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February 26, 2021

Jill C. Torpey,
Administrator to the Land Use Planning Board and Recording Secretary
Eastampton Township
12 Manor House Court
Eastampton, New Jersey 08060

Re: Rockefeller Group Development Corporation
Application for Preliminary and Final Major Site Plan Approval
Block 800, Lot 9.03: Route No. 206
Our File No.: ROC071-00002

Dear Ms. Torpey:

On behalf of our client, Rockefeller Group Development Corporation (the "Applicant"), and in connection with the above-captioned Application for Preliminary and Final Major Site Plan Approval, enclosed are the following:

1. Completed Land Use Planning Board Application and Site Plan Checklist – original and three (3) copies;
2. Completed Escrow Agreement – original and three (3) copies;
3. Completed Request for Tax Certification – original and three (3) copies;
4. Site Development Plans entitled "Rockefeller Group logistics at Eastampton," prepared by Menlo Engineering Associates, dated January 12, 2021, last revised February 12, 2021 – three (3) sets;
5. ALTA/NSPS Survey entitled "Rockefeller Group Development Corporation, Block 800, Lot 9.03, Eastampton Township, Burlington County, New Jersey," prepared by Control Layouts, Inc., dated June 12, 2020, last revised January 12, 2021 – three (3) copies;
6. Architectural floor plans and elevations entitled "Eastampton, Rockefeller Group logistics, Burlington County, NJ," prepared by KSS Architects, dated February 19, 2021 – three (3) sets;

7. Stormwater Management Report entitled “Rockefeller Group logistics at Eastampton,” prepared by Menlo Engineering Associates, dated January 12, 2021 – three (3) copies;

8. Stormwater Operation and Maintenance Manual entitled “Rockefeller Group logistics at Eastampton,” prepared by Menlo Engineering Associates, dated January 12, 2021 – three (3) copies;

9. Environmental Assessment Report for Rockefeller Group logistics facility at Eastampton, prepared by Menlo Engineering, dated February 12, 2021 – three (3) copies;

10. Traffic Impact Study entitled “Rockefeller, Eastampton, Eastampton Township, Burlington County, NJ,” prepared by Langan, dated February 17, 2021 – three (3) copies;

11. Photographs of Property – three (3) copies;

12. Memorandum of Contract, dated May 2, 2020, between the AHW Realty, LLC and the Applicant – three (3) copies;

13. Will-Serve Letter from Mount Holly Municipal Utilities Authority, dated May 19, 2020 – three (3) copies;

14. Will-Serve Letter Request to New Jersey American Water, dated January 13, 2021 – three (3) copies;

15. CD with copies of all Application documents – one (1) copy;

16. Our firm’s check, in the amount of \$500.00, to satisfy the Preliminary and Final Site Plan Application fee;

17. Our firm’s check, in the amount of \$21,000.00, to satisfy the initial escrow deposit for the Preliminary and Final Site Plan Application; and

18. Our firm’s check, in the amount of \$10.00, to satisfy the Tax Certification fee.

This Application for Preliminary and Final Major Site Plan Approval provides for the development of property identified as block 800, Lot 9.03 on the Official Tax Maps of the Township of Eastampton (the “Property”). The Property is located along New Jersey State Highway Route 206 and is located in the Business Park Zoning District (“BP Zone”). The property is owned by AHW Realty, LLC and, as evidenced by the enclosed Memorandum of Contract, the Applicant is the equitable owner / contract purchaser of the Property.

As depicted on the enclosed site development plans, the Applicant is proposing the development of a warehouse/distribution building containing approximately 345,600 square feet area, along with related site improvements, including but not limited to 445 auto parking spaces (182 parking spaces initially constructed and 263 land banked for potential future construction),

Jill C. Torpey, Administrator
February 26, 2021
Page 3

52 loading docks, landscaping, lighting, and related site improvements. The proposed development complies with the bulk and area criteria in the BP Zone.

Please note that the enclosed Environmental Assessment Report satisfies the Site Plan Checklist requirements for both an Environmental Impact Report and an Environmental Assessment. Similarly, the enclosed Stormwater Management Report includes the Drainage Calculations as required on the Site Plan Checklist. To the extent necessary, the Applicant requests a temporary submission waiver from providing a will-serve letter from New Jersey American Water ("NJAW"). The Applicant mailed a will-serve request to NJAW on January 13, 2021, a copy of which is enclosed with this Application submission. However, NJAW will not issue a will-serve letter without a full application having been submitted. Therefore, to the extent necessary, the Applicant requests a temporary submission waiver until we receive the will-serve letter from NJAW.

Once the Application has been deemed complete, we will forward to your attention fifteen (15) hard copies of all materials. Further, once the Application has been placed on an agenda of the Land Use Planning Board, we will arrange for the publication and service of the required Notice of that public hearing and, thereafter, will forward to you our Affidavit of Service of Notice and the Affidavit of Publication of the *Burlington County Times* newspaper, upon our receipt of same.

Meanwhile, if you have any questions or require any additional information, please let me know.

Thank you for your courtesy and assistance.

Very truly yours,



MICHAEL F. FLOYD

MFF:rad

Enclosures

CC: Mr. Zachary Csik (via email w/o encls.)
Mr. Joshua Kuskin (via email w/o encls.)
Kim-Marie White, RMC/CMC/MMC/CMR/QPA (via email w/o encls.)
Scott H. Turner, P.E. (via email w/o encls.)
Karl A. Pehnke, P.E., PTOE (via email w/o encls.)
Ken Grisewood, L.L.A., R.L.A., P.P. (via email w/o encls.)
Clint Allen, Esq. (via email w/o encls.)