LAND USE BOARD, WOOD-RIDGE, NJ

NOTICE OF APPLICATION

2022-47A

Applicant(s): GUS KOKONAS t/a BOLT (TENANT)

Trade Name: SEI CARLSTADT, LLC
BRE 701 12th Street Owner LLC (Property Owner)

Residing at: 5600 Knott Avenue	Buena Park	CA	90621
Number & Street	Town	State	Zip

Telephone: (416) 919-4932

Hereby applies to the Land Use Board per the following decision of the Zoning Official:

Request for new business requires Site Plan Review by Land Use Board.

For the following described property:

701 12th Street, Wood Ridge/Carlstadt		LIP
Number & Street		Zoning District
	3	229.02
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied _x_ Date: 6-8-22
Rev/06/2016

FEE	**ESCROW**
$1,000	$3,000

WOOD-RIDGE LAND USE BOARD
Municipal Building
85 Humboldt Street
Wood-Ridge, NJ 07075

APPLICATION FOR DEVELOPMENT

APPLICANT: Bolt Technologies USA Incorporated

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
701 12th Street	229.02 (Also Block 84, Lot 1 in the Borough of Carlstadt)	3	LIP Zone

1. Application for:
   (Check appropriate boxes) and attach appropriate detail page(s)

	Minor Subdivision Approval
	Preliminary Major Subdivision Approval
	Final Subdivision Approval
Waiver requested	Minor Site Plan Approval
	Preliminary Major Site Plan Approval
	Final Major Site Plan Approval
	Amendment or Revision to an Approved Site Plan
	Conditional Use Approval
	Issuance of a Permit for a structure in bed of a mapped street, public drainage or flood control basin or public area
	Issuance of a permit for a lot lacking street frontage
	Design Waivers
	Variance
	Use Variance
✓	Other (specify) - New tenant

To be completed by Borough Staff only

Date Filed:

No: _____ Application Fee: _____ Escrow Deposit: _____	Scheduled for: Hearing: _____

2. APPLICANT

NAME	Bolt Technologies USA Incorporated
ADDRESS	5600 Knott Avenue, Buena Park, CA 90621
TELEPHONE NUMBER	(416) 919-4932
FORM OF BUSINESS:	
Individual	
Corporation	X
Partnership	
Limited Liability Company	
Other (Specify)	

3. APPLICANT'S DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40-55D-48.2 that 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 and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply)

NAME	ADDRESS	INTEREST
Bolt Technologies Incorporated (a Canadian Corporation)	260-157 Adelaide St. West Toronto, Ontario, M5H4E7	100%

4. APPLICANT'S STANDING Applicant has standing to make this application because:

Applicant has a contract or lease (attach copy)	
Applicant is the owner	
Other (specify)	tenant

5. PROPERTY INFORMATION

Owner's Name: BRE 701 12TH STREET OWNER LLC

Address: 90 PARK AVE 32ND FLOOR, NEW YORK, NY 10016

Telephone No.: 410-593-1303

List all restrictions, covenants, easements, agreements or other items affecting the use of the property.
Easements, Rights, Terms and Conditions as contained in Deed Book 1577, Page 621; Deed Book 2010, Page 419; Deed Book 2022, Page 387; Deed Book 3411, Page 626; Deed Book 6630, Page 941 and Deed Book 6883, Page 649. Right and Easement to lay, or cause to be laid, maintained and used, a spur or siding to be connected with the railroad as contained in Deed Book 2010, Page 419.

Describe the current use of the property.
warehouse

6. TAX COLLECTOR'S CERTIFICAITON

YES NO - Attached is a copy of a Certification from the Tax collector that all taxes due on the subject property have been paid.

7. SUPPORTING DOCUMENTS.

List all Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). The documentation must be received by the Board at least ten (10) days prior to the meeting at which the application is to be considered.

Description of Item: Applicant's standard operations memo

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	Thomas J. Trautner Jr., Esq., Chiesa Shahinian & Giantomasi PC
ADDRESS	One Boland Drive
CITY, STATE ZIP	West Orange, NJ 07052
PHONE	973.530.2079
FAX	

APPLICANT'S ENGINEER

NAME	Yosef Portnoy, PE, Colliers Engineering
ADDRESS	331 Newman Springs Road, Suite 203
CITY, STATE ZIP	Red Bank, NJ 07701
PHONE	732.383.1950
FAX	

APPLICANT'S TRAFFIC CONSULTANT

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

9. INFORMATION REGARDNG OTHER APPROVALS - N/A given the nature of the application

Other Agency	Jurisdiction Yes	Jurisdiction No	Date Application Submitted
Wood-Ridge Sewerage Authority			
Bergen County Planning Board			
Bergen County Health Dept.			
BC Soil Conservation District			
NJ Dept. of Environmental Protection ("NJDEP)			
NJDEP Sewer Extension Permit			
NJDEP Stream Encroachment Permit			
NJDEP Wetlands Permit			
NJ Dept. of Transportation			
Other:			

10. NOTICES TO THE PUBLIC Respond to each of the following and attach a copy of the required notice, proof of mailing or proof of publication:

Yes [No]	Are you required to serve notice of public hearing on owners w/in 200 feet of the subject property?
Yes [No]	Are you required to serve notice of public hearing on the Clerk of an adjoining municipality?
Yes [No]	Are you required to serve notice of public hearing on the BC Planning Board?
Yes [No]	Are you required to serve notice of public hearing on any other person entity or governmental agency? Specify:
Yes [No]	Are you required to publish a notice in Wood-Ridge's official newspaper?

11. CERTIFICATIONS

APPLICANT

I certify that the statements made and the materials submitted in support of this application for development are true, I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

I understand that an escrow deposit is required by the Borough of Wood-Ridge to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Land Use Board. Sums not utilized in the review process shall be returned. I will make the escrow deposit within 15 days of notification of the proper amount. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I understand that this application will be deemed incomplete unless the initial escrow deposit is made.

Bolt Technologies USA Incorporated

Date: July 7. 2022

Signature of Applicant

Sworn to and subscribed before me this

7th day of July

Notary Public

DEBRA J HUFFORD-NEE NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES JANUARY 5 2026 ID # 2270958

OWNER

I certify that I am the Owner of the property which is the subject of this application, and 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.

BRE 701 12TH STREET OWNER, LLC

Signature of Owner

Sworn to and subscribed before me this

20th day of July

Notary Public

ASHLEY REYNOLDS
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires November 10, 2024

SUBDIVISION APPLICATION DETAILS

Describe in detail the exact nature of the applications and the changes to be made at the premises, including the proposed use of the premises: (attached pages as needed)
Applicant is requesting a waiver of the minor site plan application requirements and new tenant approval to occupy the previously approved warehouse. No changes to the existing site conditions are proposed.

Number of lots to be created	0	
Number of proposed dwelling units, including remainder lot, if applicable	N/A	
Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers?	Yes	[No]
Are any off-tract improvements required or proposed?	Yes	[No]
Any Request for Waiver from subdivision Design standard(s)	Yes	[No]
Does the application require any variance?	Yes	[No]
Attached is the completed application checklist required by ordinance	[Yes]	No

For each design waiver required, state (attach additional sheets if needed): - N/A

Nature of waiver requested	Code Section affected	Facts supporting grant of waiver

For each variance required, state (attach additional sheets if needed): - N/A

Variance type (cl or c2)	Nature of variance requested	Zoning Code Section affected	Facts supporting grant of variance

SITE PLAN APPLICATION DETAILS

Describe in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)
Applicant is requesting a waiver of the minor site plan application requirements and new tenant approval to occupy the previously approved warehouse. No changes to the existing site conditions are proposed.

Area to be disturbed (square feet)	N/A	
Total number of proposed dwelling units	N/A	
Are there any off-tract improvements required or proposed	Yes	[No]
Any Request for Waiver from Site Plan Design Standard(s)	Yes	[No]
Does the application require any variances:	Yes	[No]
Attached is the completed application checklist required by ordinance	[Yes]	No

For each design waiver required, state (attach additional sheets if needed): - N/A

Nature of waiver requested	Code Section affected	Facts supporting grant of waiver.

For each variance required, state (attach additional sheets if needed): if this is a use variance, state the proposed use and the reasons supporting grant of the requested use variance including ay special reasons. - N/A

Variance type (cl or c2)	Nature of variance requested	Zoning code section affected	Facts supporting grant of variance.

CONDITIONAL USE APPROVAL APPLCATION DETAILS - N/A

Describe in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)

List each condition affecting this application by section of Wood-Ridge Zoning Ordinance and describe how this application meets each condition. - N/A

Section No.	Description	How application complies

Does the application comply with all conditions set forth in the Wood-Ridge ordinance?	Yes No	- N/A
Did the Applicant complete the Site Plan Application Detail Sheet	Yes No	- N/A

APPLICATION WHICH CONTEMPLATES BUILDING OR STRUCTURE NOT ABUTTING A STREET – DETAILS - N/A

Does the application contemplate erection of a building or structure on a lot which does not abut a street giving access to the proposed building or structure? Yes No

If the answer to the foregoing is in the Affirmative:

Set forth the nature of the building or structure to be erected.

State the practical difficulty, unnecessary hardship or other circumstances which impede the placement of the proposed building or structure or a lot which abuts a street.

State all provisions proposed by the Applicant that will result in adequate access to the property for anticipated uses for firefighting equipment, ambulances and other emergency vehicles.

CERTIFICATION OF PAYMENT OF TAXES

Borough of Wood-Ridge

OWNER/APPLICANT: Bolt Technologies USA, Inc.

DATE: July 11, 2022

ADDRESS: 701 12th Street

BLOCK: 84 **LOT(S):** 1 Blk 229.02 Lt 3

I hereby certify that the taxes for the above property have been paid through the date of this Certification.

Kellie Romero

TAX COLLECTOR

I verify that this information accurately reflects municipal tax records.

Tax Collector
Wood-Ridge Borough
Bergen County

CERTIFICATION OF PAYMENT OF TAXES

Borough of Carlstadt

OWNER/APPLICANT: Bolt Technologies USA, Inc.

DATE: July 11, 2022

ADDRESS: 701 12th Street

BLOCK: 84 **LOT(S)**: 1

I hereby certify that the taxes for the above property have been paid through the date of this Certification.

TAX COLLECTOR

RECEIVED
JUL 15 2022
CHRIS ASSENHEIMER
TAX COLLECTOR

LAND USE BOARD, WOOD-RIDGE, NJ

NOTICE OF APPLICATION

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Number & Street	Town	State	Zip

Telephone: (416) 919-4932

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	3	229.02
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied _x_ Date: 6-8-22
Rev/06/2016

FEE	**ESCROW**
$1,000	$3,000

Borough of Wood-Ridge Land Use Board
85 Humboldt Street
Wood-Ridge, NJ 07075
201-939-0202

February 9, 2018

Donna Erem, Esq.
Chiesa, Shahinian & Giantomasi
One Boland Drive
West Orange, NJ 07052

RE: Application #2017-8 – SEI Carlstadt, LLC, Wood-Ridge

Dear Donna:

Enclosed please find a copy of the signed resolution dated February 8, 2018 regarding the above referenced matter. Please note I have also enclosed a copy of the legal notice that was published in the required papers.

It was a pleasure working with you. Please feel free to contact me with any further questions.

Very truly yours,

Cathleen Calabro
Land Use Board Secretary

Cc: Frank Finke
Gerald Salerno, Atty
Chris Eilert, Borough Admin.

BOROUGH OF WOOD-RIDGE LAND USE BOARD
85 HUMBOLDT STREET
WOOD-RIDGE, NEW JERSEY 07075
201-939-0202

LEGAL ADVERTISEMENT

Borough of Wood-Ridge
County of Bergen, New Jersey

NOTICE OF DECISION OF
LAND USE BOARD

PLEASE TAKE NOTICE that on January 11, 2018 the Land Use Board of the Borough of Wood-Ridge voted to approve Application 2017-8, SEI Carlstadt, LLC located at 701 12th Street, Block 229.02 Lot 3, Wood-Ridge for preliminary and final major site plan approval.

The Land Use Board memorialized this decision by Resolution, which was approved on February 9, 2018.

A copy of the above Resolution is on file for public viewing with the Borough Clerk's Office, 85 Humboldt Street, Wood-Ridge New Jersey between the hours of 9:00 a.m. and 4:00 p.m.

Cathleen Calabro
Land Use Board Secretary

ORIGINAL

WOOD-RIDGE LAND USE BOARD

RESOLUTION OF APPROVAL

IN THE MATTER OF THE
APPLICATION OF
SEI CARLSTADT, LLC
DOCKET NO. 2017-8

WHEREAS, SEI CARLSTADT, LLC ("Applicant"), a limited liability company of the State of New Jersey, has applied to the Land Use Board of the Borough of Wood-Ridge (the "Board"), for preliminary and final major site plan approval, together with variances and design waivers as set forth hereinafter (the "Application"), in connection with certain improvements to be made on the premises commonly known 701 12th Street, Block 229.02, Lot 3 in the Borough of Wood-Ridge and Block 84, Lot 1 in the Borough of Carlstadt (the "Property"); and

WHEREAS, the Property is comprised of two (2) parcels, one (1) located in the Borough of Wood-Ridge (the "Borough") in the Light Industrial Meadowlands District Zone ("LIP") District, and one (1) located in the Borough of Carlstadt in the Light Industrial B (LIB) Meadowlands District Zone, which is subject to the zoning jurisdiction of the New Jersey Sports and Exposition Authority (NJSEA) for that portion of the development. The portion of the Property located in the Borough is located in the Light Industrial park (LIP) District and is not subject to the NJSEA jurisdiction. and

WHEREAS, the Applicant proposes to construct a new one (1) story warehouse consisting of 60,275 square feet with 3,795 square feet of office mezzanine; together with site improvements such as loading docks, parking lots, circulation areas and stormwater management facilities.

The following approvals are sought:

1. Preliminary and Final Site Plan review pursuant to pursuant to N.J.S.A. 40:55D-37, and Borough Ordinance Chapter 335 §4 et. seq.;

2. The following bulk deficiencies have been identified:

(a) Minimum individual side yard 25 ft.is required. O ft. proposed as the building extends over the municipal boundary line.

(b) Minimum combined side yard setback of 50 ft is required. 35.4 ft. proposed.

(c) Maximum Building Hight permitted is 45 feet. 49 feet is proposed.

(d) Minimum Lot Width required is 200; 99.31 proposed, which is a preexisting non-conforming condition.

The following waivers are required:

(e) §80 Attachment 1 Schedule A-Checklist Item (Topographical Information);

(f) §80 Attachment 1 Schedule A-Checklist Item (Natural and Man-Made Facilities;

(g) §80 Attachment 1 Schedule A-Checklist Item (Structures);

(h) §80 Attachment 1 Schedule A-Checklist Item (driveways within 200ft.);

(i) §335-68 Size of Parking Stalls: 180 sq. ft. required; 8 ½ ft by 18 ft. proposed; and

WHEREAS, the Applicant presented satisfactory proof to the Board that all owners of property situated within 200 feet of the Property have been given appropriate notice pursuant to the applicable statute; and

WHEREAS, the Applicant by Affidavit of Publication, presented satisfactory proof to the Board that a notice of the public hearing on the Application was published; and

WHEREAS, the Application was duly made to the Board, notice of the Application was duly published and made pursuant to the requirements of N.J.S.A. 40:55D-12, and the requirements of the Borough Code; and

WHEREAS, on January 11, 2018, the Board held a public hearing, at which time it heard testimony and reviewed the Exhibits marked as A-1 through A-24 (the "Exhibits") listed hereinafter in this Resolution; and

WHEREAS, the Applicant is represented by Thomas J. Trautner, Esq; and

WHEREAS, the Applicant presented the testimony of Yosef Portnoy, P.E. of Maser Consulting P.A.; Scot Murdoch, R.A. of KSS Architects.; and Paul Grygiel of Phillips, Preiss Grygiel, LLC, in support of the Application; and

WHEREAS, on January 11, 2018, the Board voted 7-0 in favor of the Application granting preliminary and final site plan approval, variances and waivers as set forth hereinafter, subject to certain conditions and approval of this Resolution; and

WHEREAS, the Board now wishes to memorialize approval of the Application by adopting this Resolution (the "Resolution") in accordance with the requirements of N.J.S.A. 40:55D-10(g)(2); the Board hereby makes the following findings of fact and conclusions based upon the record presented:

1. The Property consists of two parcels, one in the Borough of Wood-Ridge which is approximately 62,437 square feet (1.43 acres) and one in the Borough of Carlstadt which is approximately 87,870 square feet (2.02 acres) and is subject to NJSEA zoning jurisdiction. The parcel located in the Borough is located in the Light Industrial park (LIP) District and is not subject to NJSEA jurisdiction. The Property is vacant with the remnants of previous industrial developments remaining on-site. The Property is bound to the north by industrial development,

to the south by a vacant industrial parcel, to the west by the unimproved portion of the 12th Street right-of-way, and to the east by a vacant parcel. The Property received an RAO from the New Jersey Department of Environmental Protection ("NJDEP") and is under the supervision of a Licensed Site Remediation Professional. The Applicant proposes improvements within an identified flood area and has applied to the NJDEP for required permits. Additionally, application for zoning approval has been resubmitted to NJSEA and is currently pending.

2. The Applicant proposes to construct a new Class A one-story warehouse, which is a permitted use in the LIP zone in the Borough. The proposed warehouse is 49 feet high consisting of 60,275 square feet, with 3,793 square feet of office mezzanine. The structure, largely consists of precast wall panels connected to steel frames, and the design incorporates the use of architectural elements that provide special interest; the use of building articulation and change of materials and colors as described by the Applicant's architect. The proposed associated site improvements include 10 loading docks, fifty-one (51) off-street parking spaces in parking lots, circulation areas and stormwater management facilities.

3. The proposed development complies with all DEP stormwater requirements and will not increase the impervious coverage, but rather will reduce the impervious coverage from 3.378 acres to 3.010 acres. The proposed development is exempt from the water quality requirements set forth in N.J.A.C. 7:8-5.5. In addition, with respect to the portion of the site located in Carlstadt, NJSEA rules refer to N.J.A.C. 7:8-5.5 for water quality requirements, therefore this portion of the site is also exempt and meets NJSEA requirements. The storm water runoff does not negatively affect the neighboring properties and the Applicant stipulated that any damage caused by increases in runoff or improper drainage shall be remedied by the Applicant.

4. The lighting proposed on the site will provide sufficient lighting in the parking area in the rear of the building to ensure safety to both pedestrians and motorists which shall have a minimum of one-foot-candle power lighting through the entire parking area.

5. The Applicant proposes two (2) wet tap connections to the existing 8" water main at the subject property entrance: 6" fire connection and 2" domestic water connection. The Applicant stipulated that it will fully comply with the letter from the Borough's Fire Department (A-12) except that the size of the main will be subject to the Board engineer's review and approval. The Applicant also agreed that it will install a fire hydrant as required by the Fire Department at no cost to the Borough. The Applicant will coordinate with the Borough of Carlstadt connection of the on-site sanitary sewer force main to the existing off-site sanitary sewer force main within the 12th Street right-of-way located in the Borough of Carlstadt.

6. Access to the Property is by way of an access easement thru the Reddy Raw Inc. property located at 1 Ethel Boulevard. A portion of the easement is unpaved, and the Applicant agreed to improve and pave the portion of the access easement from Ethel Boulevard to the Property. Since the occupant of the proposed warehouse is unknown at this time, no testimony was presented regarding traffic flow and circulation to and from the Property. Accordingly, the Board reserves continuing jurisdiction of this Application to review the proposed traffic flow arising from the occupancy of the warehouse which shall be subject to the Board's review and approval.

7. The Board incorporates herein as part of its findings of fact:

a) Report of Brian A. Intindola, P.E., C.M.E., (the "Board Engineer"), Neglia Engineering Associates, dated September 6, 2017 (A-9) together with his testimony and questions at the hearing.

b) Report of Ken Nelson, P.P., a licensed professional planner in the State of New Jersey, dated December 29, 2017 (A-10).

8. The Board received and considered the following Exhibits in evidence, which are hereby incorporated into the Resolution;

A-1 Denial Letter dated August 4, 2017

A-2 Application for Development dated July 12, 2017

A-3 Certification of Taxes Paid dated July 13, 2017

A-4 Affidavit of Publication dated December 1, 2017

A-5 Notice to Property Owners November 30, 2017

A-6 Survey dated June 1, 2016 prepared by Maser Consulting P.A.

A-7 Architectural plans dated July 10, 2017 prepared by KSS Architects

A-7A Revised Architectural plans November 11, 2017, prepared by KSS Architects

A-8 Site Plan dated July 6, 2017 prepared by Maser Consulting P.A.

A-8A Site Plan revised November 27, 2017 prepared by Maser Consulting PA

A-9 Report of Neglia Engineering Associates dated September 6, 2017

A-10 Report of The Nelson Consulting Group dated December 29, 2017

A-11 Report of the Wood-Ridge Police Department dated 12/5/2017

A-12 Report of the Borough's Fire Department dated January 11, 2018

A-13 W-9 of the Applicant dated June 2, 2017

A-14 Easement dated July 26, 1928

A-15 Freshwater Wetlands Application dated July 17, 2017

A-16 Flood Hazard dated July 17, 2017

A-17 Storm Water Report dated July 2017

A-18 Aerial Exhibit

A-19 Dimension Plan, Sheet 3 of 16 of A-8-A

A-20 Grading Plan, Sheet 4 of 16 A-8A

A-21 Landscape Plan, Sheet 10 of 16 – A-8A

A-22 Color rendering showing elevations

A-23 Color Rendering East looking West

A-24 Color Rendering North West End

9. The Board finds that the testimony adduced by the Applicant's witnesses was credible and was based upon reliable and accurate data and information. The Board overall is satisfied that the proposed site plan submitted by the Applicant is designed in accordance with the goals and standards set forth in the Borough Zoning Ordinances. In considering the project in connection with the Borough's Master Plan and the Municipal Land Use Law ("MLUL"), the Board finds that the proposed design and exterior look of the warehouse, and the proposed site improvements, advance the goals and objectives of the Wood-Ridge Master Plan and the Municipal Land Use Law by providing for adequate light, air and open space; and an attractive and convenient layout promoting a desirable visual environment through creative development techniques and design; and promoting the public health, safety and general welfare.

10. In considering the project in connection with the criteria outlined in the Borough's site plan review ordinance, the Board finds that the proposed site plan provides for adequate emergency, fire and police access and protection; adequate traffic circulation and access; safe and convenient pedestrian circulation; appropriate lighting and landscaping; and an attractive and convenient layout.

11. The Board finds that N.J.S.A. 40:55D-70(c)(2) of the MLUL allows variances to be granted "where an application or appeal relating to a specific piece of property the purposes of this act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment". Based upon the proofs presented, the Board finds that the Applicant has met the affirmative criteria for the granting of each of the requested variances and exceptions under (c) (2).

12. The Board finds that the height variance is due to the design of the warehouse and the trend to design warehouses to permit high stacking, and that this feature will have little or no negative visual impact. The side yard variances and minimum lot width arise as a result of the Property extending over the boundary line into Carlstadt. The Board finds that the proposed design provides for adequate light, air and open space, and promotes a desirable visual environment through creative development techniques and design, and that the purposes of the MLUL would be advanced by these deviations from the zoning ordinance requirements. The Board finds that the benefits of the deviations substantially outweigh any detriment.

13. The Board finds that the negative criteria of N.J.S.A. 40:55D-70(c) requires an applicant to show that the requested variances will not be substantially detrimental to the public good, nor will they substantially impair the intent and purposes of the zone plan and zoning ordinance. Based upon the proofs presented, the Board finds that the Applicant is proposing a building and site lay out which is substantially consistent with the goals and purposes of the Master Plan of the Borough, and that this application satisfies the negative criteria in that the requested variances will not cause a substantial detriment to the public good nor substantially impair the intent and purposes of the Borough Master Plan and zoning ordinance. As noted above, the Board further finds that the proposed site plan provides for adequate fire and police

access and protection; adequate drainage and disposal of all wastes; adequate traffic circulation and access; appropriate lighting and landscaping; and an attractive and convenient layout.

14. The Board finds that the purposes of the Municipal Land Use Act will be advanced by development of the Property consistent with the Borough Zoning Ordinances, which is supported by the proofs as presented by the Applicant. The Board finds and concludes that the preliminary and final site plan conforms to the applicable provisions of the Borough Site Plan Ordinance, and that the variances, deviations and exceptions requested are reasonable in nature and can be granted without any detriment to the Borough Master Plan.

15. The Board concludes that the Applicant's request for preliminary and final site plan approval with variances, waivers and exceptions is hereby granted for the reasons and conclusions set forth hereinabove.

NOW, THEREFORE, BE IT RESOLVED that the Application of SEI CARLSTADT, LLC for Preliminary & Final Site Plan Approval and variances, waivers, and exceptions to permit the construction of a new one (1) story warehouse consisting of 60,275 square feet with 3,795 square feet of office mezzanine; together with site improvements and stormwater management facilities on the premises commonly known 701 12th Street, Block 229.02, Lot 3 in the Borough of Wood-Ridge and Block 84, Lot 1 in the Borough of Carlstadt be and hereby is **GRANTED**, subject to the following conditions:

1. The Applicant shall obtain all necessary Federal, State, County and Regional Municipal approvals, permits and licenses necessary or applicable, including, but not limited to, NJDEP, NJSEA, NJDOT, Bergen County Planning Board, Bergen County Soil Conservation District, municipal soil moving and Treatment Works Application, as applicable. In the event compliance with the requirements of any such governmental entity necessitates modifications to

the site plan, the Applicant shall submit revised plans to the Zoning Officer and Construction Official for their review and approval. If deemed by either of them to be so substantial or different as to warrant further review by the Board, such modifications shall be referred to the Board for its formal review, and Applicant shall be required to present same in compliance with the notice provisions of the Municipal Land Use Law.

2. The granting of the within approval is conditioned upon the Applicant complying with all comment letters and directives of the Board Engineer and Planner, as may have otherwise been modified on the record at the hearing, both prior to, and during construction, including, without limitation, all directives required to ensure that the proposed sanity sewer and stormwater drainage systems will function properly as designed.

3. The granting of the within approval is conditioned upon the Applicant complying with all of the specific conditions, stipulations and agreements made throughout the course of this application, including, but not limited to the following:

Conditions Specific to this Application:

A. That the Applicant addresses all of the comments set forth in the Engineering review letter prepared by Brian A. Intindola, P.E., C.M.E. of Neglia Engineering Associates, dated September 6, 2017 (A-9); and as per the testimony at the Board meeting on January 11, 2018, or otherwise to the satisfaction of the Engineer;

B. That the Applicant address all of the comments set forth in Report of the Borough's Fire Department dated January 11, 2018, (A-12) except that the size of the water main shall be subject to the Board Engineer's review and approval.

C. That the Applicant shall install a fire hydrant at no cost to the Borough in a location approved by the Borough Fire Department in accordance with A-12.

D. That the Applicant shall improve and pave the unpaved portions of the access easement located on the Reddy Raw Inc. property (the proposed limit of the new pavement is approximately 10 feet to the north of the existing fire hydrant, and then back south into the site to meet with the new pavement on the Property) to the reasonable satisfaction of the Board Engineer.

4. The Plans submitted shall be amended herewith to include all required changes noted herein, those which have been previously agreed to by the Applicant and those as may reasonably required by the Board Engineer during the course of construction.

5. The Applicant shall pay all taxes, fees, and post any and all necessary escrows required in connection with this Application, Approval, subsequent inspections and any other work encompassed by way of the Application. If applicable, the Applicant shall immediately correct any negative balances in the legal and engineering escrows posted for review of the Application. The Applicant further agrees to maintain all future escrow accounts current. No further permits shall be issued in the event a negative balance exists.

6. All documents required to be prepared by Applicant by virtue of the terms or provisions of any conditions set forth in this Resolution shall, before execution, be submitted to and approved by the Board Attorney and Board Engineer.

7. All representations made by the Applicant or its agents shall be deemed conditions of this approval and any misrepresentations by the Applicant contrary to the representations made before the Board shall be deemed a violation of this approval.

8. The action of the Board in approving this application shall not relieve the

Applicant of responsibility for any damages caused by this project, nor does the Board, or its reviewing professionals and agencies, accept any responsibility for design of the proposed improvements or for any damages that may be caused by this project.

9. The Applicant shall provide an as-built survey prior to the request for any Temporary Certificate of Occupancy and/or Certificate of Occupancy.

10. Subject to such performances and maintenance bonds as may be required pursuant to N.J.S.A. 40:55D-53 and as may be further required by the Wood-Ridge Borough Code.

11. The Applicant will comply with the Borough ordinance regarding storm water runoff from the site, and, if requested, the applicant will provide an additional drainage analysis to the Board's engineer to confirm the adequacy of the proposed drainage system.

12. All outstanding property taxes for the Property shall be made current and kept current throughout the construction.

13. All of the terms and conditions imposed by the Resolution shall bind and apply to any subsequent Owner of the Property as well as the Applicant.

14. The Applicant shall execute a Developer's Agreement to be prepared by the Board attorney and shall post such performance guarantees and maintenance guarantees in accordance with N.J.S.A. 40:55D-53 for any improvements as estimated by the Board Engineer.

15. A copy of the signed resolution shall be forwarded to the Applicant, the Board Engineer and the Building Department of the Borough of Wood-Ridge; and the secretary shall publish the required notice in the official newspaper of the Borough of Wood-Ridge; and

BE IT FURTHER RESOLVED the Board hereby retains on-going jurisdiction for all traffic issues arising from the occupancy of the warehouse and to review and approve the

occupancy of the proposed warehouse and review the traffic to and from the Property and onsite traffic circulation as a result of the occupancy; and

BE IT FURTHER RESOLVED that the Site Plan approval, variances and waivers granted herein are specifically made subject to any conditions referred to herein. In the event that any condition is held to be invalid, unenforceable, or unlawful, the entire approval granted herein shall be unenforceable. It is the intent of the Board that the approvals granted herein shall not be approved if any condition is invalid, and that the conditions are not severable from the approvals granted herein

Cathleen Calabro

CATHLEEN CALABRO, Secretary

FRANK W. FINKE, Chairman

Dated: February 8, 2018

CERTIFICATION

I hereby certify that I, the undersigned, the Secretary of the Land Use Board of the Borough of Wood-Ridge, am duly authorized to certify a Resolution adopted by the Land Use Board at the meeting held on, February 8, 2018 and I hereby certify that the above is a true copy of the Resolution adopted by said Board on said date.

Cathleen Calabro

Cathleen Calabro, Secretary

Date: February 8, 2018

RESOLUTION NO. 2018-141-A

OFFERED BY: Emerson

SECONDED BY: Bartlett

WHEREAS, SEI Carlstadt, LLC ("SEI") has an application pending before the NJSEA to allow the construction of a warehouse on Block 84, Lot 1, commonly known as 701 12th Street in Carlstadt; and

WHEREAS, 12th Street is undeveloped, largely unimproved, unpaved, uneven and contains numerous potholes making it difficult to traverse by the motoring public; and

WHEREAS, SEI is seeking permission from the Borough of Carlstadt to improve a portion of 12th Street to facilitate truck maneuvers in to and out of the proposed warehouse facility; and

WHEREAS, SEI has proposed, at its own expense and at no cost to the Borough, to pave a portion of 12th Street beginning at the northerly lot line of Block 84, Lot 1 and continuing south along 12th Street to a point 35 feet beyond the southerly lot line of Block 84, Lot 1 consistent with the attached sketch; and

WHEREAS, the Mayor and Council find that the proposed improvement of the portion of 12th Street serves a public purpose and will improve the safety and welfare of the traveling public using the street to the extent of the improved area; and

WHEREAS, SEI has agreed to pay all costs associated with the paving and the curbing of the above-described area, has agreed to pay for and address any drainage issues associated with the above-described area and in making these improvements has agreed to comply with all State, County and local specifications associated with the paving of roads in the Borough of Carlstadt; and

WHEREAS, SEI has agreed that use of the above-described portion of 12th Street shall be limited to truck maneuvers and that neither SEI nor anyone utilizing SEI's property for any purpose shall utilize 12th Street for purposes of parking vehicles or idling vehicles for any period of time exceeding that necessary to maneuver in and out of SEI's property; and

WHEREAS, SEI understands and agrees that 12th Street is owned by the Borough of Carlstadt and that any improvements paid for by SEI shall be to the benefit of the Borough of Carlstadt. The improved area described herein shall be open to the general public and SEI shall not now or in the future make any claim of ownership, impede, interrupt or otherwise prevent the free flow of vehicular traffic on 12th Street; and

WHEREAS, until such time as the entire length of 12th Street is improved, the improved section of 12th Street that is the subject of this Resolution shall be maintained by SEI once the improvements are complete, including all snow and ice removal, maintenance of storm drains and repair of potholes or other roadway abnormalities; and

WHEREAS, SEI has agreed to post a two year maintenance bond.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that SEI be and hereby is authorized to pave, curb, install drainage mechanisms and improve the portion of 12th Street described herein consistent with the conditions and representations stated above and the sketch plan attached hereto.

DATED: May 3, 2018

APPROVED: Craig LaHullier
CRAIG LAHULLIER, MAYOR

ATTEST: Claire Foy
CLAIRE FOY, BOROUGH CLERK

ROLL CALL VOTE				
COUNCIL MEMBER	YES	NO	ABSTAIN	ABSENT
Zimmermann				X
Stoltz	X			
Bartlett	X			
Lenoy	X			
Emerson	X			
Roseman				X

I hereby certify that the foregoing is a true copy adopted by the Borough Council of the Borough of Carlstadt, New Jersey on

May 3, 2018

Claire Foy

Claire Foy, Borough Clerk

5600 Knott Avenue
Buena Park
California, USA, 90621

Bolt Technologies USA Incorporated

Standard Operations Memo

Location: 701 12th Street
Block 84, Lot 1, Borough of Carlstadt, NJ
Block 229.02, Lot 3, Borough of Wood-Ridge, NJ

1. Type of Work
    - Storage, fulfillment and delivery services for 3rd party businesses
2. Deliveries
    - Three 52ft trucks received once per week
3. Truck Type
    - 8-10 trucks ranging from 16ft to 26ft in size
4. Parking
    - 10-15 parking stalls
5. Employees
    - Per shift (1): 15-20 employees
6. Hours of Operation
    - Monday to Friday: 7:00 AM - 5:00 PM
7. Customers
    - Warehouse will not be open to the public, no visitors will be allowed on the premises
8. Security
    - 24/7 360 degree exterior surveillance using 8 wide-angle lens cameras
    - 24/7 surveillance using 22 cameras inside the facility
    - Keycard access given to employees and remote door access given to warehouse management to monitor building movement

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