

RPM Development, LLC
Township of Montgomery Planning Board
Block 20001, Portion of Lot 10.05 (Proposed Lot 10.07)
Application Addendum

RPM Development, LLC (“Applicant”) is the designated redeveloper of property located along Orchard Road and Headquarters Park Drive, designated on the Township of Montgomery Tax Map as Block 20001, Lot 10.05 (the “Property”). The Property is approximately 45.06 acres, and is located in the MCRZ Municipal Complex Redevelopment Zone. The Applicant is seeking amended site plan approval, as described below. The Planning Board granted preliminary major subdivision and preliminary major site plan approval with waivers by resolution dated August 16, 2021, and final major subdivision and final major site plan approval with variance relief by resolution dated July 10, 2023 (together, the “Approvals”).

Pursuant to the preliminary and final subdivision approval, the Applicant intends to subdivide the Property into two new lots. The newly created lot, to be designated as Lot 10.07 (“Lot 10.07”), is proposed to be approximately 4.21 acres, will be conveyed to the Applicant and will be developed with the approved project. The remainder lot will be approximately 40.85 acres and will remain owned by the Somerset County Improvement Authority.

The Approvals contemplate that the Applicant will convert an existing basin on the Property into a bioretention basin. However, the conversion to a bioretention basin has no impact on the approved development. As such, the Applicant now seeks an amended approval to eliminate any requirement to convert the existing basin into a bioretention basin. No other modifications are proposed to the Approvals.

The Applicant is not requesting any variance relief in connection with the amended site plan.

Conclusion

Based on the above and from the testimony to be offered at the public hearing, the Applicant respectfully requests that the amended site plan application be granted.