APPLICATION FOR FORMAL SITE PLAN

To: City of Linden Planning Board Application is hereby made for Site Plan approval in accordance with the provisions of the City of Linden Zoning Ordinance and more particularly described:

1. Location of premises 1800 Lower Road (Street)

580 55
Tax map block) (Lot number) (Map sheet number)

Zone L-1 (Light Industrial)

2. Owner’s Name Centerpoint Lower LLC Phone #

Address 1808 Swift Drive, Oak Brook, IL 60523

3. Applicant’s Name Amazon.com Services LLC (If a corporation - state name of corporation and registered Agent)

Address 410 Terry Avenue North, Seattle, WA 98109

4. Proposed Use warehouse/distribution 311,000 sf. (existing) * see attached Operations Narrative (building floor area proposed) (no. of employees)

If apartment Total Units N/A Size of units N/A

5. Area of entire tract 17.99 acres Zone L-1

6. Brief explanation of request: Amended site plan approval to convert existing warehouse into Amazon "last mile" delivery station

7. Prior Use existing warehouse/distribution

8. List of all variances (if applicable by Ordinance Section) none
9. Applicant must give notice of HEARING if VARIANCE is required as per 40:55D-7.1(a)

10. Applicant agrees to Waiver of Time for action by Board: Yes  No

NAME AND ADDRESS OF PERSON PREPARING PLAT:

Architect  Scott Douglas Wurl, R.A.  Phone No. Progressive (616-481-8441)

Engineer  Joshua Manion, P.E.  Phone No. Progressive (616-447-3310)

Signature Owner  * see attached

APPLICANT  Joseph Paparo, Esq. - Attorney for Applicant  Amazon.com Services LLC
APPLICATION FOR FORMAL SITE PLAN

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1. Location of premises 1800 Lower Road
   (Street)

   580
   55
   Tax map block) (Lot number) (Map sheet number)

   Zone L-I (Light Industrial)

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   Phone #
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3. Applicant’s Name Amazon.com Services LLC
   (If a corporation - state name of corporation and registered Agent)
   Address 410 Terry Avenue North, Seattle, WA 98109

4. Proposed Use warehouse/distribution
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   (building floor area proposed) (no. of employees)
   If apartment Total Units N/A
   Size of units N/A

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   Zone L-I

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8. List of all variances (If applicable by Ordinance Section) none

9. Applicant must give notice of HEARING if VARIANCE is required as per 40:55D-7.1(a)

10. Applicant agrees to Waiver of Time for action by Board: Yes _______ No __________

NAME AND ADDRESS OF PERSON PREPARING PLAT:

Architect Scott Douglas Wufi, R.A. Phone No. Progressive (616-481-8441)

Engineer Joshua Manion, P.E. Phone No. Progressive (616-447-3310)

Signature Owner

APPLICANT David Yarmer, SVP Centerpoint Properties
DELIVERY STATION OPERATIONAL NARRATIVE

The building operation is a service that delivers customer orders. The client specializes in “last mile” delivery of customer orders through delivery stations. Packages are shipped to delivery stations from fulfillment and sortation centers. Packages arrive from line haul trucks, are sorted based on zip codes, and loaded into delivery vans operated by delivery service providers ("DSP") or personal vehicles operated by individuals ("FLEX").

Delivery stations operate 24/7, with sortation activity done early in the morning when the line haul trucks arrive with customer packages. At our proposed Linden, New Jersey facility, the client anticipates approximately 10 line haul trucks delivering packages to the Delivery Station between 8pm and 7am. Packages are sorted by routes and placed onto movable racks. Sorting occurs in primarily two shifts, with the first occurring between 8:00 PM and 5:00 AM and second occurring between 6:30 AM to 12:30 PM with approximately 80 associates entering and departing between those times. Additionally, there will be approximately 16 full time managers supervising sortation operations, arriving between 6:00 AM and 9:00 AM and departing between 3:00 PM and 6:00 PM.

The first “wave” of DSP drivers arrive to a delivery station at approximately 6:00AM. Depending on the design and layout of the delivery station, DSP drivers either park their personal vehicles onsite and pickup their delivery vans or park their personal vehicles offsite, pickup their delivery vans and drive to the delivery station. Once at the delivery station with their delivery van, DSP drivers load their delivery van and depart to deliver packages directly to customers. Each delivery wave takes about 30 minutes to load and depart. As a wave of DSP drivers prepare to depart, a new wave of DSP drivers queue and prepare to load their delivery van. The last wave of DSP drivers depart the delivery station around 12:00PM.

After DSP drivers complete their routes, they return to the delivery station with any packages that may have been non-deliverable. After proper checkout and release, the DSP drivers park the delivery van either onsite or at the offsite location, and leave using a personal vehicle or public transport.

The client also uses FLEX to deliver packages. FLEX is a program that allows individuals to use their own vehicles to deliver packages to customers. FLEX works in concert with an advanced logistics systems and technology that the client has been building since day one.

The client anticipates approximately 40 traditional passenger vehicles entering the facility staggered between 12:00 PM and 3:00 PM. FLEX loading waves similarly take 30 minutes to complete.

After departure of the last wave of delivery vehicles, delivery station associates prepare the delivery station for the next day’s packages.
OWNERSHIP DISCLOSURE STATEMENT
(Amazon.com Services LLC)

In accordance with the ownership disclosure requirements of N.J.S.A. 40:55D-48.1, the undersigned certifies that Amazon.com Services LLC, is a wholly owned, indirect subsidiary of Amazon.com Inc. which is a publicly traded company. The following individuals hold an ownership interest of 10% or more in Amazon.com Inc.:

Jeffrey P. Bezos 410 Terry Avenue North, Seattle, WA 98109 12%

AMAZON.COM SERVICES LLC

WITNESS LIST

1. Amazon operations representative
2. Civil Engineer
3. Architect
4. Traffic Engineer
5. Planner
Date: February 7, 2020

TO: Center Point Properties  
250 Pehle Ave, Suite 410  
Saddle River, NJ 07663

RE: 1800 Lower Rd; Center Point Properties  
Block: 580; Lot: 55; Zone L-I (Light Industrial District)  
Linden, NJ 07036

I have reviewed the zoning application as it relates to the utilization of the above referenced property as a warehouse/distribution facility, although the use is permitted within the zone, the application is contrary to the City of Linden Zoning ordinance as follows.

REJECTION:

- 31-26.1 – Site Plan Approval Required  
- 31-4.1 - District Regulations

Under the above, should you desire to pursue this further, you will have to obtain Approval from the Planning Board before this office can issue you a CO. The secretary of The Planning Board is Mrs. Marilynn Coplan and he can be reached at (908)474-8453 to obtain the necessary application forms and procedures to follow. Kindly, contact this office if further assistance is required.

Respectfully,

Mark Ritacco; Zoning Official

fax: 973-538-5176  Joseph Papa; 202