sanctuary Parkway, Suite 100
Alpharetta, Georgia 30004

SITE PHOTOGRAPHS – 420/422 FRELINGHUYSEN AVENUE, NEWARK, NJ
PHOTOS TAKEN ON MAY 3, 2017



SITE PHOTOGRAPHS – 420/422 FRELINGHUYSEN AVENUE, NEWARK, NJ
PHOTOS TAKEN ON MAY 3, 2017



SITE PHOTOGRAPHS – 420/422 FRELINGHUYSEN AVENUE, NEWARK, NJ
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