

APPLICATION FORM ATTACHMENT

5. Detailed explanation of the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises.

The Applicant, Atlantic Cement Realty, LLC has applied to the Planning Board for site plan approval with variance relief for a two-phased development project on properties designated as Block 481, Lots 5.02 and 5.04 as well as the Commerce Street right-of-way (riparian area).

The Applicant intends to demolish the existing one-story concrete block building on Block 481, Lot 5.02 along with associated improvements and retain eight existing silos located thereon.

The Applicant is requesting preliminary and final site plan approval for its Phase I development proposal. The Phase I development will consist of construction of a two-story, 13,016 square foot warehouse building, inclusive of 1,538 square feet of office space (to be located on the first floor) and 3,000 square feet of gallery/office space (to be located on the second floor) and a roof terrace, along with associated improvements on Block 481, Lot 5.02, a boat ramp extending from Block 481, Lot 5.02 into Block 481, Lot 5.04 as well as construction of a mooring device within the Commerce Street right-of-way (riparian area). The Applicant also requests variance relief to deviate from the provisions of the Atlantic Cement Site Redevelopment Plan (the "Redevelopment Plan") as follows:

- Section 2.5.9(a): Other Regulations/Design Standards: Applicant seeks relief to provide a 6-foot high fence along Commerce Street, whereas the Redevelopment Plan provides that fences along any street line shall be a maximum of four (4) feet in height.
- Section 2.5.9(c) Other Regulations/Design Standards: Applicant seeks relief with regard to fencing design, to permit a chain link fence with barbed wire.

The Applicant is requesting preliminary site plan approval for its Phase II development proposal. The Phase II development will consist of the construction of a 185 foot tall silo on Block 481, Lot 5.02.