OCEANPORT PLANNING BOARD
LAND USE DEVELOPMENT APPLICATION

FOR OFFICIAL USE ONLY

Date Filed: _____	Application # _____
Application Fee: _____	Location (Address): _____
Escrow Fee: _____	Block: _____ Lot: _____
Date Deemed Complete: _____	Zone District: _____

Application is hereby made for:

(__) SUBDIVISION	**(x) SITE PLAN**	**(x) VARIANCE/APPEAL**
(__) Concept Plan	(__) Concept Plan	(x) Bulk Variance(s)
(__) Minor	(__) Minor	(__) Use Variance(s)
(__) Preliminary Major	(x) Preliminary Major	(__) Interpretation
(__) Final Major	(x) Final Major	(__) Appeal of Administrative Officer
	(Single & 2-Family Exempt)	
(__) INFORMAL HEARING	**(__) AMENDED APPROVAL**	**(__) CONDITIONAL USE**
(__) SPECIAL MEETING	**(__) EXTENSION/RE-APPROVAL**	**(__) CERTIFICATE OF PRE-EXISTING, NON-CONFORMING USE**

SUBDIVISION:
Total number of lots: _____

SITE PLANS:
Total Area of Site: 1,281,791 sq. ft. / 29.4 acres
Total Area of all floors of buildings: 303,275 sq. ft.
Total number of parking spaces provided: 546

(☑) ATTACH COMPLETED CHECKLIST FOR DETERMINATION OF COMPLETENESS

I. **APPLICANT**:

Name: Netflix, Inc.
Address: 5808 W. Sunset Boulevard, Los Angeles, CA 90028
Telephone Number: 323-806-9275
Email Address: smakunga@netflix.com

(by providing an email address you agree to receive communications from the Board and its representatives by this format).

II. The Applicant is a: Corporation [✓] Partnership [ ]
Individual [ ] Other (please specify) [ ]

III. If the applicant is a Corporation or a Partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the Corporation or Partnership using the provided form.

IV. The relationship of the Applicant to the property in question is:

Owner _____ Lessee _____ Contract Purchaser x _____ Other *(please specify)* ____

V. **OWNER**:

Name: Fort Monmouth Economic Revitalization Authority ("FMERA

Address: 502 Brewer Avenue, Oceanport, NJ 07757

Telephone Number: 732-720-6350

Email Address: _____

(by providing an email address you agree to receive communications from the Board and its representatives by this format).

VI. **APPLICANT'S ATTORNEY (if any)**:

Name: Lisa A. John-Basta (CSG Law)

Address: 105 Eisenhower Parkway, Roseland, NJ 07068

Telephone Number: 973-530-2083

Email Address: Ljohn-basta@csglaw.com

(by providing an email address you agree to receive communications from the Board and its representatives by this format).

VII. **APPLICANT'S ENGINEER/SURVEYOR**:

Name: Christopher Cirrotti (Langan Engineering)

Address: 300 Kimball Dr,Parsippany, NJ 07054

Telephone Number: 973-560-4900

Email Address: Ccirrotti@langan.com

(by providing an email address you agree to receive communications from the Board and its representatives by this format).

VIII. **APPLICANT'S ARCHITECT (if any)**:

Name: William Mandara (Mancini Duffy)

Address: 200 Monmouth St, Suite 380, Red Bank, NJ 07701

Telephone Number: 732-865-9977

Email Address: wmandara@mancinidUffy.com

(by providing an email address you agree to receive communications from the Board and its representatives by this format).

IX. **Other experts who will submit a report or testify for the Applicant:**

Name/License # Karl Pehnke NJ License No. 46658

Address: Langan Engineering 1 University Sq Dr, Princeton NJ 0854

Phone Number: 609-282-8000

Email Address: Kpehnke@langan.com

(by providing an email address you agree to receive communications from the Board and its representatives by this format).

X. Description of present use of the premises. Former military base and FMERA offices.

XI. Purpose of application and detailed description of proposed improvements, development, change in use, etc. Attach Rider if additional space is necessary.
See attachment.

XII. List the specific zoning regulations for which appeal or variance relief is sought, and the nature and extent of the specific variances. (Ex. Side yard setback of 9', where 10' permitted)
See attachment.

XIII. If the application seeks use variance relief, state the "special reasons" as that term is defined under the Municipal Land Use Law, to justify the granting of use variance relief pursuant to N.J.S.A. 40:55D-70d. Attach Rider if additional space is necessary.
Not applicable.

XIV. State whether the applicant owns or has under contract for purchase, an adjoining property. If so, set forth the block and lot number and street address of the property.
The Applicant is the contract purchaser of adjoining lands commonly referred to as the Mega Parcel in Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan.

XV. State what efforts have been made to obtain the result you wish to accomplish without violating the Zoning Ordinance (i.e., relocation of planned construction, purchase of additional land, etc.)
See attachment.

XVI. The location of the property is approximately _____ feet from the intersection of See attachment. _____ and _____.

XVII. Is the subject property located on a:

X County Rd _____ State Rd OR X within 200' of a Municipal boundary

XVIII. Are there any existing or proposed deed restrictions, easements, rights-of-way or other dedications? _____ No X Yes (*If yes, attach a copy)*

See Preliminary and Final Major Site Plan, Sheet 17 of 84 (Drawing No. CS105 Easement Plan)

FOR SITE PLAN REVIEW ONLY:

1. Acreage of the entire site is: Attachment
2. Type of Proposal is:

X New structure	_____ Expanded Area
_____ Improved Parking Area	X Alteration to Structure
_____ Expansion of Structure	_____ Change of Use
X Sign	

3. The name of the business or activity (if any): Netflix Studios Fort Monmouth

IMPROVEMENTS: List all proposed on site utilities and off-tract improvements:
See attachment.

PLAT SUBMISSION: List maps and other exhibits accompanying this application
See attachment.

AUTHORIZATION AND VERIFICATION

I certify that the foregoing statement(s), materials submitted and information contained in this application are true. I further certify that I am (a) the individual applicant, or (b) that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or (c) that I am a general partner of the partnership applicant. (If the applicant is a corporation this must be signed by an authorized corporate officer. If applicant is a partnership, this must be signed by a general partner).

05/23/24
Date

Applicant

Date

Applicant

~~Sworn and subscribed to before me this~~ See attached.

~~_____ day of _____, 20 ___.~~

~~Notary Public of New Jersey~~
~~(Affix stamp and seal)~~

STATEMENT OF LANDOWNER *WHERE APPLICANT IS NOT LANDOWNER*

I certify that I am the Owner of the property which is the subject of this application, 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. (If the owner is a corporation this must be signed by an authorized corporate officer. If owner is a partnership, this must be signed by a general partner.

Date

Property Owner's Signature

Notary Public of New Jersey

Print Name of Property Owner

Sworn and subscribed to before me this

_____ day of _____, 20 ___.

Notary Public of New Jersey
(Affix stamp and seal)

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 23rd day of May, 20 24,
by David Alan Hyman

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

JESSICA MAE TANKERSLEY
Notary Public - California
Los Angeles County
Commission # 2450514
My Comm. Expires Jun 17, 2027

(Seal)

AUTHORIZATION AND VERIFICATION

I certify that the foregoing statement(s), materials submitted and information contained in this application are true. I further certify that I am (a) the individual applicant, or (b) that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or (c) that I am a general partner of the partnership applicant. (If the applicant is a corporation this must be signed by an authorized corporate officer. If applicant is a partnership, this must be signed by a general partner).

_____ _____

Date Applicant

_____ _____

Date Applicant

Sworn and subscribed to before me this

_____ day of _____, 20 ___.

_____

Notary Public of New Jersey
(Affix stamp and seal)

STATEMENT OF LANDOWNER *WHERE APPLICANT IS NOT LANDOWNER*

I certify that I am the Owner of the property which is the subject of this application, 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. (If the owner is a corporation this must be signed by an authorized corporate officer. If owner is a partnership, this must be signed by a general partner.

5/28/2024 _____

Date Property Owner's Signature

Regina M'Grade Kara Kopach

Notary Public of New Jersey Print Name of Property Owner

Sworn and subscribed to before me this

28th day of May, 2024.

_____

Notary Public of New Jersey
(Affix stamp and seal)

REGINA M MCGRADE
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2430957
MY COMMISSION EXPIRES MAR. 08, 2028

NETFLIX, INC.
BOROUGH OF OCEANPORT DEVELOPMENT APPLICATION ATTACHMENT
(Phase 1A)

III. If the applicant is a Corporation or a Partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the Corporation or Partnership using the provided form.

Not one entity or person owns a 10% or greater interest in the Applicant.

XI. Purpose of application and detailed description of proposed improvements, development, change in use, etc.

Overview

Netflix, Inc. (the "Applicant") is proposing to construct Phase 1A of its Motion Picture, Television and Broadcast Studio Campus (the "Studio Campus") on land designated as Block 301, Lot 1.01 and a portion of Lot 1 in the Borough of Eatontown, and on a portion of land designated as Block 110, Lot 1 in the Borough of Oceanport (the "Phase 1A Site" or the "Phase 1A Development").

The development of the Phase 1A Site is controlled by Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan (the "Reuse Amendment"). The Phase 1A Site is located within several Development Zones of the Mega Parcel. Capitalized terms used but not otherwise defined herein shall have their respective meanings ascribed to such terms in the Reuse Amendment.

Development Zone 7 – McAfee Parcel (Oceanport)

The majority of the Phase 1A Development is proposed within Development Zone 7 – McAfee Parcel. Within Development Zone 7 the Applicant proposes to construct four (4) Sound Stages as follows:

- Sound Stage 1: 22,330 square feet
- Sound Stage 2: 22,470 square feet
- Twin Sound Stages 3 and 4: 83,555 square feet

The Applicant also proposes to construct a 61,800 square foot Mill building, and 11,824 square foot Storage/Warehouse building. It further proposes to renovate the former McAfee Center (Building 600) and FMERA Office building (Building 502) for use as Studio Business & Production and Support Offices, measuring 91,595 square feet and 9,696 square feet, respectively. Additionally, the Applicant intends to install ancillary improvements associated with the buildings and Studio Campus, including but not limited to parking, base camps, lighting, landscaping, and stormwater improvements.

Development Zone 1 – Whale Parcel (Eatontown)

Within Development Zone 1, the Applicant intends to install ancillary improvements associated with the Phase 1A Development and Studio Campus, including but not limited to roadway improvements, and temporary fencing.

Development Zone 3 – Tech A Parcel and Barracks Parcel (Eatontown)

Within Development Zone 3, the Applicant proposes a stormwater basin associated with the Phase 1A Development and Studio Campus.

Development Zone 4 – Bowling Center Parcel (Eatontown)

Within Development Zone 4, the Applicant proposes ancillary improvements associated with the Phase 1A Development and Studio Campus, including but not limited to stormwater improvements, roadway improvements, landscaping, and lighting.

XII. List the specific zoning regulations for which appeal or variance relief is sought, and the nature and the extent of the specific variances (Ex. Side yard setback of 9', where 10' permitted)

The Applicant is requesting variance relief to permit Identification Signs to be located on the Sound Stages at a height of 12 feet whereas the Reuse Amendment permits a maximum sign height of 10 feet for Identification Signs.

XV. State what efforts have been made to obtain the result you wish to accomplish without violating the Zoning Ordinance (i.e., relocation of planned construction, purchase of additional land, etc.)

The Applicant is requesting variance relief to place painted signage on the corners of the proposed Sound Stages to identify their respective stage numbers. The proper identification of the Sound Stages is paramount to public health, life, and safety. Sounds Stages, unlike other types of buildings, do not receive a street address or postal address. The Sound Stages are identified by the number that is assigned to it. As such, it is essential that the Sound Stages have appropriately sized Identification Signs for emergency services to readily identify the Sound Stage where every second is critical. Properly sized stage numbers are also necessary for proper wayfinding purposes for employees, visitors, and vendors that will be circulating throughout the Studio Campus. Further, the modest two-foot increase in height is compatible and appropriate for the scale of the Sound Stages and covers less than 2% of the façade face.

The Applicant has performed studies to determine whether Identification Signs at a height of 10 feet would be sufficient to satisfy the needs addressed above and has determined that a minimum of 12 feet is necessary. The Applicant is the owner and/or operator of other studio campuses, and stage numbers at its other studio facilities are typically much larger and measure approximately 30 feet in height, which is in line with industry standards.

XVI. The location of the property is approximately 0 **feet from the intersection of** Wilson Avenue **and** Avenue of Memories**.**

FOR SITE PLAN REVIEW ONLY:

IMPROVEMENTS: List all proposed on site utilities and off-tract Improvements:

Proposed site utilities include new domestic water lines, fire service, sanitary sewer, natural gas service, electric and telecom services, EV charging stations, stormwater drainage including stormwater management basins.

Off-tract improvements include improvements to portions of Avenue of Memories, Malterer Avenue, Sherrill Avenue, and Brewer Lane.

PLAT SUBMISSION: List maps and other exhibits accompanying this application.

- Site Survey, prepared by Langan Engineering and Environmental Services, consisting of 4 sheets, dated March 11, 2024.
- Preliminary and Final Major Site Plan Netflix Studios Fort Monmouth Phase 1A, prepared by Langan Engineering and Environmental Services, consisting of 84 sheets, revised through June 14, 2024.
- Architectural plans for Netflix Studios Fort Monmouth Phase 1A, prepared by Mancini Duffy, consisting of 46 sheets, dated June 14, 2024.
- Stormwater Management Report for Netflix Studios Fort Monmouth Phase 1A, prepared by Langan Engineering and Environmental Services, revised through June 14, 2024.
- Traffic Impact Study for Netflix Studios Fort Monmouth Phase 1A, prepared by Langan Engineering and Environmental Services, dated May 17, 2024.
- Filed New Jersey Department of Environmental Protection Application form for Permits/Authorizations for confirmation of flood hazard area boundaries, floodways and riparian zones.

Site Plan Completeness Checklist

55. Statement detailing size of proposed buildings, proposed use, number of tenants, number of employees, anticipated hours of operation, traffic, etc.

The Applicant proposes to construct Phase 1A of its Studio Campus consisting of four (4) Sound Stages as follows:

- Sound Stage 1: 22,330 square feet
- Sound Stage 2: 22,470 square feet
- Twin Sound Stages 3 and 4: 83,555 square feet

The Applicant also proposes to construct a 61,800 square foot Mill building, and 11,824 square foot Storage/Warehouse building. It further proposes to renovate the former McAfee Center (Building 600) and FMERA Office building (Building 502) for use as Studio Business & Production and Support Offices, measuring 91,595 square feet and 9,696 square feet, respectively.

The daily activities at a Studio Campus vary based on the status of active productions. Any given production can be leasing single or multiple Sound Stages and associated Studio Business & Production and Support Office space, Mill/Workshops or other necessary space within the Studio Campus during the production duration.

For planning purposes, a conservative high peak condition for four Sound Stages would be represented by two productions in full active production simultaneously. A diverse group of artistic, technical, and administrative employees supports the operation of a Studio Campus, including those directly affiliated with a production and those affiliated with management of the Studio.

Each production will have its own team of cast members and extras, the film crew to record the visual, the sound crew to record the audio, and the director to manage the Sound Stage. The grip crew maintains the camera equipment and other personnel manage the lighting. Each production employs cosmetologists, for hair and makeup, and costume artists for wardrobe. Off the Sound Stage, each production will have construction crews that design and build the sets in on-site Mill/Workshops. Production teams work in offices editing the product and adding music and special effects.

Studio Campus-affiliated employees will be on site to manage the daily operation of the Studio Campus, including caterers, maintenance, accounting, human resources, transportation coordinators, and security personnel.

The Studio Campus will operate typically from 5:00 AM to 11:00 PM on weekdays, with occasional operation late into the evening and on weekends. Depending on the role in the production or administration, employees and cast will arrive to the Studio Campus between 5:00 AM and 10:00 AM and depart the Studio Campus after 3:00 PM.

Productions often run long into the evening, sometimes keeping employees on the site until after midnight. Industry-wide labor standards require crews have 12 hours off between shifts. Therefore, if a production ends at 10:00 PM, the earliest they will arrive the next day is 10:00 AM. As a result, each morning's report time may vary and get later as the week progresses.

Productions also have "on location" days. On these days, crews for the production are not working on the Studio Campus. It is anticipated that on any given day, up to two productions can be on location. It is also noted that while Sound Stages may be fully leased, filming and production activities may not occur every day and or simultaneously in all Sound Stages.

Please refer to the Traffic Impact Study for Netflix Studios Fort Monmouth Phase 1A, prepared by Langan Engineering and Environmental Services, dated May 17, 2024 for traffic impacts associated with the proposal.