

PROJECT
Speculative Warehouse
by
M&M at Route 206, LLC
1260 Stelton Rd
Piscataway, NJ 08854

REV	DATE	DESCRIPTION

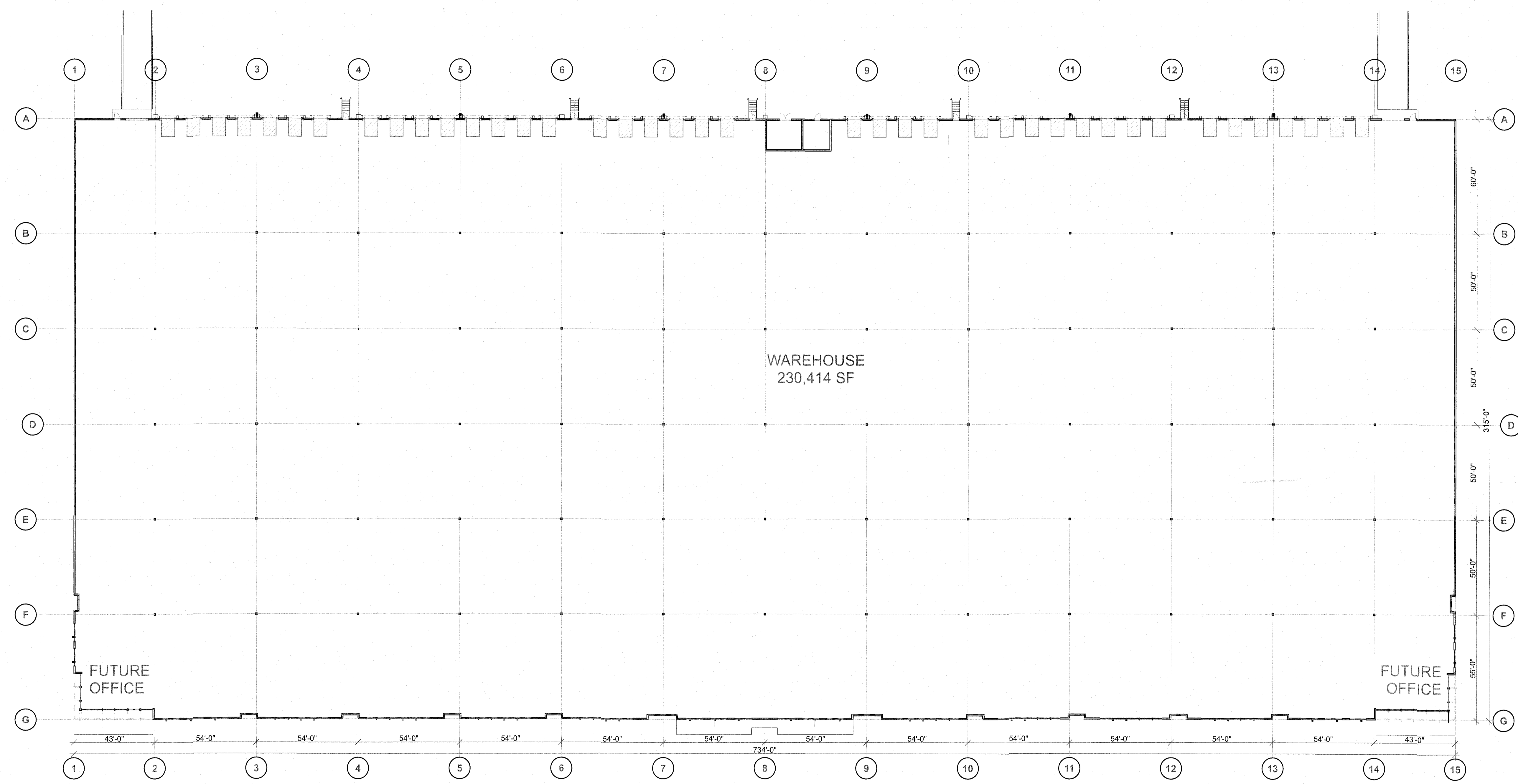
175 10th Street
Belford, NJ 07718
732.908.7232
Pratt-DS.com



[Signature]
BRENDAN LEADBEATER, AIA
NJ - 21A102162200

ISSUED: 11.18.21
JOB NO: 20512

SD1



1 Ground Floor
SCALE: 1" = 30'

/Users/brendanleadbeater/Pratt Design Studio Dropbox/Pratt Design Studio, LLC/02_PDS Projects/20512_EP-Bridge/03 ARCHITECTURE/a CADD/20512-NEW (Brendan Leadbeater).pln

GROUND FLOOR PLAN

PROJECT
Speculative Warehouse
by
M&M at Route 206, LLC
1260 Stelton Rd
Piscataway, NJ 08854

REV	DATE	DESCRIPTION

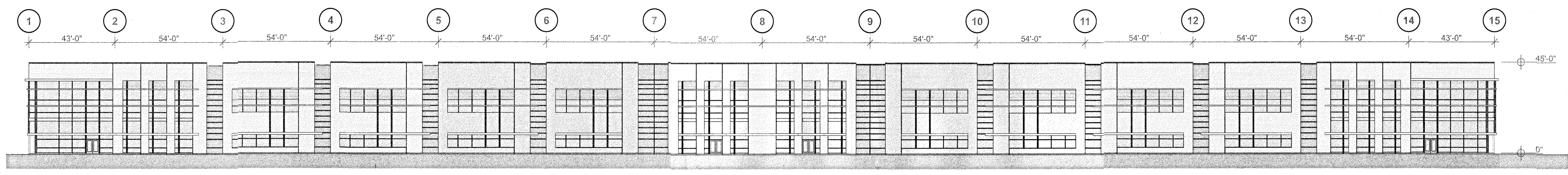
175 10th Street
Belford, NJ 07718
732.908.7232
Pratt-DS.com

Brendan Leadbeater
Brendan Leadbeater, AIA
NJ - 21A102162200

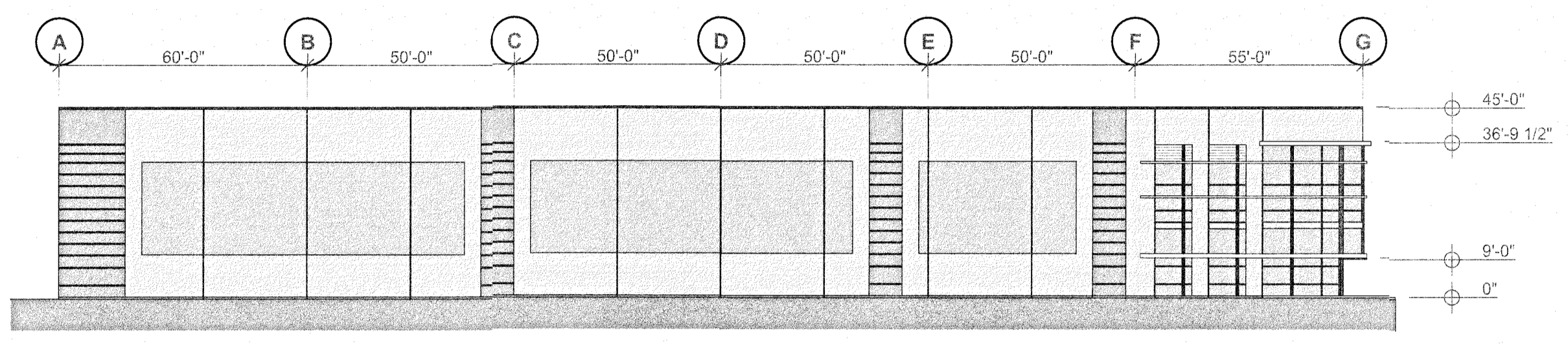
ISSUED: 11.18.21
JOB NO: 20512

ELEVATIONS

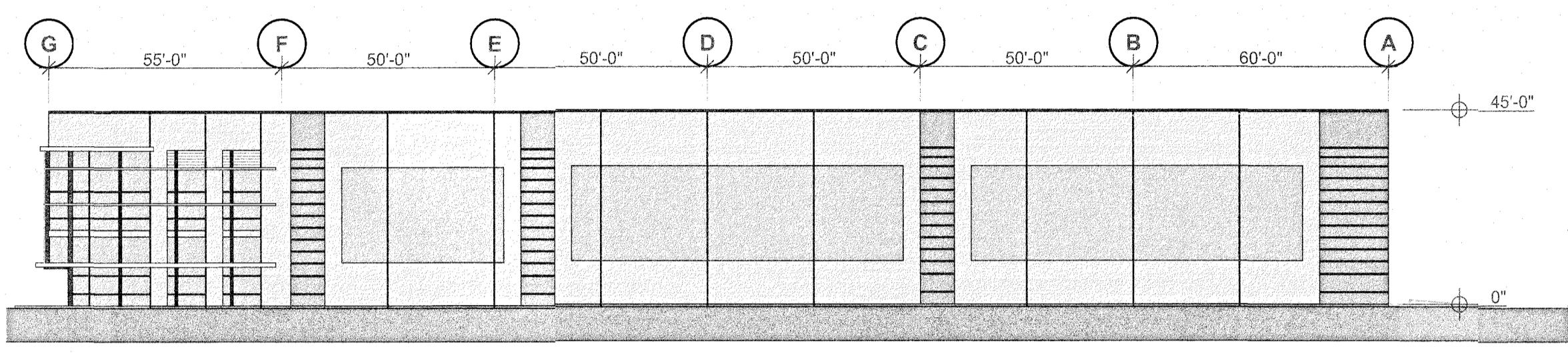
SD2



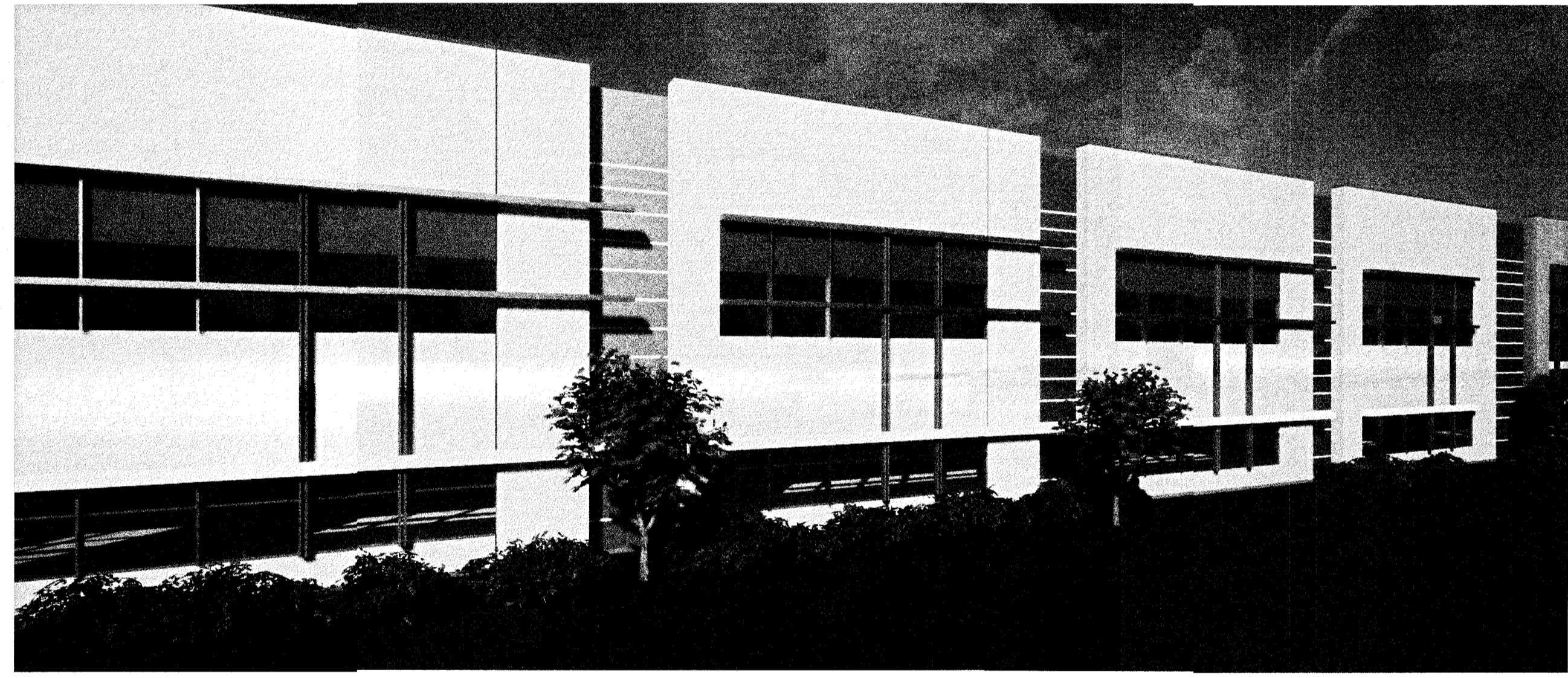
1 Front Elevation NEW
SCALE: 1" = 30'



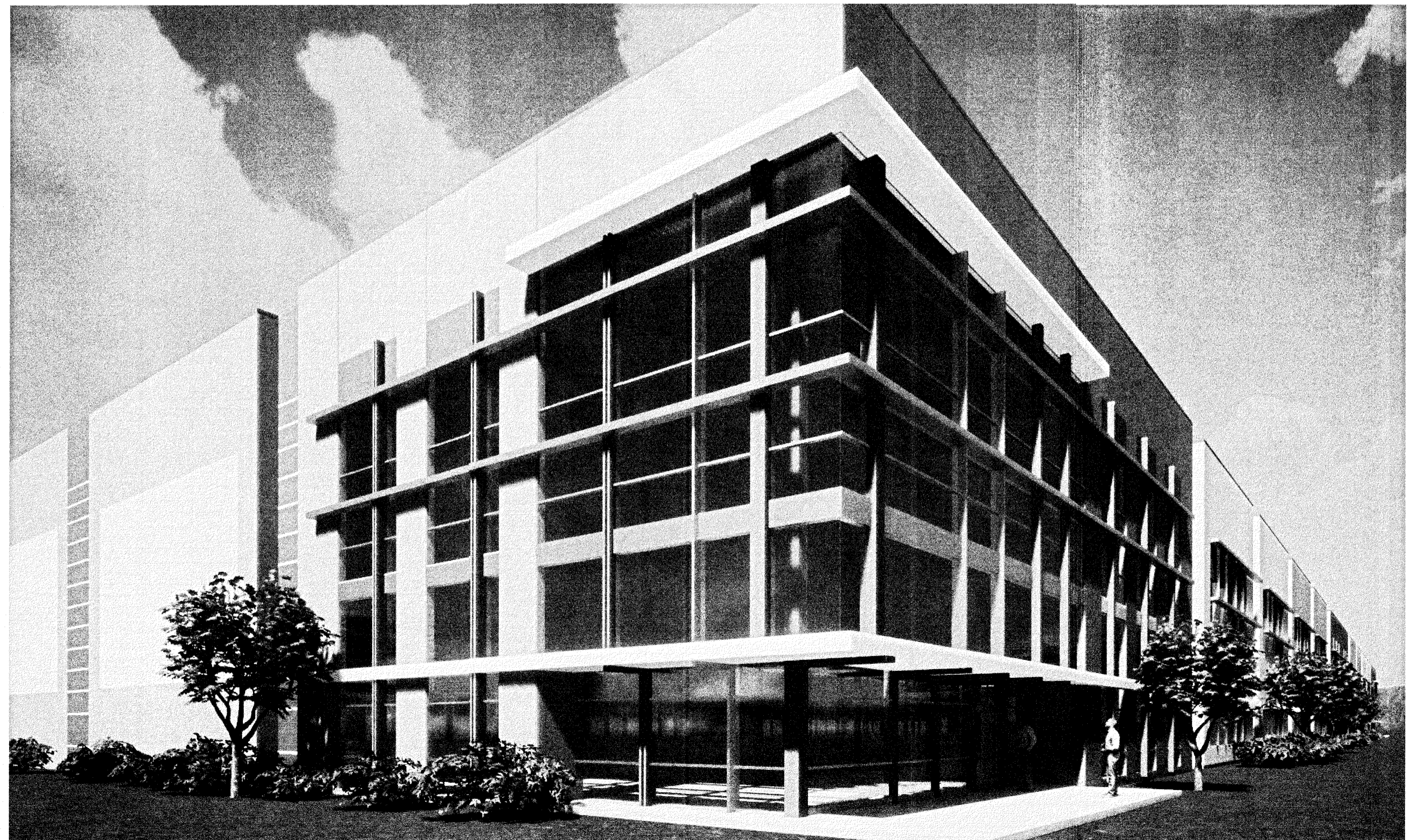
2 Left Elevation NEW
SCALE: 1" = 30'



3 Right Elevation NEW
SCALE: 1" = 30'



5 Image2
SCALE: 1:1.99



4 Image4
SCALE: 1:1.62



6 Image1
SCALE: 1:2.24

/Users/brendanleadbeater/Pratt Design Studio Dropbox/Pratt Design Studio, LLC/02_PDS Projects/20512-EP-Bldg/03 ARCHITECTURE/a CADD/20512-NEW (Brendan Leadbeater).pln

BRIDGEWATER TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

FORM # 3E

APPEAL OR VARIANCE APPLICATION ONLY
(NO SITE PLANS OR SUBDIVISIONS)

Board File Name: _____

Application #: _____ Date Received: _____

(Do not write above this line)

Check type of application:

- Appeal Zoning Officer's Decision
- Interpretation
- Other
- C- Variance (Bulk Variance)
- D-variance
- Simple Variance Application (see attached qualifications)

1. Applicant's name M&M at Route 206, LLC
 Address 1260 Stelton Road, Piscataway, NJ 08854
 Phone #: 732-985-1900 Fax: 732-985-5588 Email: raulenbach@edgewoodproperties.com
2. Name and address of present owner if other than above SAME
 Address _____
 Email: _____ Phone#: _____ Fax: _____
3. Attorney's name Douglas Wolfson, Esq. - Weingarten Law
 Address 1260 Stelton Road, Piscataway, NJ 08854
 Email: dwolfson@weingartenlaw.com Phone: 732-985-1900 Fax: 732-985-5588
4. Plan Preparer/Engineer's name Calisto Bertin, PE - Bertin Engineering
 Address 66 Glen Ave., Glen Rock, NJ 07452
 License No. 28845 Email: cbertin@bertinengineering.com
 Phone # 201-670-6688 Fax: _____
5. The Property
 - a) BLOCK 476 LOT(s) 22
 - b) Street Address 721 Route 202-206
 - c) Zone in which property is presently located GCM
 - d) Is public water available to property? yes

- e) Is public water proposed yes
- f) Is public sanitary sewer available to property? yes
- g) Is public sanitary sewer proposed yes
- h) Does the owner or applicant own any contiguous property? no
 If so identify Block(s) _____; Lot(s) _____;
 Area _____ s.f.

6. Set forth the sections of the Land Use Ordinance from which relief is requested:

SECTION	PERMITTED	PROPOSED
* SEE RIDER #1 - VARIANCES & WAIVERS		

7. Has there been any previous appeal, request, or application to this or any other Township Boards regarding this property?
 YES _____ NO

If YES, attached copy of resolution, letter of response and state the nature, date and disposition of said matter:

8. Fees submitted: Application fee: \$ 250.00 Escrow: \$ 3,000.00

9. If the application does not involve the use of the property or the expansion of a non-conforming use, set forth the exceptional conditions of the property preventing applicant from complying with Land Use Ordinance:
 (Use separate sheet) N/A

10. If the application involves the use of the property or the expansion of a non-conforming use, set forth the reason why the variance requested should be granted
 (Use separate sheet) *SEE RIDER #1 - VARIANCES & WAIVERS

11. Set forth the facts relied upon to demonstrate that the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and Land Use Ordinance
 (Use separate sheet) *SEE RIDER #1 - VARIANCES & WAIVERS

12. Present use of existing buildings and premises: office

13. Proposed use: warehouse with internal office space

Sean J. Marty
 (Applicant's Signature)

10-05-2021
 (Date)

BRIDGEWATER FEE SCHEDULE - VARIANCE, APPEALS, CONDITIONAL USE

Initial Escrow Fee Subtotal *

Application Charge Application Fee Subtotal Initial Escrow Fee *

Application Charge Application Fee Subtotal Initial Escrow Fee *

Initial Escrow Fee Subtotal *

VARIANCES - Each variance shall be computed.

- A Appeals (N.J.S.A. 40:55D-70a)
- B Interpretation (N.J.S.A. 40:55D-70b)
- C Hardship/Bulk (N.J.S.A. 40:55D-70c)
- D Use (N.J.S.A. 40:55D-70d)
- E Permit (40:55D-34&35)
- F SIMPLE VARIANCE

Single & Two-Family Residences ONLY:

Addition/Alteration not to exceed 500 square feet:

For buildings, fence, shed, swimming pool and deck.

APPEAL TO TOWNSHIP COUNCIL

CONDITIONAL USE

Determine whether to authorize a Conditional use shall be made by the Planning Board

Application Charge Application Fee Subtotal Initial Escrow Fee *

Application Charge Application Fee Subtotal Initial Escrow Fee *

Total for Application Fee \$ 250.00

Total Initial Escrow*

\$ 3,000.00

Payment is to be made in TWO checks. One check is to be identified as the APPLICATION FEE and the second check is to be identified as ESCROW ACCOUNT (must attach completed W-9 form)

* NOTE: Initial Escrow fee is the first deposit, fees may be greater than the initial payment based on the circumstances of the individual application, number of revisions, resubmissions etc.

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank
M&M at Route 206, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **P**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
1260 Stelton Road

6 City, state, and ZIP code
Piscataway NJ, 08854

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-					
or								
Employer identification number								
8	3	-	1	6	3	8	8	8

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ►  Date ► **7/16/21**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

**BRIDGEWATER TOWNSHIP ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION CHECKLIST**

(TO BE USED ONLY WHEN APPLICATION IS FOR A VARIANCE AND DOES NOT INVOLVE A SUBDIVISION OR SITE PLAN)

Check Box If the application conforms to the requirements for
SIMPLE VARIANCE (Section 126-35F)
(See below for required checklist items)

Ap.	Bwt
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	

- Twenty four (24) sets of the Application-Form, including this checklist, fee schedule with calculations, property deed and Plot Plans prepared by Licensed Surveyor or Architect.

All documents submitted must be collated into (24) sets.
(or you may choose the option below)

OPTION: You may choose to submit (3) full sets of documents for completeness review only. When the documents submitted comply with the submission requirements, we will notify you to submit the other (21) sets in order to be deemed complete. This option is made available to applicants in an effort to save resources expended on numerous plans that may need to be revised and resubmitted.
 - Provide proof of distribution of full application including plans to the local Fire Department. You may contact the Fire Official to confirm correct Fire Department for your Block and Lot at (908) 725-6300 ext. 5555. List name and address you submitted to:
Fire Department: Green Knoll Fire Company - Kevin Driscoll, Chief
Address: 606 North Bridge Street
Bridgewater, NJ 08807
 - Legible, original survey signed and sealed by a Licensed Surveyor plus 24-copies.
 - Scale not less than 1" = 50'
 - North Arrow and graphic scale
 - Lot lines with dimensions
 - Size of Map should be in accordance with the Map Filing Laws
 - Lot area in total square feet. (Lot area must not include area within existing or proposed right-of-way)
 - Tax Block and Lot numbers of all properties abutting property and property across street
 - Easements and Rights of Way (must attach copy of property deed)
 - Location of streams or drainage ditches within 200', or note on plans that there are none
 - Locations of all structures, trees, hedges, fences with dimensions to property lines. All trees as follows: Deciduous 12" dbh or greater; Non-Deciduous 8" dbh or greater; Dogwoods 4" dbh or greater
 - Location of proposed structures or changes with dimensions from property lines
 - Location and arrangement of parking areas and driveways within 100'
- Names and addresses of adjoining property owners and owners of property across the street

✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
✓	
N/A	
N/A	
N/A	
N/A	

15. Locations of all structures on all adjoining properties, including the dimensions to property lines
16. Key map showing general location surrounding site, with all zoning districts within 200-ft of site. Scale is not to exceed 1"=800'
17. Architectural plans including proposed elevations, dimensions, floor layout, square footage, and number of stories and façade signs.
18. All fees must be paid.
 Application fee: \$ 250.00 Escrow Fee: \$ 3,000.00
 (Fee Schedule with calculations must be submitted, including a signed W-9)
19. Zone Chart showing zone requirements (existing, proposed and required) for all setbacks, impervious coverage, F.A.R., building coverage, building height and parking. Chart is to show what is provided. Graphic representations for setbacks are required.
20. The signature block must be located directly above the title block in the lower right hand corner of the plans. Plans are considered folded correctly when the title block and signature block are visible without opening the plans. Full name and title of the chairman, secretary and engineer must be lettered on the plan immediately below the signature line.
21. Certification from the Tax Collector that all taxes are current and paid (attach certification)
22. Consent by Owner form: signed and notarized by owner even if the applicant is the owner
23. Listing of 10% or greater of corporate or partnership stock
24. If the application involves a request for a Subdivision or Site Plan approval you must submit a copy of the full application packet to Somerville Borough and Raritan Borough and provide proof of submission/mailling.
25. Environmental Impact Statement
26. Stormwater Control Plan
27. Hillside Development Calculations

X Sean H. Martini
 Signature of person preparing application

10-05-2021
 Date

The applicant may request that one or more of the submission requirements be waived; however, the request must be in writing and state the reason for the waiver request. If the submission waiver is honored during completeness review, the Board still has the right to request the same information during the hearing process in addition to any other information they deem necessary for proper review of the application.

M & M ROUTE 206, L.L.C.

Green Knoll Fire Company
606 North Bridge Street
Bridgewater, New Jersey 08807
908-725-6300

October 7, 2021

Attention: Mr. Kevin Driscoll, Chief

Re: M&M at Route 206, LLC
Block 476 Lot 22
Bridgewater Township
Application for Use Variance

Dear Chief Driscoll:

We are preparing an application to the Bridgewater Board of Adjustment. Bridgewater municipal code requires that we provide the Board with proof of distribution of full application including plans to the local Fire Department. As such, please find enclosed a copy of the full application as it will be submitted to the Board.

Should you have any questions or require additional information, please feel free to contact me at (732) 985-1900.

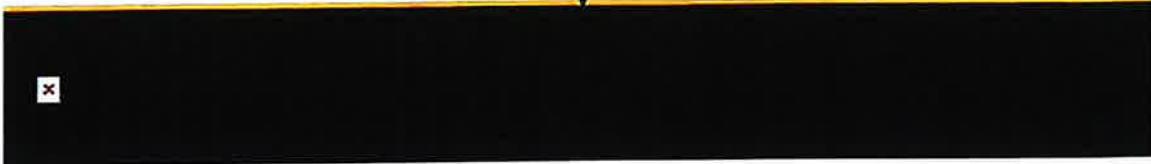
Sincerely,



Sean Martin
Development Coordinator

Sean Martin

From: UPS <pkginfo@ups.com>
Sent: Thursday, October 07, 2021 5:46 PM
To: Sean Martin
Subject: UPS Delivery Notification, Tracking Number 1ZV14F730322480879



Hello, your package has been delivered.

Delivery Date: Thursday, 10/07/2021


Delivery Time: 5:36 PM

Left At: FRONT DOOR

EP DESIGN SERVICES, LLC

Tracking Number:	<u>1ZV14F730322480879</u>
Ship To:	GREEN KNOLL FIRE COMPANY 606 NORTH BRIDGE STREET BRIDGEWATER, NJ 08807 US
Number of Packages:	1
UPS Service:	UPS Ground
Package Weight:	1.2 LBS
Reference Number:	374



 [Download the UPS mobile app](#)

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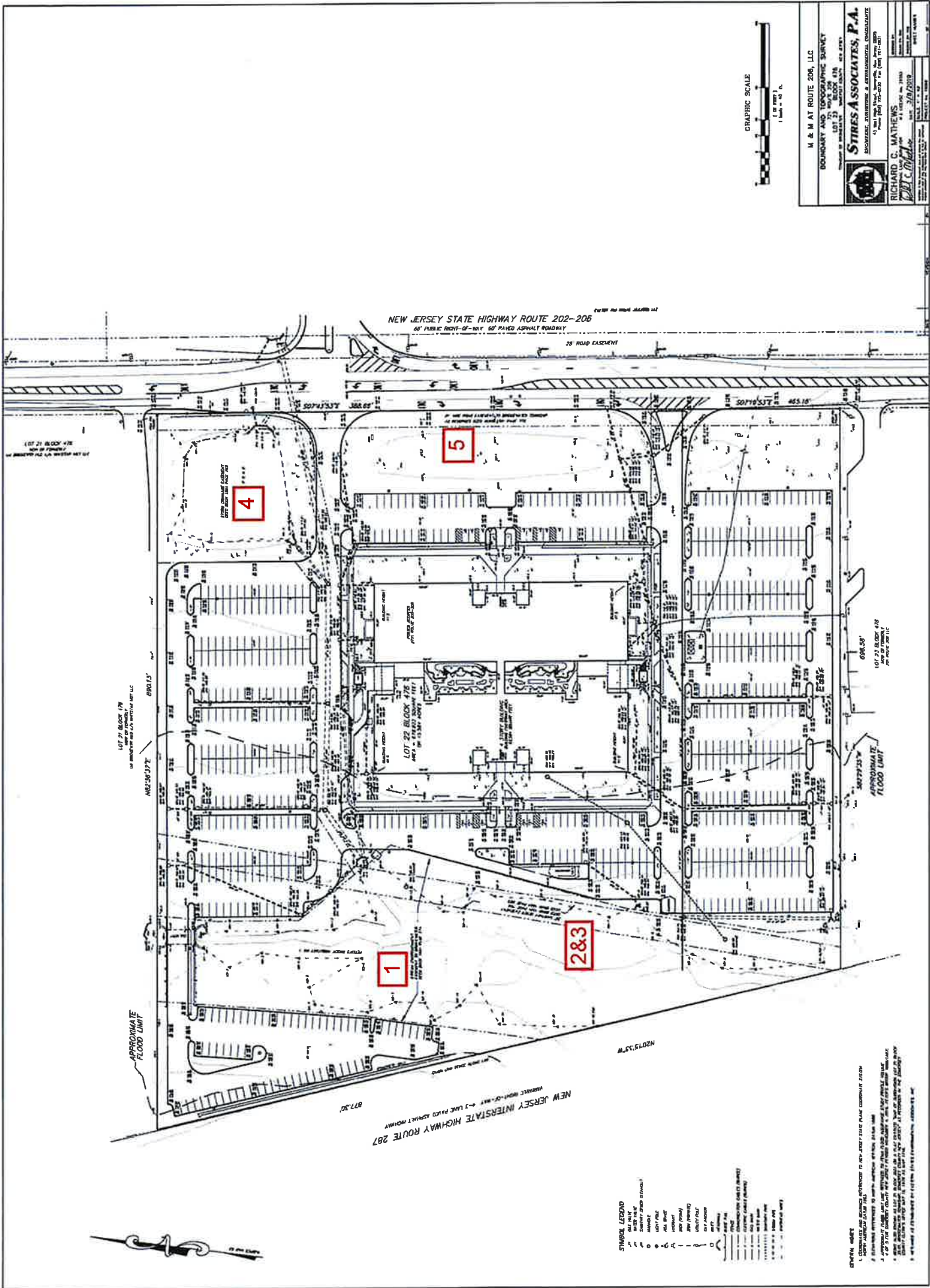
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RT 202 WAREHOUSE REDEVELOPMENT EASEMENT LIST

**EDGEWOOD PROPERTIES
BLOCK 476, LOT 22
721 ROUTE 202-206
TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY, NEW JERSEY
BE# 21-201**



M. & H. AT ROUTE 206, LLC
 BOUNDARY AND TOPOGRAPHIC SURVEY
 LOT 21 BLOCK 179
 LOT 22 BLOCK 179
 LOT 23 BLOCK 179

STIRES ASSOCIATES, P.A.
 BOUNDARY SURVEYING & ESTABLISHMENT CONSULTANTS
 1000 WEST 7TH AVENUE, SUITE 200
 DENVER, CO 80202
 PHONE: 303.733.8888
 FAX: 303.733.8889
 www.stires.com

RICHARD C. MATHIEUS
 LICENSED PROFESSIONAL SURVEYOR
 LICENSE NO. 1388
 EXPIRES 12/31/2019

NEW JERSEY STATE HIGHWAY ROUTE 202-206
 60' PUBLIC RIGHT-OF-WAY, 60' PAVED ASPHALT ROADWAY
 75' ROAD EASEMENT

LOT 21 BLOCK 179
 IN ACCORDANCE WITH THE PROVISIONS OF THE
 PLANNING AND ZONING ORDINANCE OF THE TOWNSHIP OF...

LOT 22 BLOCK 179
 AREA OF 13,387 SQUARE FEET

LOT 23 BLOCK 179
 AREA OF 13,387 SQUARE FEET

APPROXIMATE FLOOD LIMIT

NEW JERSEY INTERSTATE HIGHWAY ROUTE 287
 VARIANTE RIGHT-OF-WAY - 47' WIDE PAVED ASPHALT ROADWAY
 87' ROAD EASEMENT

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED TO THE CONTRARY.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

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8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

BERTIN ENGINEERING

EASEMENT LIST

**BLOCK 476, LOT 22
721 ROUTE 202-206
TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY, NEW JERSEY
BE# 21-201**

TABLE OF CONTENTS

ATTACHMENTS

BOUNDARY AND TOPOGRAPHIC SURVEY DATED 3/8/2019

EASEMENT DESCRIPTIONS

- 1. STREAM ENCROACHMENT EASMENT TO BRIDGEWATER**
- 2. 30' SANTARY SEWER EASEMENT**
- 3. CORRECTIVE SANITARY EASEMENT**
- 4. STORM DRAINAGE EASEMENT**
- 5. 21' WIDE ROAD EASEMENT TO BRIDGEWATER TOWNSHIP**

BERTIN ENGINEERING



DEED BOOK 1591 PAGES 774-775

1. STREAM ENCROACHMENT EASEMENT TO BRIDGWATER

4886/15126
111985/L
122685/ed

25469

DEED OF EASEMENT

THIS INDENTURE made this 27th day of December, 1985 between 69TH STREET REALTY CORP., a New Jersey corporation ("Grantor"); and the TOWNSHIP OF BRIDGEWATER, a municipal corporation of the State of New Jersey ("Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to it in hand paid by the said Grantee, the receipt of which sum is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee an easement over a portion of Lot 21 in Block 3501 in the Township of Bridgewater, County of Somerset, and State of New Jersey and more particularly described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises herein described together with the appurtenances unto and to the use of said Grantee, its successors and assigns forever for the purpose of a stream encroachment easement to insure proper drainage within the easement area.

Grantee shall have the right to go upon the Premises herein described to clean and maintain the easement area, if necessary, so as to insure the uninterrupted flow in the event the Grantor fails to do so, but shall indemnify the Grantor in connection therewith from any and all liability or claims resulting from the work performed by Grantee, its agents, servants or employees. Any such work by Grantee shall be at the sole cost and expense of Grantor.

The covenants herein made shall run with the land and be construed as running with the land; and same shall be binding upon the parties hereto, their successors and assigns in title or interest.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal on the day and year first above written.

ATTEST:

69TH STREET REALTY CORP.

Robert W. Walpert

BY Joseph Henry
TALIA HENRY

STATE OF NEW JERSEY)
COUNTY OF BERGEN)

BE IT REMEMBERED, that on this 27th day of December, 1985, before me, the subscriber, personally appeared Robert Walpert, President of 69TH STREET REALTY CORP., a New Jersey corporation, who I am satisfied, is the person mentioned in the within instrument, and thereupon he acknowledged that he signed, sealed and delivered the same as his act and deed, for the uses and purposes therein expressed.

PREPARED BY:

Robert W. Walpert
ROBERTA S. WALPERT
An Attorney at Law of New Jersey

Robert W. Walpert
Robert S. Walpert & Company
Attorneys at Law
New Jersey

COUNTY OF SOMERSET
CONSIDERATION PAID
REALTY TRANSFER TAX
DATE 12-28-85 BY [Signature]

LAND OFFICE
MARTIN E. COLLINDER, P. A.
205 N. PARKER ST.
BRIDGEWATER, N.J. 07003
609-226-0040

RECORDED

Dec 8 9 54 AM '86
SOMERSET COUNTY
L.R. OLSON, CLERK

POST 1591 PAGE 774

R: 8-8-86

REVRVUEV

EXHIBIT A

Aug 8 9 54 AM '86

SOMERSET COUNTY
L.R. OLSON, CLERK

Beginning at the termination point of course number one as described above, said point being the northwest corner of lands now or formerly of Clifford A. Nagle, Jr. and running;

- Thence (1) along the most easterly sideline of said New Jersey Interstate Route 287, N20°12'12"W, a distance of three hundred eighty seven and nine hundredths (387.09') feet to a point;
- Thence (2) departing from said sideline N00°35'52"E, a distance of two hundred twenty and sixty seven hundredths (220.67') feet to a point;
- Thence (3) N02°54'18"W, a distance of two hundred sixty and twelve hundredths (260.12') feet to a point in the most northerly line of said Lot 21 Block 3501;
- Thence (4) continuing along said line N82°39'58"E, a distance of one hundred six and forty hundredths (106.40') feet to a point;
- Thence (5) departing from said northerly line S01°18'53"E, a distance of seventy five and eighteen hundredths (75.18') feet to a point;
- Thence (6) S07°38'25"E, a distance of one hundred one and nineteen hundredths (101.19') feet to a point;
- Thence (7) S46°25'33"E, a distance of one hundred forty eight and twenty nine hundredths (148.29') feet to a point;
- Thence (8) S08°00'48"W, a distance of three hundred two and fifteen hundredths (302.15') feet to a point;
- Thence (9) S1°44'37"W, a distance of two hundred and ten hundredths (200.10') feet to a point;
- Thence (10) S11°41'57"E, a distance of seventy five and thirty six hundredths (75.36') feet to a point in the most southerly line of said Lot 21 Block 3501;
- Thence (11) along said lot line S82°32'56"W, a distance of fifty one and eight hundredths (51.08') feet to the POINT AND PLACE OF BEGINNING.

Containing 117,459 square feet or 2.696 acres of land more or less.

The above descriptions are in accordance with a map entitled "Map of Survey, Lot 21, Block 3501, Township of Bridgewater, Somerset County, New Jersey" as prepared by Donald H. Stires Associates, 43 West High Street, Somerville, New Jersey, dated April 23, 1981, last revision date March 25, 1982.

BOOK 1591 PAGE 775

END OF DOCUMENT

BERTIN ENGINEERING



DEED BOOK 1591 PAGES 766-768

2. 30' SANITARY SEWER EASEMENT

88888/15126 3
111985/ed

RECORDED

Dec 8 9 59 AM '85

25466 ✓

DEED OF EASEMENT

SOMERSET COUNTY
L.R. OLSON, CLERK

THIS INDENTURE made this 27th day of December, 1985 between 69TH STREET REALTY CORP., a New Jersey corporation ("Grantor"); and the TOWNSHIP OF BRIDGEMATER, a municipal corporation of the State of New Jersey ("Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to it in hand paid by the said Grantee, the receipt of which sum is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee an easement over a portion of Lot 21 in Block 3301 in the Township of Bridgewater, County of Somerset, and State of New Jersey and more particularly described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises herein described together with the appurtenances unto and to the use of said Grantee, its successors and assigns forever for the purpose of installing, maintaining, operating, repairing, reconstructing and replacing a sanitary sewer line through, upon, over and under the premises herein described.

Grantee covenants and agrees that when it shall open or disturb the surface of said property for the purpose of construction, reconstruction, maintenance, inspection or repair of the sewer lines for which this easement is granted, the Grantee shall, at its own expense, restore the surface of such property to substantially the same condition in which it was immediately prior to such disturbance.

Grantee covenants and agrees to indemnify and save Grantor harmless from any injury, loss or expense whatsoever, either directly or indirectly, caused by the construction, maintenance and presence of the aforementioned sewer lines.

The covenants herein made shall run with the land and be construed as running with the land; and same shall be binding upon the parties hereto, their successors and assigns in title or interest.

SUBJECT, however, to the Grantor's reservation, unto itself, its heirs, successors and assigns of the right to use the Premises herein described for any purpose whatsoever including but not limited to parking and access roadways and of the right to relocate and alter the aforesaid easement, at its sole cost and expense, with the consent of the Grantee, which consent shall not be unreasonably withheld or delayed.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal on the day and year first above written.

ATTEST: 69TH STREET REALTY CORP.

Robert Walpert

BY: Joseph Henig
RALPH HENIG

STATE OF NEW JERSEY)
) SS.:
COUNTY OF BERGEN)

BE IT REMEMBERED, that on this 27th day of December, 1985, before me, the subscriber, personally appeared Robert Walpert, Vice President of 69TH STREET REALTY CORP., a New Jersey corporation, who, I am satisfied, is the person mentioned in the within instrument, and thereupon he acknowledged that he signed, sealed and delivered the same as his act and deed, for the uses and purposes therein expressed.

LAW OFFICE
MARTIN E. DOLLIWICK, P.C.
25 N. PLAINS ST.
ROSELAND PARK, NJ 07068
(201) 989-8800

PREPARED BY: Robert Walpert
ROBERTA S. WALPERT

ROBERTA S. WALPERT
Attorney at Law of New Jersey

REC-1591 P. 766

R: 8-8-86.

EXHIBIT A

LEGAL DESCRIPTION
OF A PROPOSED
SANITARY SEWER EASEMENT
ON
LOT 21 - BLOCK 3501
BRIDGEWATER TOWNSHIP, SOMERSET COUNTY
STATE OF NEW JERSEY

BEGINNING at a point formed by the intersection of the easterly line of New Jersey Interstate Highway Route 287 and the southerly line of Block 3501, Lot 21, now or formerly of the Mack Properties Company #5, situated in the Township of Bridgewater, Somerset County, New Jersey; and from thence running

1. Along the easterly line of New Jersey Interstate Highway Route 287, north 20 degrees 12 minutes 12 seconds west a distance of 8.78 feet to a point; thence
2. Across the lands of said Block 3501, Lot 21, north 02 degrees 20 minutes 44 seconds east a distance of 858.93 feet to a point on the northerly line of said Block 3501, Lot 21; thence
3. Along the northerly line of said Block 3501, Lot 21, north 82 degrees 39 minutes 58 seconds east a distance of 30.44 feet to a point; thence
4. Across the lands of said Block 3501, Lot 21, south 02 degrees 20 minutes 44 seconds west a distance of 682.96 feet to a point; thence
5. Still across the lands of said Block 3501, Lot 21, north 42 degrees 00 minutes 44 seconds east a distance of 135.35 feet to a point; thence

RECORDED

AUG 8 9 43 AM '86

LEGAL DESCRIPTION SOMERSET COUNTY
BRIDGEWATER TOWNSHIP L.R. CLSON, CLERK

LOT 21
BLOCK 3501

6. Still across the lands of said Block 3501, Lot 21, north 23 degrees 34 minutes 24 seconds east a distance of 131.19 feet to a point; thence
7. Still across the lands of said Block 3501, Lot 21, north 68 degrees 30 minutes 44 seconds east a distance of 18.20 feet to a point; thence
8. Still across the lands of said Block 3501, Lot 21, south 07 degrees 27 minutes 04 seconds east a distance of 33.26 feet to a point; thence
9. Still across the lands of said Block 3501, Lot 21, south 23 degrees 34 minutes 24 seconds west a distance of 120.44 feet to a point; thence
10. Still across the lands of said Block 3501, Lot 21, south 42 degrees 00 minutes 44 seconds west a distance of 176.40 feet to a point; thence
11. Still across the lands of said Block 3501, Lot 21, south 02 degrees 20 minutes 44 seconds west a distance of 137.60 feet to a point on the southerly line of said Block 3501, Lot 21; thence
12. Along the southerly line of said Block 3501, Lot 21, south 82 degrees 32 minutes 56 seconds west a distance of 27.03 feet to the point and place of BEGINNING.

Containing 34,762 square feet or 0.798 acres of land.

This description is in accordance with site plan drawing number SP-2, "Utility Plan", prepared by Felix J. Rospond, P.E. of Bloomfield, New Jersey, dated June 24, 1982, latest revision April 9, 1984.

REC'D 1591 PAGE 768

END OF DOCUMENT

BERTIN ENGINEERING



DEED BOOK 1664 PAGES 885-888

3. CORRECTIVE SANITARY EASEMENT

11/24/87

RECORDED

JAN 5 2 51 PM '88

374

CORRECTIVE DEED OF EASEMENT SOMERSET COUNTY R.P. RECORDS CLERK

THIS INDENTURE made this 1st day of December 1987 between MACK BRIDGEWATER CO., A LIMITED PARTNERSHIP, a New Jersey limited partnership ("Grantor"), successor in interest to 69th Street Realty Corp.; and the TOWNSHIP OF BRIDGEWATER, a municipal corporation of the State of New Jersey ("Grantee").

WHEREAS, a Deed of Easement dated December 27, 1985 between Grantor's predecessor in interest and Grantee and recorded in Deed Book 1591 page 766 at ~~say~~ contained a legal description a portion of which description is incorrect and is to be replaced by the within Corrective Deed of Easement.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to it in hand paid by the said Grantee, the receipt of which sum is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee an easement over a portion of Lot 21 in Block 3501 in the Township of Bridgewater, County of Somerset, and State of New Jersey and more particularly described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises herein described together with the appurtenances unto and to the use of said Grantee, its successors and assigns forever for the purpose of installing, maintaining, operating, repairing, reconstructing and replacing a sanitary sewer line through, upon, over and under the premises herein described.

Grantee covenants and agrees that when it shall open or disturb the surface of said property for the purpose of construction, reconstruction, maintenance, inspection or repair of the sewer lines for which this easement is granted, the Grantee shall, at its own expense, restore the surface of such property to substantially the same condition in which it was immediately prior to such disturbance.

Grantee covenants and agrees to indemnify and save Grantor harmless from any injury, loss or expense whatsoever, either directly or indirectly, caused by the construction, maintenance and presence of the aforementioned sewer lines.

The covenants herein made shall run with the land and be construed as running with the land; and same shall be binding upon the parties hereto, their successors and assigns in title or interest.

SUBJECT, however, to the Grantor's reservation, unto itself, its heirs, successors and assigns of the right to use the premises herein described for any purpose whatsoever including but not limited to parking and access roadways and of the right to relocate and alter the aforesaid easement, at its

COUNTY OF SOMERSET
CONDEMNATION
REALTY TRANSFER TAX
DATE 1-5-88 BY [Signature]

LAND OFFICE
TREASURER & CLERK
200 N. 9TH ST.
TREASURER'S OFFICE
TREASURER'S OFFICE

Prepared by:

[Signature]
Roberta S. Walpert, Esq.
An Attorney-at-law of the
State of New Jersey

RECORDED IN DEED

BOOK 1664 PAGE 885

R. 1-5-88

11/24/87

sole cost and expense, with the consent of the Grantee, which consent shall be unreasonably withheld or delayed.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal on the day and year first above written.

ATTEST:

MACK BRIDGEWATER CO., A LIMITED PARTNERSHIP

William Besthold

BY: [Signature]
WILLIAM MACK

William Besthold

BY: [Signature]
EARLE MACK

William Besthold

BY: [Signature]
DAVID MACK

STATE OF NEW JERSEY :
COUNTY OF BERGEN :

BE IT REMEMBERED, that on this 1st day of December 1987, before me, the subscriber, personally appeared WILLIAM MACK, EARLE MACK AND DAVID MACK, of MACK BRIDGEWATER CO., A LIMITED PARTNERSHIP, a New Jersey limited partnership, who, I am satisfied, is the person mentioned in the within instrument, and thereupon he acknowledged that he signed, sealed and delivered the same as his act and deed, for the uses and purposes therein expressed.

[Signature]
BARBARA A. MARRAS
NOTARY PUBLIC
My Comm. Exp. Expires May 5, 1992

140 OFFICE
PLANNING & RECORDS, P.A.
JULY 11, 1987
100-140-1000

PAGE 2

mack/re/deeds/
bridgewater easement
88888/18177/RSW/ts/sa

BOOK 1664 PAGE 886

LEGAL DESCRIPTION
OF A PROPOSED
SANITARY SEWER EASEMENT

ON
LOT 21 - BLOCK 3501
BRIDGEWATER TOWNSHIP, SOMERSET COUNTY
STATE OF NEW JERSEY

BEGINNING at a point formed by the intersection of the easterly line of New Jersey Interstate Highway Route 287 and the southerly line of Block 3501, Lot 21, now or formerly of the Mack Properties Company 45, situated in the Township of Bridgewater, Somerset County, New Jersey; and from thence running

1. Along the easterly line of New Jersey Interstate Highway Route 287, north 20 degrees 12 minutes 12 seconds west a distance of 8.78 feet to a point; thence
2. Across the lands of said Block 3501, Lot 21, north 02 degrees 20 minutes 44 seconds east a distance of 658.93 feet to a point on the northerly line of said Block 3501, Lot 21; thence
3. Along the northerly line of said Block 3501, Lot 21, north 82 degrees 39 minutes 58 seconds east a

Morris-Rospond Associates

- distance of 30.44 feet to a point; thence
4. Across the lands of said Block 3501, Lot 21, south 02 degrees 20 minutes 44 seconds west a distance of 867.56 feet to a point on the southerly line of said Block 3501, Lot 21; thence
 5. Along the southerly line of said Block 3501, Lot 21, south 82 degrees 32 minutes 56 seconds west a distance of 27.03 feet to the point and place of BEGINNING.

Containing 26,019 square feet or 0.597 acres of land.

This description is in accordance with site plan drawing number SP-2, "Utility Plan", prepared by Felix J. Rospond, P.E. of Lyndhurst, New Jersey, dated June 24, 1982, latest revision July 18, 1986.

Morris-Rospond Associates

1664 888

BERTIN ENGINEERING



DEED BOOK 1591 PAGES 769-771

4. STORM DRAINAGE EASEMENT

88888/1512b
111985-Ed

25467 ✓

RECORDED

Aug 8 9 54 AM '85

DEED OF EASEMENT

SOMERSET COUNTY
L.R. OLSON, CLERK

THIS INDENTURE made this 27th day of December, 1985 between
69TH STREET REALTY CORP., a New Jersey corporation ("Grantor"); and the
TOWNSHIP OF BRIDGEWATER, a municipal corporation of the State of New Jersey
("Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of
Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to
it in hand paid by the said Grantee, the receipt of which sum is hereby
acknowledged, does hereby grant, bargain, sell and convey to the said Grantee
an easement over a portion of Lot 21 in Block 3501 in the Township of Bridge-
water, County of Somerset, and State of New Jersey and more particularly
described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises herein described together with the
appurtenances unto and to the use of said Grantee, its successors and assigns
forever for the purpose of installing, maintaining, operating, repairing,
reconstructing and replacing a storm sewer line through, upon, over and under
the premises herein described.

Grantee covenants and agrees that when it shall open or disturb the
surface of said property for the purpose of construction, reconstruction,
maintenance, inspection or repair of the sewer lines for which this easement
is granted, the Grantee shall, at its own expense, restore the surface of such
property to substantially the same condition in which it was immediately prior
to such disturbance.

Grantee covenants and agrees to indemnify and save Grantor harmless
from any injury, loss or expense whatsoever, either directly or indirectly,
caused by the construction, maintenance and presence of the aforementioned
sewer lines.

The covenants herein made shall run with the land and be construed
as running with the land; and same shall be binding upon the parties hereto,
their successors and assigns in title or interest.

SUBJECT, however, to the Grantor's reservation, unto itself, its
heirs, successors and assigns of the right to use the Premises herein described
for any purpose whatsoever including but not limited to parking and access
roadways and of the right to relocate and alter the aforesaid easement, at its
sole cost and expense, with the consent of the Grantee, which consent shall
not be unreasonably withheld or delayed.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and
seal on the day and year first above written.

ATTEST: 69TH STREET REALTY CORP.

Robert S. Walpert

BY *Ralph Hedig*
RALPH HEDIG

STATE OF NEW JERSEY)
COUNTY OF BERGEN) SS.:

BE IT REMEMBERED, that on this 27th day of December, 1985,
before me, the subscriber, personally appeared Ralph Hedig,
Vice Pres. of 69TH STREET REALTY CORP., a New Jersey corporation, who,
I am satisfied, is the person mentioned in the within instrument, and thereupon
he acknowledged that he signed, sealed and delivered the same as his act and
deed, for the uses and purposes therein expressed.

Law Offices
MARTIN E. DOLLMAN, P.A.
201 W. PARKING ST.
ROSELLE PARK, NJ 07068
(201) 244-8448

PREPARED BY:
Robert S. Walpert
ROBERTA S. WALPERT
Attorney at Law of New Jersey

Robert S. Walpert
Robert S. Walpert Attorney
at Law in New Jersey

REC'D 1591 PAGE 769

R: 8-8-86

LEGAL DESCRIPTION
OF A PROPOSED
STORM SEWER EASEMENT
LOT 21 - BLOCK 3501
BRIDGEWATER TOWNSHIP, SOMERSET COUNTY
NEW JERSEY

BEGINNING at a point formed by the intersection of the relocated westerly line of New Jersey State Highway Route 202-206 (54 feet measured from the center line of Route 202-206) and the northerly line of Block 3501, Lot 21, now or formerly of The Mack Properties Company #5, situated in the Township of Bridgewater, Somerset County, New Jersey; and from thence running

1. Along the westerly line of N.J.S.H. Route 202-206, south 7 degrees 40 minutes 32 seconds east a distance of 188.89 feet to an angle point; thence
2. Across the lands of said Block 3501, Lot 21, south 70 degrees 06 minutes 31 seconds west a distance of 112.30 feet to an angle point; thence
3. Still across the lands of said Block 3501, Lot 21, south 72 degrees 03 minutes 27 seconds west a distance of 84.01 feet to an angle point; thence
4. Still across the lands of said Block 3501, Lot 21, south 82 degrees 32 minutes 56 seconds west a distance of 279.53 feet to an angle point; thence
5. Still across the lands of said Block 3501, Lot 21, south 50 degrees 12 minutes 28 seconds west a distance of 77.10 feet to a point on a Stream Encroachment Line; thence

BOOK 1591 PAGE 770

RECORDED

Aug 8 9 49 AM '86
SOMERS, T. COUNTY
L.R. OLSON, CLERK

6. Along said Stream Encroachment Line, north 46 degrees 25 minutes 33 seconds west a distance of 30.20 feet to an angle point; thence
7. Across the lands of said Block 3501, Lot 21, north 50 degrees 12 minutes 28 seconds east a distance of 89.29 feet to an angle point; thence
8. Still across the lands of said Block 3501, Lot 21, north 82 degrees 32 minutes 56 seconds east a distance of 281.56 feet to an angle point; thence
9. Still across the lands of said Block 3501, Lot 21, north 43 degrees 43 minutes 44 seconds east a distance of 43.36 feet to an angle point; thence
10. Still across the lands of said Block 3501, Lot 21, north 7 degrees 27 minutes 04 seconds west a distance of 171.53 feet to a point on the northerly line of said Block 3501, Lot 21; thence
11. Along the northerly line of said Block 3501, Lot 21, north 82 degrees 39 minutes 58 seconds east a distance of 164.40 feet to the point and place of BEGINNING.

Containing 46,321 square feet or 1.0634 acres of land.

BOOK 1591 PAGE 771

END OF DOCUMENT

BERTIN ENGINEERING



DEED BOOK 1591 PAGES 772-773

5. 21' WIDE EASEMENT TO BRIDGEWATER

88888/15126
111285/es
122685/ed -

Y

25468

RECORDED

Aug 8 9 24 AM '86

SOMERSET COUNTY
L.R. GLSON, CLERK

ROAD RIGHT-OF-WAY DEED OF EASEMENT

THIS INDENTURE, made the 27th day of December 1985, between 69TH STREET REALTY CORP., a New Jersey corporation ("Grantor") and the TOWNSHIP OF BRIDGEWATER, a municipal corporation of the state of New Jersey ("Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to it in hand paid by the said Grantee, the receipt of which sum is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, an easement over and under a portion of Lot 21 in Block 3501 being more particularly bounded and described as follows:

COUNTY OF SOMERSET
RECORDED
BY
STATE

BEGINNING at a point formed by the intersection of the present westerly line of New Jersey State Highway Route 202-206 (66 foot right-of-way) and the southerly line of Block 3501, Lot 21, now or formerly of the Mack Bridgewater Company, situated in the Township of Bridgewater, Somerset County, New Jersey; and from thence running

1. Along the southerly line of said Block 3501, Lot 21, south 82 degrees 32 minutes 56 seconds west a distance of 21.00 feet to a point; thence
2. Across the lands of said Block 3501, Lot 21, north 7 degrees 16 minutes 32 seconds west a distance of 465.17 feet to an angle point; thence
3. Still across the lands of said Block 3501, Lot 21, north 7 degrees 40 minutes 32 seconds west a distance of 388.71 feet to a point on the northerly line of said Block 3501, Lot 21, thence
4. Along the northerly line of said Block 3501, Lot 21, north 82 degrees 39 minutes 58 seconds east a distance of 21.00 feet to a point on the present westerly line of New Jersey State Highway Route 202-206; thence
5. Along the present westerly line of New Jersey State Highway Route 202-206, south 7 degrees 40 minutes 32 seconds east a distance of 388.66 feet to an angle point; thence
6. Still along the present westerly line of New Jersey State Highway Route 202-206, south 7 degrees 16 minutes 32 seconds east a distance of 465.18 feet to the point and place of BEGINNING.

Containing 17,931 square feet or 0.4116 acres of land.

TO HAVE AND TO HOLD the premises herein described, together with all necessary underground and aboveground appurtenances, unto the Grantee and to Grantee's proper use and benefit forever for the purpose of a right-of-way for pedestrian and vehicular traffic.

PREPARED BY:

Roberta S. Walpert
Roberta S. Walpert
An Attorney at Law of
New Jersey

LAW OFFICE
MARTIN S. COLLINGS, P.A.
300 N. HUNTER ST.
MIDDLEBURY, NJ 07950
201 386-8840

BOOK 1591 PAGE 772

R. 8-8-86

By its acceptance hereof, Grantee agrees at its sole cost and expense, to be responsible for the maintenance, paving, grading, landscaping and snow removal in the easement area and to restore, replace and to be responsible for other improvements which may of necessity be damaged as a result of Grantee's use of the premises as hereinabove described.

The Grantee shall have the right to go upon the premises hereinabove described, but shall indemnify the Grantor in connection therewith from any and all liability or claims resulting therefrom, or from any other act or occurrence within the easement area other than those arising as a result of the negligence of the Grantor.

The covenants herein made shall run with the land and be construed as running with the land; and same shall be binding upon the parties hereto, their successors and assigns in title or interest.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed and sealed the day and year above first written.

ATTEST:

69TH STREET REALTY CORP.

Robert S. Walpert

By: Philip Henig
PHILIP HENIG

STATE OF NEW JERSEY:

SS:

COUNTY OF BERGEN :

BE IT REMEMBERED, that on this 27th day of December, 1985, before me, the subscriber, Robert S. Walpert, personally appeared Philip Henig, Vice President of 69th Street Realty Corp., a New Jersey corporation who, I am satisfied, is the person mentioned in the within Instrument, and thereupon he acknowledged that he signed, sealed and delivered the same as his act and deed, for the uses and purposes therein expressed.

Robert S. Walpert
Robert S. Walpert,
Attorney at Law of
New Jersey

RECORDED

AUG 8 9 50 AM '86
SOMERSET COUNTY
L.R. OLSON, CLERK

1-00-07110
MARTIN E. GOLINGER, P.A.
970 - 742-6400 BY
900-0142 0000 01 070001
1977 000-0000

- 2 -

PAGE 1591 PAGE 773

END OF DOCUMENT



**SOMERSET COUNTY
DOCUMENT COVER SHEET**

HON. BRETT A. RADI
SOMERSET COUNTY CLERK
PO BOX 3000
20 GROVE STREET
SOMERVILLE, NJ 08876

WWW.CO.SOMERSET.NJ.US



INSTRUMENT # 2019002637

BOOK: 7096 PAGE: 836-844

(Official Use Only)

DATE OF DOCUMENT: 1/11/2019	TYPE OF DOCUMENT: Deed
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) Mack-Cali Bridgewater Realty, L.L.C.	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee) M&M at Route 206, LLC
ADDITIONAL PARTIES	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

MUNICIPALITY: Township of Bridgewater	MAILING ADDRESS OF GRANTEE: 1260 Stelton Road Piscataway, NJ 08854
BLOCK: 476	
LOT: 22	
CONSIDERATION: \$6,000,000.00	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE

DO NOT REMOVE THIS PAGE

**THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD
RETAIN THIS PAGE FOR FUTURE REFERENCE**

RT-10278

DEED

Record and Return to:

Prepared by:

R The Weingarten Law Firm, LLC
1260 Stelton Road,
Piscataway New Jersey 08854
Attention: John Verlaque, Esq.

Harry H. Clayton IV, Esq.

This Deed is made on January 11, 2019,

BETWEEN

MACK-CALI BRIDGEWATER REALTY L.L.C., a New Jersey limited liability company, whose address is c/o Mack-Cali Realty Corporation, Harborside 3, 210 Hudson Street, Suite 400, Jersey City, New Jersey 07311, referred to as the "**Grantor**",

AND

M&M AT ROUTE 206 LLC, a New Jersey limited liability company, whose address is 1260 Stelton Road, Piscataway, New Jersey 08854, referred to as the "**Grantee**".

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "**Property**") described below to the Grantee. This transfer is made for the sum of Six Million and 00/100 Dollars (\$6,000,000.00). The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Township of Bridgewater, Block 476, Lot 22.

3. **Property.** The property consists of the land and all the buildings and structures on the land in the Township of Bridgewater, County of Somerset, State of New Jersey. The legal description is:

Please see Schedule A attached hereto and made a part hereof.

Being the same property conveyed to Grantor herein by Deed from Mack-Cali Bridgewater Co., L.P. dated September 30, 2005, and recorded in the Somerset County Clerk's Office on October 12, 2005 in Deed Book 5811, Page 3418.

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property, except as provided below. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor), subject to easements and restrictions of record,

zoning and other municipal ordinances and regulations and such state of facts as an accurate survey may disclose.

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

[Remainder of page left blank intentionally. Signature page follows.]

**SCHEDULE A
LEGAL DESCRIPTION**

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Bridgewater, in the County of Somerset, State of NJ:

BEING known and designated as Lot(s) 21 Block 3501 as set forth on a certain map entitled, "Map of Subdivision, Lot 21 Block 3501, Bridgewater Township, Somerset County, New Jersey" situated in the Township of Bridgewater, County of Somerset, State of New Jersey, said map being duly filed on May 15, 1978 in the Somerset County Clerk's Office as Case No. 1746.

BEGINNING at a point in the Westerly sideline of U.S. Route 202-206 (33' perpendicular distance from the centerline of said Route 202-206, said point also being located in the Southerly line of lands belonging now or formerly Elberon Development Company, said Southerly line also being located a distance of 1362.76 feet along the Westerly sideline of Route 202-206 (33' perpendicular distance from centerline), from its intersection with the Southerly sideline of Tolomini Road and running; thence

1. Along the said Westerly sideline of Route 202-206, South 07 degrees 40 minutes 32 seconds East, a distance of 388.66 feet to a point; thence
2. Continuing along said sideline, South 07 degrees 16 minutes 32 seconds East, a distance of 465.18 feet to a point; thence
3. South 82 degrees 32 minutes 56 seconds West, a distance of 696.58 feet to a point in the Easterly sideline of Interstate Route 287; thence
4. Along said Easterly sideline of Route 287, North 20 degrees 12 minutes 12 seconds West, a distance of 877.30 feet to a point; thence
5. North 82 degrees 39 minutes 58 seconds East, a distance of 890.13 feet to the point and place of BEGINNING.

THE above description is drawn in accordance with a survey prepared by Stires Associates, P.A., dated August 24, 2018.

Note for Information Only:

Also known as Lot(s) 22- Block 476, on the official tax map of Township of Bridgewater, County of Somerset, in the State of New Jersey.

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 48:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Hudson } SS. County Municipal Code
1806
MUNICIPALITY OF PROPERTY LOCATION Bridgewater Twp.

FOR RECORDER'S USE ONLY
Consideration \$ 6,000,000.00
RTF paid by seller \$ 700.75.00
Date 1/23/19 CH

*Use symbol "C" to indicate that fee is exclusively for county use

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Gary T. Wagner being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Corporate Officer in a deed dated January, 2019 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 476 Lot number 22 located at
721 Route 206, Bridgewater Township, New Jersey and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 6,000,000.00 (Instructions #1 and #5 on reverse side) No prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ 19,000,000.00 + 91.36 % = \$ 20,796,847.84

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) legally blind or, *
- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards.
- Reserved for occupancy.
- Meets income requirements of region.
- Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by other grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk as registrar of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 23rd day of January, 2019

Beverly E. Sturr
BEVERLY E. STURR

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Mar. 30, 2020

Gary T. Wagner
Signature of Deponent

c/o Mack-Cali Realty Corporation
Harborside 3
210 Hudson Street, Suite 400
Jersey City, NJ 07311

Deponent Address

XXX-XXX- 804

Last three digits in Grantor's Social Security Number

Mack-Cali Bridgewater Realty L.L.C.

Grantor Name

c/o Mack-Cali Realty Corporation
Harborside 3
210 Hudson Street, Suite 400
Jersey City, NJ 07311

Grantor Address at Time of Sale

First American Title Insurance Company

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Date _____ Date Recorded 1/23/19

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08646-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/rtf/localtax.htm

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ 6,000,000.00
RTF paid by buyer	\$ 600,000.00
Date 1/23/19	By [Signature]

COUNTY Somerset } SS. County Municipal Code 1806
MUNICIPALITY OF PROPERTY LOCATION Bridgewater Township

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions #3 and #4 on reverse side) XXX-XX-X 9 4 7
Deponent, Jack Morris, being duly sworn according to law upon his/her oath. Last three digits in grantee's Social Security Number
(Name) Manager in a deed dated 1/2019 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 476 Lot number 22 located at
721 Route 206, Bridgewater, New Jersey and annexed thereto
(Street Address, Town)

(2) **CONSIDERATION** \$ 6,000,000.00 (See Instructions #1, #5, and #11 on reverse side)
Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.
(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
 Class 2 - Residential
 Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
 Class 4A - Commercial properties (If checked, calculation in (E) required below)
 Cooperative unit (four families or less) (See C 46:8D-3) Cooperative units are Class 4C

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.
 Property class Circle applicable class or classes: 1 3B 4B 4C 15
Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
 Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501
 Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).
 Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) **EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY**
Total Assessed Valuation + Director's Ratio = Equalized Valuation
Property Class _____ \$ _____ + _____ % = \$ _____
Property Class _____ \$ _____ + _____ % = \$ _____
Property Class _____ \$ _____ + _____ % = \$ _____
Property Class _____ \$ _____ + _____ % = \$ _____

(E) **REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:** (See Instructions #6 and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Value
\$19,000,000 + .9136 % = \$20,766,848

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) **TOTAL EXEMPTION FROM FEE** (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s) Mere reference to exemption symbol is insufficient. Explain in detail

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006

Subscribed and sworn to before me this 10 day of Jan, 2019

[Signature]
Signature of Deponent
1260 Stetton Road, Piscataway, NJ
Deponent Address

M&M AT ROUTE 206, LLC
Grantee Name
1260 Stetton Road, Piscataway, NJ
Grantee Address at Time of Sale
John Q. Verlaque, Esquire
Name/Company of Settlement Officer

JOHN W. VERLAQUE
ATTORNEY AT LAW OF NEW JERSEY

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 261
TRENTON, NJ 08646-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Block
Deed Dated 1/23/19	Page
	Date recorded 1/23/19



**State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Mack-Cali Bridgewater Realty L.L.C.

Current Street Address

c/o Mack-Call Realty Corporation, Harborside 3, 210 Hudson Street, Suite 400

City, Town, Post Office Box

Jersey City

State

NJ

Zip Code

07311

PROPERTY INFORMATION

Block(s)

476

Lot(s)

22

Qualifier

Street Address

721 Route 206

City, Town, Post Office Box

Bridgewater

State

NJ

Zip Code

08807

Seller's Percentage of Ownership

100%

Total Consideration

\$6,000,000.00

Owner's Share of Consideration

\$6,000,000.00

Closing Date

1-11-19

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.
Mack-Cali Bridgewater Realty L.L.C.

1-11-19

Date

By: Mack-Cali Realty, L.P., its sole member

By: Mack-Cali Realty Corporation, its general partner

By: 

Name: Gary T. Wagner
Title: General Counsel



Steve Peter
Somerset County Clerk
20 Grove Street
P.O. Box 3000
Somerville, NJ 08876

Date Recorded:	1/23/2019	10:31:43 AM
Recorded By:	HECKMAN	
Book & Page:	OPR 7096	836-844
Instrument No.:	2019002637	
Number of Pages:	9	
Document Type:	DEED	
Consideration:	\$6,000,000.00	
Exemption:	OS OVER 350K STD/NO EXEMPTION	
NJ Realty Transfer Fee:	\$70,075.00	
1% Grantee Tax:	\$60,000.00	
Recording Fee (inc all addtl charges):	\$113.00	

DO NOT DISCARD



THE TOWNSHIP OF BRIDGEWATER

100 COMMONS WAY / BRIDGEWATER, NJ 08807
PH 908-725-6300 / FAX 908-725-4163

OFFICE OF THE TAX ASSESSOR

June 29, 2021

Rose Ann M. Quinn
Edgewood Properties. Inc.
1260 Stelton Rd.
Piscataway, NJ 08854

Re: Bridgewater 200' Radius of Certified Property Owners for
Block 476 Lot 22

Dear Rose Anne M. Quinn,

Enclosed please find the certified list of property owners within 200 feet of the above referenced property. In accordance with the Township of Bridgewater land use code, Article VIII, Sec. 126-54, I certify that to the best of my knowledge the enclosed list is accurate, and complete in compliance with N.J.S.A. 40:55D-12. Please note only those utilities that wished to be noticed are listed.

Sincerely,

Anthony DiRado

Anthony DiRado
Tax Assessor's Office

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
476 21	745 ROUTE 202/206	4A	BRIDGEWATER 745 LLC, 15 AMERICAN AVE STE 110 LAKEWOOD, NJ	08701
476 22	721 ROUTE 206	4A	M & M AT ROUTE 206 LLC 1260 STELTON RD. PISCATAWAY, NJ	08854
476 23	701 ROUTE 202/206 AUDI OF BRIDGEWATER	4A	701 ROUTE 206 LLC 26 E MAIN ST MENDHAM, NJ	07945.1505
549 17	700 ROUTE 202/206	4A	EXETER 700 ROUTE 202/206 LLC 101 WEST ELM ST. S600 CONSHOHOCKEN, PA	19428
549 17.01 C0101	720 ROUTE 202/206	4A	LIPANI ASSOCS LLC, 720 RT 202-206 NORTH BRIDGEWATER NJ	08807
549 17.01 C0102	720 ROUTE 202/206	4A	LIPANI ASSOCS LLC, 720 RT 202-206 N BRIDGEWATER NJ	08807
549 17.01 C0103	720 ROUTE 202/206	4A	VERMA, JOGESH & RUCHIKA 857 STATE RD PRINCETON, NJ	08540
549 17.01 C0104	720 ROUTE 202/206	4A	CALIMLIM REALTY LLC, 785 MINE RD BRIDGEWATER, NJ	08807.1865
549 17.01 C0105	720 ROUTE 202/206	4A	ALTON REALTY CORP INC,C/O R.BONI 1 CLARIDGE DRIVE, APT 922 VERONA, NJ	07044
549 17.01 C0106	720 ROUTE 202/206	4A	720 GKPP, LLC & WILLIAM F. JONES 720 ROUTE 202-206 NORTH BRIDGEWATER, NJ	08807
549 17.01 C0107	720 ROUTE 202/206	4A	EAGLE ROCK REAL ESTA, C/O LOMBARDI 11 EAGLE ROCK AVENUE EAST HANOVER NJ	07936
549 17.01 C0208	720 ROUTE 202/206	4A	WESTBROOK PTRSHIP LLC 720 ROUTE 202/206 STE 2 BRIDGEWATER, NJ	08807
549 17.01 C0209	720 ROUTE 202/206	4A	WESTBROOK PTRSHIP LLC 720 ROUTE 202/206 STE 2 BRIDGEWATER, NJ	08807
549 17.01 C0210	720 ROUTE 202/206	4A	WESTBROOK PTRSHIP LLC 720 ROUTE 202/206 STE 2 BRIDGEWATER, NJ	08807

ADJACENT PROPERTY LISTING
 TAXING DISTRICT 06 BRIDGEWATER TWP

APPLICANT: 200 FT LIST BLOCK 476 LOT 22
 COUNTY 18 SOMERSET

PAG

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
549 17.01 C0211	720 ROUTE 202/206	4A	PANACEA HOLDINGS LLC, 491 AMWELL ROAD HILLSBOROUGH NJ	08844
549 17.01 C0212	720 ROUTE 202/206	4A	CARMAS ASSOCS LLC, 118 BRANCH RD BRIDGEWATER, NJ	08807.2115
549 17.01 C0213	720 ROUTE 202/206	4A	CARMAS ASSOCS LLC, 118 BRANCH RD BRIDGEWATER, NJ	08807.2115
9990 1	COUNTY ROAD	15C	COUNTY OF SOMERSET PO BOX 3000 SOMERVILLE, NJ	08876.1262
9990 2	STATE HIGHWAY	15C	STATE OF NJ DOT 1035 PARKWAY AVE EWING, NJ	08618.2309
9990 3	TOWNSHIP	1	CABLEVISION & CRAIG MCLEOD 275 CENTENNIAL AVE PISCATAWAY, NJ	08854.3909
9990 4	RECORD ONLY	1	NJ-AMERICAN WTR CO&GIS SPVS-D SHORT 1025 LAUREL OAK RD VOORHEES, NJ	08043.3506
9990 5	RECORD ONLY	1	PUBLIC SERVICE ELECTRIC & GAS 80 PARK PLZ # T6B NEWARK, NJ	07102.4109
9990 6	RECORD ONLY	1	SUNOCO PIPELINE LP/RIGHT OFWAY DEPT 525 FRITZTOWN RD SINKING SPRING, PA	19608.1509

FORM # 1

**BRIDGEWATER TOWNSHIP
- CONSENT BY OWNER**

I, Jack Morris, am the owner of the property known as Block (s) 476, Lot (s) 22 as shown on the Tax Map of Bridgewater Township. I am aware of the application that is to be filed with the Planning Board or Zoning Board of Adjustment in Bridgewater Township and I consent to said application. I permit the Board, its staff or other designated officials to enter onto the property which is the subject of this application and review existing and proposed site and development elements.

I further understand that there are fees that must be paid in accordance with said application. In the event that the applicant does not pay all of the appropriate fees including application and escrow fees as required for this application, I consent to have any unpaid balance placed as an added assessment against my property to be collected by the Tax Collector's office in due course.

(This form must be signed and notarized, even if the applicant is the owner)


Signature of Owner

Date: 7/29/21

RONALD C. AULENBACH
Notary Public, State of New Jersey
My Commission Expires
September 17, 2024

Sworn to and subscribed before me
this 29 day of JULY 20021


Notary Public

FORM # 2

**DISCLOSURE STATEMENT FOR CORPORATIONS AND PARTNERSHIPS
APPLYING FOR SITE PLAN AND SUBDIVISION APPROVAL**

CORPORATIONS:

Please indicate the following with respect to the Corporation:

NAME _____

ADDRESS OF PRINCIPAL OFFICE _____

REGISTERED AGENT: NAME _____

ADDRESS _____

STATE OF INCORPORATION _____

If other than New Jersey, is Corporation authorized to do business in New Jersey? _____

If so, when was authorization obtained? _____

List all stockholders controlling 10% or greater of stock: _____

PARTNERSHIPS:

Please indicate the following with respect to the partnership:

TRADE NAME _____

ADDRESS OF PRINCIPAL OFFICE _____

NAMES AND ADDRESSES OF PARTNERS _____

***** SEE ATTACHED OWNERSHIP
DISCLOSURE *****

M & M AT ROUTE 206, L.L.C.

July 22, 2021

M & M at Route 206, L.L.C.
Block 476, Lot 22
721 Route 202-206
Bridgewater Township, NJ

Ownership Disclosure


N.J.S.A. 40:55D-48.1 et seq. the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:50D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed:

If a corporation – names and addresses of all stockholders owning at least 10% of its stock of any class

If a partnership – names and addresses of the individual partners having at least 10 % interest in the partnership.

1. JSM at Route 206. L.L.C.-50%
 - a. The Morris Family Spray Trust 10%
1260 Stelton Road. Piscataway. NJ 08854
 - b. The Samantha C Morris 2011 Trust 45%
1260 Stelton Road. Piscataway. NJ 08854
 - c. The Gabrielle L Morris 2011 Trust 45%
1260 Stelton Road. Piscataway. NJ 08854

2. JMP Route 206. L.L.C.-50%
 - a. Joseph A Marino Family Trust-100%
70 Grand Avenue. Suite 109 River Edge. NJ 07661


Ronald Aulenbach-Director of Engineering
M & M at Route 206. LLC
Name of Limited Liability Company

1260 STELTON ROAD • PISCATAWAY, NJ • 08854
PHONE: 732-985-1900 • FAX: 732-985-5588

VARIANCE AND DESIGN WAIVER REPORT

FORM # 4

(SUBMIT WITH ALL APPLICATIONS)

APPLICANT NAME M&M at Route 206, LLC DATE _____

ADDRESS 1260 Stelton Road, Piscataway, NJ 08854

PHONE #: 732-985-1900 FAX #: 732-985-5588

LOT(S) 22 BLOCK(S) 476

CURRENT ZONING DISTRICT GCM

TOTAL SQUARE FEET OF ALL STRUCTURES N/A s.f.

	Ordinance Requirement	Existing	Propose	Variance Y or N
Improved Lot Coverage (all improvements)	_____ %	_____ %	_____ %	_____
Floor Area Ratio (F.A.R.)	_____	_____	_____	_____
Lot Area	_____	_____	_____	_____
Lot Width	_____	_____	_____	_____
Side Yard (one)	_____	_____	_____	_____
Side Yard (total of both)	_____	_____	_____	_____
Front Yard	_____	_____	_____	_____
Rear Yard	_____	_____	_____	_____
Building height and number of stories	_____	_____	_____	_____
Parking	_____	_____	_____	_____
ACCESSORY STRUCTURES				
Side yard	_____	_____	_____	_____
Rear yard	_____	_____	_____	_____
LIST OTHER VARIANCES (type)				
<u>"D" / Use</u>	<u>not permitted</u>	_____	<u>warehouse</u>	_____
_____	_____	_____	_____	_____
LIST ALL DESIGN WAIVERS	_____	_____	_____	_____

***** SEE ATTACHED RIDER #1 - VARIANCES & WAIVERS *****

RECOMMENDATION:

Attach letters and other supporting documentation that applicant attempted to purchase adjacent land to make lot conforming.

Provide evidence that Variance will not be detrimental to the neighborhood and adjacent residences such as documentation that variance conforms to existing conditions in the area

M & M AT ROUTE 206, L.L.C.

Rider # 1 Variances & Waivers:

Variance Application Form #3E - Item 6: Set forth the sections of the Land Use Ordinance from which relief is requested:

Proposed Variances:

1. Section 126-314.A, C: GCM Zone Permitted and Conditional Uses, whereas warehouse is not permitted but is proposed

Variance Application Form #3E - Item 10: If the application involves the use of the property or the expansion of a non-conforming use, set forth the reason why the variance requested should be granted:

Reason: The Site is particularly suited for a warehouse given its location along a state highway and suitable dimensions and size to accommodate the building, parking, and other ancillary development.

Variance Application Form #3E - Item 11: Set forth the facts relied upon to demonstrate that relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and Land Use Ordinance:

Reason: As to the special reasons, the proposal will advance multiple purposes of the Municipal Land Use Law, including but not limited to:

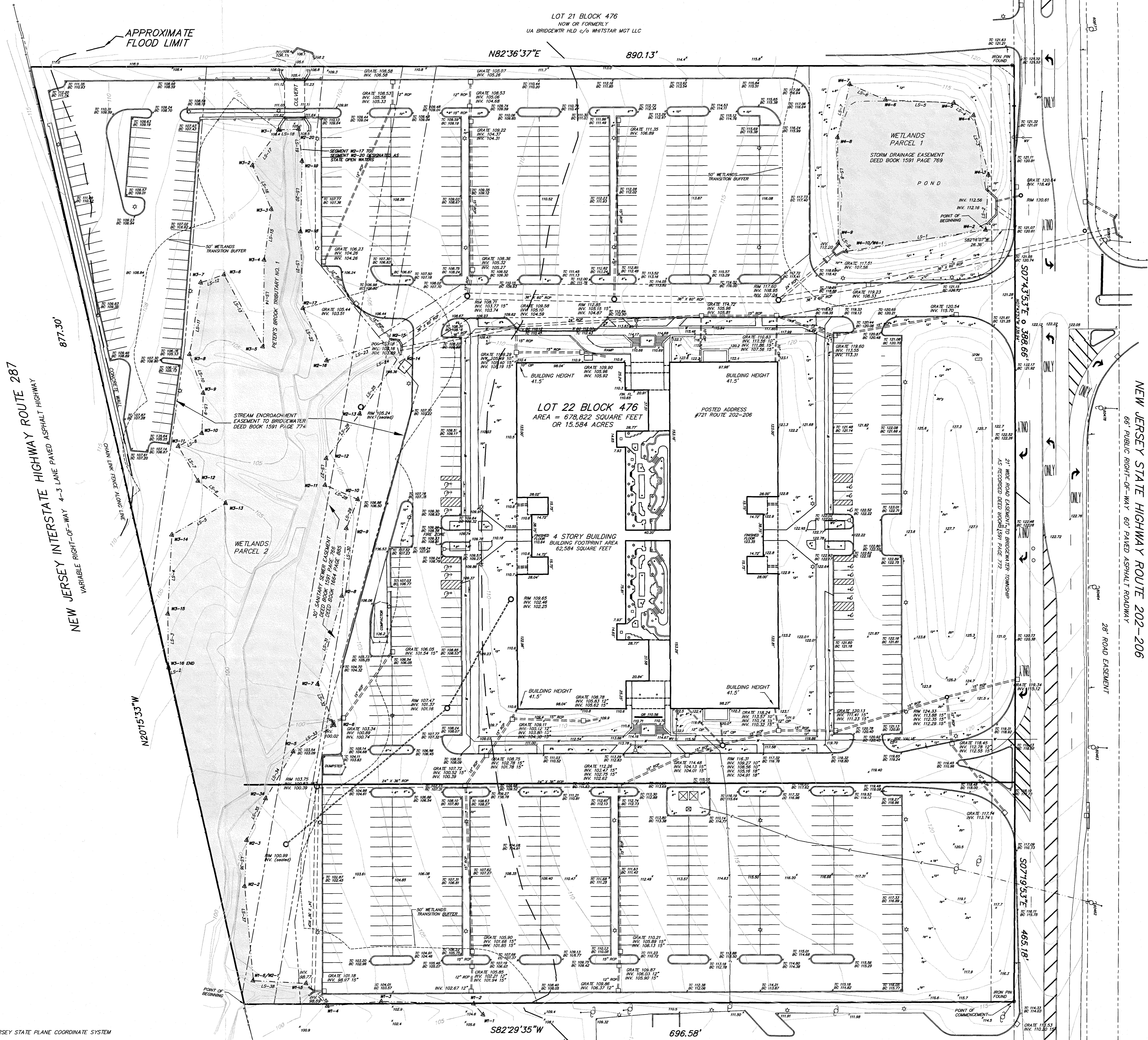
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;

There will be no substantial detriment to the public good, given the site's location, surroundings, and development program, and while the zone does not permit the use, again relative to the site layout and surroundings, there will be no impairment to the zone plan and zoning ordinance.

Additional testimony will be provided by the professional planner during the public hearing.

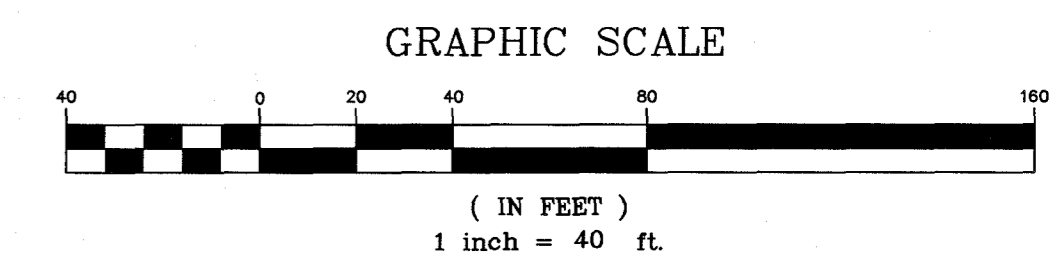
Proposed Waivers:

1. None



- SYMBOL LEGEND**
- GAS VALVE
 - WATER VALVE
 - SANITARY SEWER CLEANOUT
 - MANHOLE
 - LIGHT POLE
 - ADA SPACE
 - HYDRANT
 - SIGN (ROAD)
 - SIGN (PRIVATE)
 - UTILITY POLE
 - GUY ANCHOR
 - INLET
 - HEADWALL
 - GUIDE RAIL
 - FENCE
 - COMMUNICATION CABLES (BURIED)
 - ELECTRIC CABLES (BURIED)
 - GAS MAIN
 - WATER MAIN
 - SANITARY PIPE
 - STORM PIPE
 - OVERHEAD WIRES

- GENERAL NOTES:**
- COORDINATES AND BEARINGS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983.
 - ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
 - APPROXIMATE FLOOD LIMIT LINE REFERENCED TO FEMA FLOOD INSURANCE STUDY PROFILE VOLUME 4 OF 3 FOR SOMERSET COUNTY NEW JERSEY REVISED NOVEMBER 4, 2016, PETER'S BROOK TRIBUTARY.
 - BEING ALSO KNOWN AS LOT 21 BLOCK 3501 ON A PLAT ENTITLED "MAP OF SUBDIVISION LOT 21 BLOCK 35.01, BRIDGEWATER TOWNSHIP, SOMERSET COUNTY NEW JERSEY" AS RECORDED IN THE SOMERSET COUNTY CLERK'S OFFICE MAY 15, 1978 AS MAP 1746.
 - WETLANDS AS ESTABLISHED BY EASTERN STATES ENVIRONMENTAL ASSOCIATES, INC.



M & M AT ROUTE 206, LLC

BOUNDARY AND TOPOGRAPHIC SURVEY

721 ROUTE 206
LOT 22 BLOCK 476
TOWNSHIP OF BRIDGEWATER SOMERSET COUNTY NEW JERSEY

STIRES ASSOCIATES, P.A.
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

RICHARD C. MATHEWS
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 29353

DATE: 8/5/2021
SCALE: 1" = 40'
PROJECT No. 21316

DESIGNED BY: _____
DRAWN BY: RCM
CHECKED BY: RCM
SHEET NUMBER: _____ OF _____

G:\21116\Map\Topographic\Survey

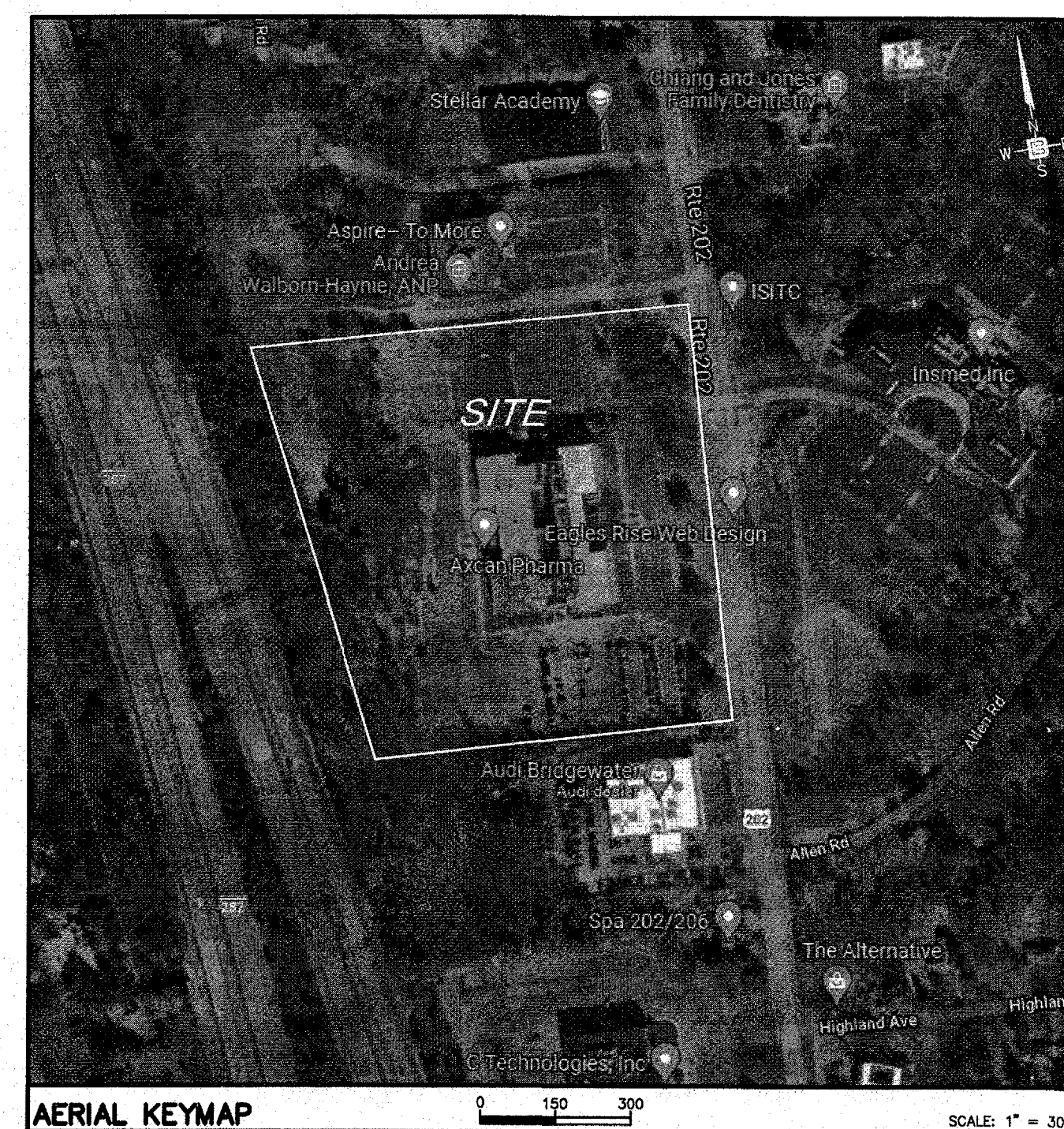
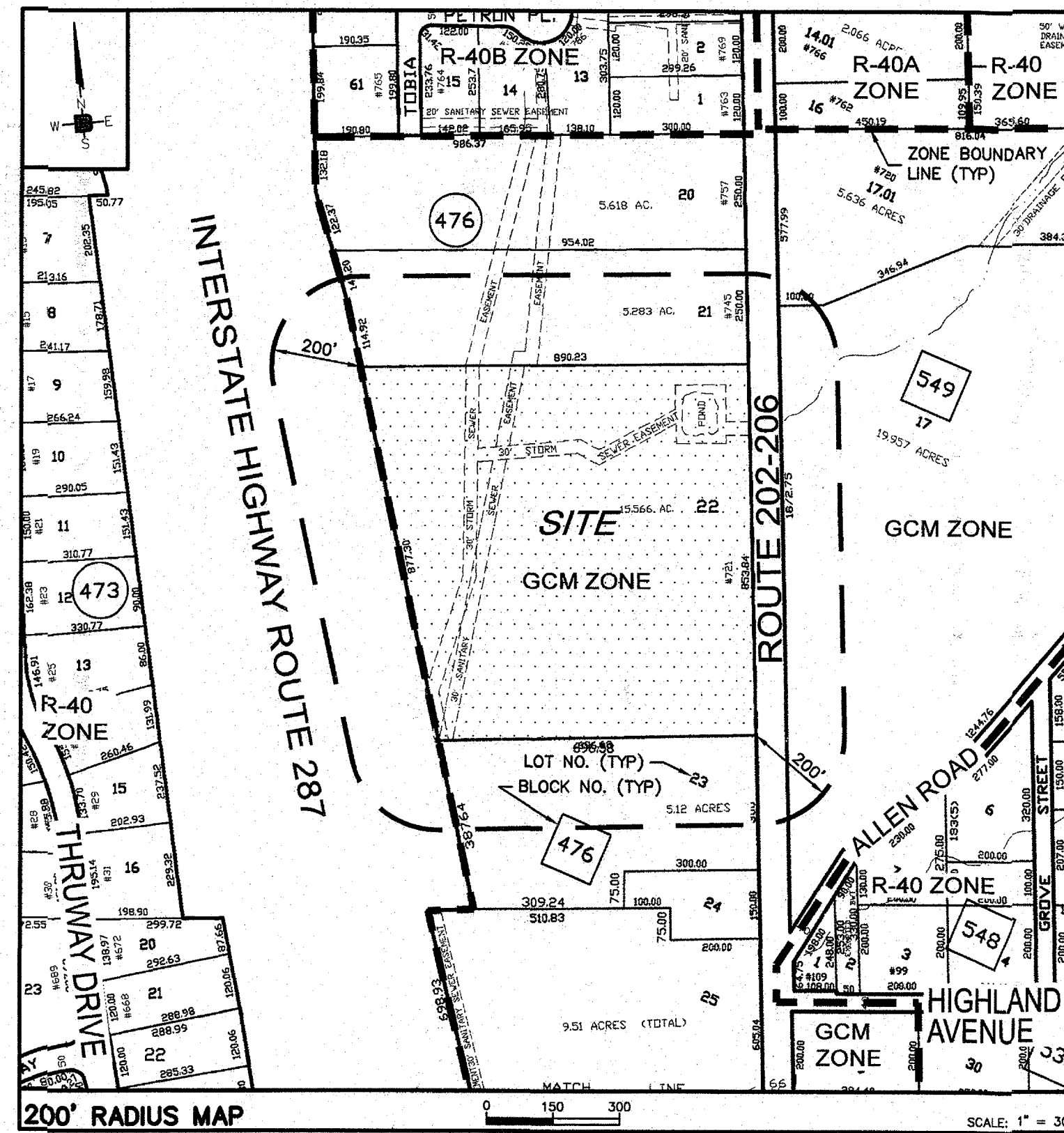
BIFURCATED USE VARIANCE PLAN EDGEWOOD PROPERTIES

BLOCK 476, LOT 22 721 ROUTE 202-206 BRIDGEWATER TOWNSHIP SOMERSET COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200'

AS CERTIFIED BY THE TOWNSHIP OF BRIDGEWATER TAX ASSESSOR'S OFFICE DATED JUNE 29, 2021

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
476 21	745 ROUTE 202/206	4A	BRIDGEWATER 745 LLC, 15 AMERICAN AVE STE 110 LAKEWOOD, NJ 08701
476 22	721 ROUTE 206	4A	M & M AT ROUTE 206 LLC 1260 STELTON RD. PISCATAWAY, NJ 08854
476 23	701 ROUTE 202/206 AUDI OF BRIDGEWATER	4A	701 ROUTE 206 LLC 26 E MAIN ST MENDHAM, NJ 07945.1505
549 17	700 ROUTE 202/206	4A	EXETER 700 ROUTE 202/206 LLC, 103 WEST ELM ST. 2600 CONSHOHOCKEN, PA 19428
549 17.01 C0101	720 ROUTE 202/206	4A	LIPANI ASSOCS LLC, 720 RT 202-206 NORTH BRIDGEWATER NJ 08807
549 17.01 C0102	720 ROUTE 202/206	4A	LIPANI ASSOCS LLC, 720 RT 202-206 N BRIDGEWATER NJ 08807
549 17.01 C0103	720 ROUTE 202/206	4A	VERMA, JOGESH & RUCHIKA 857 STATE RD PRINCETON, NJ 08540
549 17.01 C0104	720 ROUTE 202/206	4A	CALIMLIN REALTY LLC, 785 MINE RD BRIDGEWATER, NJ 08807.1865
549 17.01 C0105	720 ROUTE 202/206	4A	ALTON REALTY CORP INC, C/O R.BONI 1 CLARIDGE DRIVE, APT 922 VERONA, NJ 07044
549 17.01 C0106	720 ROUTE 202/206	4A	720 GKFP, LLC & WILLIAM F. JONES 720 ROUTE 202-206 NORTH BRIDGEWATER, NJ 08807
549 17.01 C0107	720 ROUTE 202/206	4A	EAGLE ROCK REAL ESTA, C/O LOMBARDI 11 EAGLE ROCK AVENUE EAST HANOVER NJ 07936
549 17.01 C0208	720 ROUTE 202/206	4A	WESTBROOK PTRSHIP LLC 720 ROUTE 202/206 STE 2 BRIDGEWATER, NJ 08807
549 17.01 C0209	720 ROUTE 202/206	4A	WESTBROOK PTRSHIP LLC 720 ROUTE 202/206 STE 2 BRIDGEWATER, NJ 08807
549 17.01 C0210	720 ROUTE 202/206	4A	WESTBROOK PTRSHIP LLC 720 ROUTE 202/206 STE 2 BRIDGEWATER, NJ 08807
549 17.01 C0211	720 ROUTE 202/206	4A	PANACEA HOLDINGS LLC, 491 AMWELL ROAD HILLSBOROUGH NJ 08844
549 17.01 C0212	720 ROUTE 202/206	4A	CARNAS ASSOCS LLC, 118 BRANCH RD BRIDGEWATER, NJ 08807.2115
549 17.01 C0213	720 ROUTE 202/206	4A	CARNAS ASSOCS LLC, 118 BRANCH RD BRIDGEWATER, NJ 08807.2115
9990 1	COUNTY ROAD	15C	COUNTY OF SOMERSET PO BOX 3000 SOMERVILLE, NJ 08876.1262
9990 2	STATE HIGHWAY	15C	STATE OF NJ DOT 1635 PARKWAY AVE SPRING, NJ 08618.2309
9990 3	TOWNSHIP	1	CABLEVISION & CRAIG MCLEOD 275 CENTENNIAL AVE PISCATAWAY, NJ 08854.3909
9990 4	RECORD ONLY	1	NJ-AMERICAN WTR CONGIS SPVS-D SHORT 1025 LAUREL OAK RD VOORHEES, NJ 08043.3506
9990 5	RECORD ONLY	1	PUBLIC SERVICE ELECTRIC & GAS 80 PARK PLZ # T6B NEWARK, NJ 07102.4109
9990 6	RECORD ONLY	1	SUNOCO PIPELINE LP/RIGHT OFWAY DEPT 525 FRITZTOWN RD SINKING SPRING, PA 19608.1509



ZONING NOTES

1. APPLICANT: EDGEWOOD PROPERTIES
1260 STELTON ROAD
PISCATAWAY, NJ 08854
2. LOCATION: 721 ROUTE 202-206
BLOCK 476, LOT 22
BRIDGEWATER, NJ
3. ZONE: GCM - GENERAL COMMERCIAL & MANUFACTURING ZONE
(ZONE MAP LAST REVISED ON 2-28-17)
4. USE: EXISTING: OFFICE BUILDING (PERMITTED)
PROPOSED: WAREHOUSE (NOT PERMITTED) (V)
5. BULK REQUIREMENTS (CH. 126, ATTACHMENT 1: SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS - GCM ZONE)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE, INTERIOR LOTS (ACRES):	5	15.58	N/C
MIN. LOT WIDTH, INTERIOR LOTS (FT):	200	(678,664.4 SF)	N/C
MIN. YARD REQUIREMENTS:			
FRONT YARD (FT):	100	213.9	125.7
SIDE YARD, ONE (FT):	50	268.1	60.0
SIDE YARD, BOTH (FT):	100	537.9	120.7
REAR YARD (FT):	75	300.3	263.0
MAX. LOT COVERAGE (%):	80	56.3	62.3 (V)
MAX. BUILDING HEIGHT (STY/FT):	3/45	4/45 (E)	1/445
MAX. FLOOR AREA RATIO (FAR):	0.35	0.36 (E)	0.34

6. BULK REQUIREMENTS OF H-1A ZONE FOR COMPARISON (WAREHOUSED PERMITTED)

	REQUIRED	PROPOSED
MIN. LOT SIZE, INTERIOR LOTS (ACRES):	10	N/C
MIN. LOT WIDTH, INTERIOR LOTS (FT):	200	N/C
MIN. YARD REQUIREMENTS:		
FRONT YARD (FT):	100	125.7
SIDE YARD, ONE (FT):	50	60.0
SIDE YARD, BOTH (FT):	100	120.7
REAR YARD (FT):	75	263.0
MAX. LOT COVERAGE (%):	60	62.3
MAX. BUILDING HEIGHT (STY/FT):	3/45	1/445
MAX. FLOOR AREA RATIO (FAR):	0.35	0.34

7. PARKING REQUIREMENTS

7.A REQUIRED PARKING (PER 126-169.A "MINIMUM OFF-STREET PARKING REQUIREMENTS"):

- OFFICE: = 1 SP/300 SF
- = (1 SP/300 SF) X 11,560 SF
- = 38.5 SPACES REQUIRED

- WAREHOUSE: = 1 SP/500 SF
- = (1 SP/500 SF) X 219,650 SF
- = 439.3 SPACES REQUIRED

TOTAL REQUIRED PARKING SPACES = 38.5 + 439.3 = 477.8 = 478 SPACES

7.B REQUIRED PARKING (PER 126-169.A "MINIMUM OFF-STREET PARKING REQUIREMENTS"):

- OFFICE: = 1 SP/300 SF
- = (1 SP/300 SF) X 11,560 SF
- = 38.5 SPACES REQUIRED

- WAREHOUSE (PER INSTITUTION OF TRANSPORTATION ENGINEERS (ITE) PUBLICATION)
- = 0.39 SP/1,000 SF
- = (0.39 SP/1,000 SF) X 219,650 SF
- = 85.7 SPACES REQUIRED

TOTAL REQUIRED PARKING SPACES = 38.5 + 85.7 = 124.2 = 124 SPACES

7.C TOTAL PROVIDED PARKING = 136 SPACES

7.D OFF-STREET PARKING GENERAL LOCATION (126-171.C)

NO OFF-STREET PARKING OR LOADING AREA SHALL BE LOCATED IN A MINIMUM REQUIRED FRONT YARD, WITH THE EXCEPTION OF THE HIC ZONE WHERE PARKING IS ALLOWED WITHIN 100 FEET OF THE RIGHT-OF-WAY.

PROPOSED PARKING DOES NOT COMPLY (31.2 FT FROM RIGHT-OF-WAY) (V)

- LEGEND
- N/C - NO CHANGE
- (E) - INDICATES AN EXISTING NON-CONFORMITY
- (V) - A VARIANCE IS REQUIRED

APPROVED BY THE BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

CHAIRMAN - JEFFREY FOOSE DATE

SECRETARY - DAWN GUTTSCHALL DATE

ENGINEER - WILLIAM BURR, IV, PE DATE

66 GLEN AVENUE
GLEN ROCK, NJ 07452
P 201.670.6688
F 201.670.9788
www.bertinengineering.com

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CALISTO J. BERTIN, P.E.

PROFESSIONAL ENGINEER
CT LIC. NO. 12950 NJ LIC. NO. 28845
MA LIC. NO. 92595 NY LIC. NO. 00222
NH LIC. NO. 99568 RI LIC. NO. 6694

SHAN-PEI FANCHIANG, P.E.

PROFESSIONAL ENGINEER
NJ LIC. NO. 37073
NY LIC. NO. 071209

NOT VALID UNLESS SIGNED

J.A.S.

NO. DATE

1 10-29-21 REVISION #1: SEE 200' RADIUS MAP AND TITLE. ADD AERIAL KEYMAP & ZONING BOARD SIGNATURE BLOCK

REVISION

DRAWING TITLE

COVER SHEET

PROJECT

RT 202 WAREHOUSE REDEVELOPMENT

BLOCK 476, LOT 22

721 ROUTE 202-206

BRIDGEWATER TOWNSHIP

SOMERSET COUNTY, NEW JERSEY

CLIENT

EDGEWOOD PROPERTIES

1260 STELTON ROAD

PISCATAWAY, NJ 08854

CERTIFICATE OF AUTHORIZATION

24GA28068900 / 21MH0002800

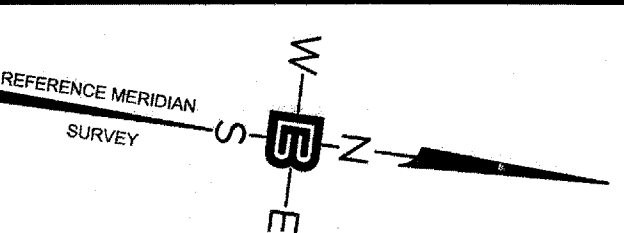
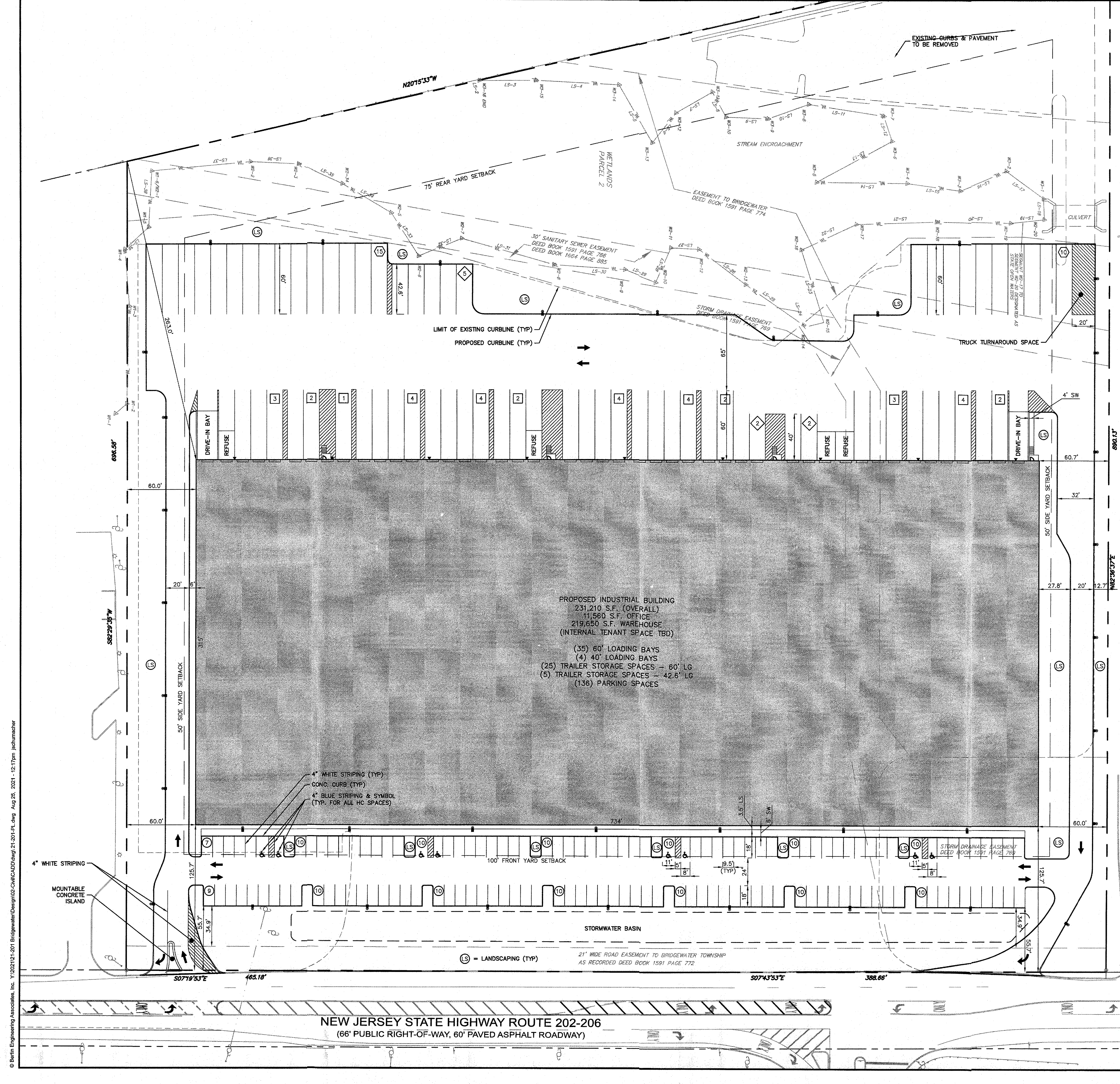
DRAWN BY S.H.C CHECKED BY C.J.B.

SCALE AS SHOWN PROJECT NO. 21-201

DATE 8-13-21 REVISION NO. 1

DRAWING NO.

Z-1



ZONING NOTES

- APPLICANT: EDGEWOOD PROPERTIES
1280 STELTON ROAD
PISCATAWAY, NJ 08854
- LOCATION: 721 ROUTE 202-206
BLOCK 476, LOT 22
BRIDGEWATER, NJ
- ZONE: GCM - GENERAL COMMERCIAL & MANUFACTURING ZONE
(ZONE MAP LAST REVISED ON 2-28-17)
- USE: EXISTING: OFFICE BUILDING (PERMITTED)
PROPOSED: WAREHOUSE (NOT PERMITTED) (V)
- BULK REQUIREMENTS (CH. 126, ATTACHMENT 1: SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS - GCM ZONE)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE, INTERIOR LOTS (ACRES):	5	15.58	N/C
MIN. LOT WIDTH, INTERIOR LOTS (FT):	200	(678,664.4 SF) 854.0	N/C
MIN. YARD REQUIREMENTS:			
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SIDE YARD, ONE (FT):	50	268.1	60.0
SIDE YARD, BOTH (FT):	100	537.9	120.7
REAR YARD (FT):	75	300.3	263.0
MAX. LOT COVERAGE (%):	60	56.3	62.3 (V)
MAX. BUILDING HEIGHT (STY/FT):	3/45	4/>45 (E)	1/<45
MAX. FLOOR AREA RATIO (FAR):	0.35	0.36 (E)	0.34

	REQUIRED	PROPOSED
MIN. LOT SIZE, INTERIOR LOTS (ACRES):	10	N/C
MIN. LOT WIDTH, INTERIOR LOTS (FT):	200	N/C
MIN. YARD REQUIREMENTS:		
FRONT YARD (FT):	100	125.7
SIDE YARD, ONE (FT):	50	60.0
SIDE YARD, BOTH (FT):	100	120.7
REAR YARD (FT):	75	263.0
MAX. LOT COVERAGE (%):	60	62.3
MAX. BUILDING HEIGHT (STY/FT):	3/45	1/<45
MAX. FLOOR AREA RATIO (FAR):	0.35	0.34

7. PARKING REQUIREMENTS

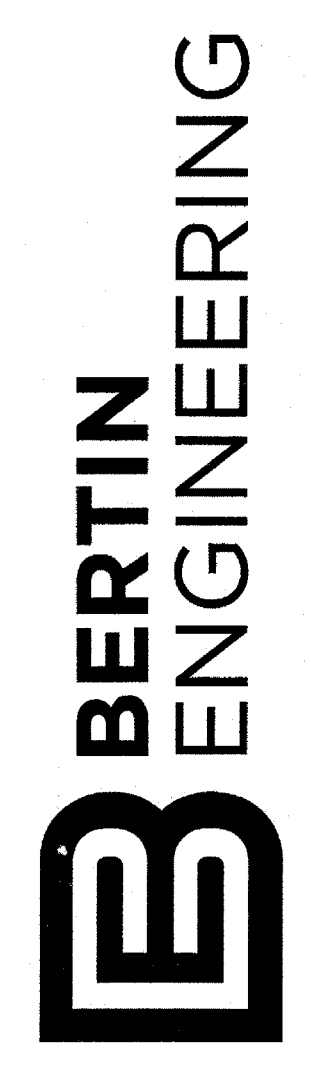
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LEGEND
N/C - NO CHANGE
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(V) - A VARIANCE IS REQUIRED

66 GLEN AVENUE
GLEN ROCK, NJ 07452
P 201.670.6688
F 201.670.9788
www.bertinengineering.com



CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
CT LIC. NO. 12950 NJ LIC. NO. 28845
MA LIC. NO. 40595 RI LIC. NO. 66022
NH LIC. NO. 7956

SHAN-PEI FANCHIANG, P.E.
PROFESSIONAL ENGINEER
NJ LIC. NO. 37073
NY LIC. NO. 071209

NO.	DATE	REVISION

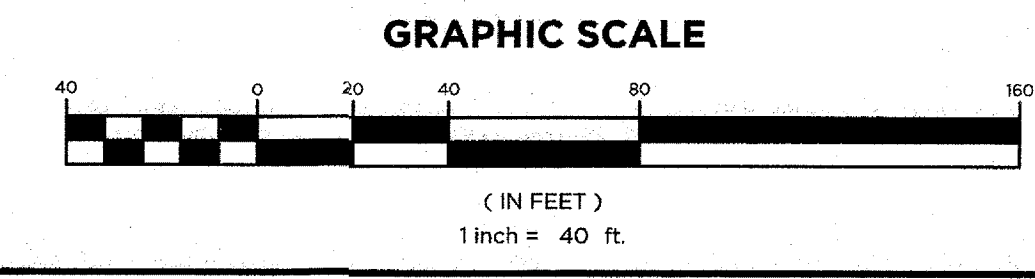
SITE PLAN

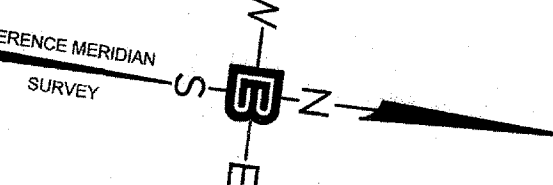
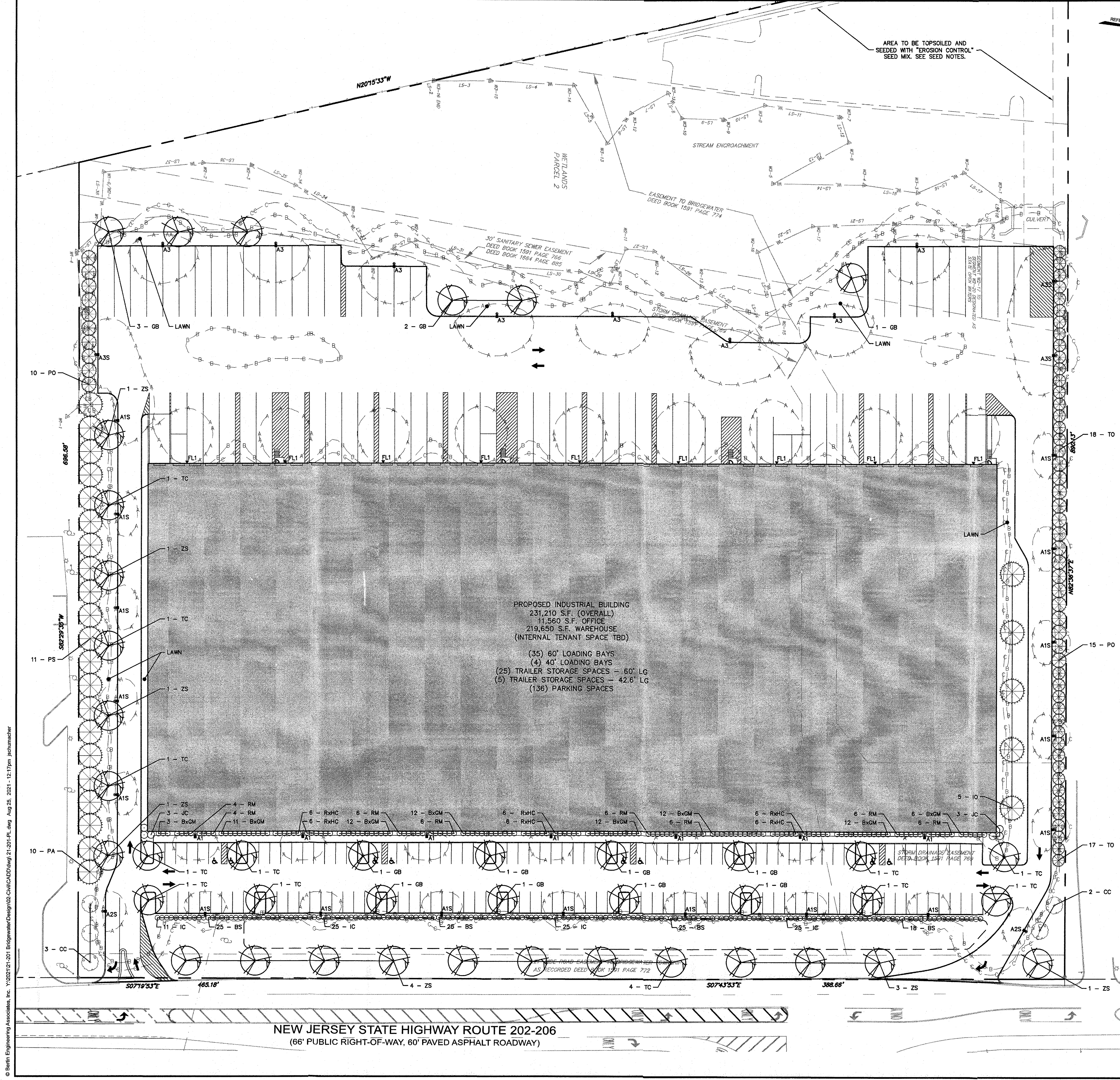
PROJECT
RT 202 WAREHOUSE REDEVELOPMENT
BLOCK 476, LOT 22
721 ROUTE 202-206
BRIDGEWATER TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

CLIENT
EDGEWOOD PROPERTIES
1260 STELTON ROAD
PISCATAWAY, NJ 08854

CERTIFICATE OF AUTHORIZATION 24GA28068900 / 21MH00002800	
DRAWN BY: J.A.S.	CHECKED BY: C.J.B.
SCALE: 1" = 40'	PROJECT NO.: 21-201
DATE: 8-13-21	REVISION NO.: 0

DRAWING NO. **Z-2**

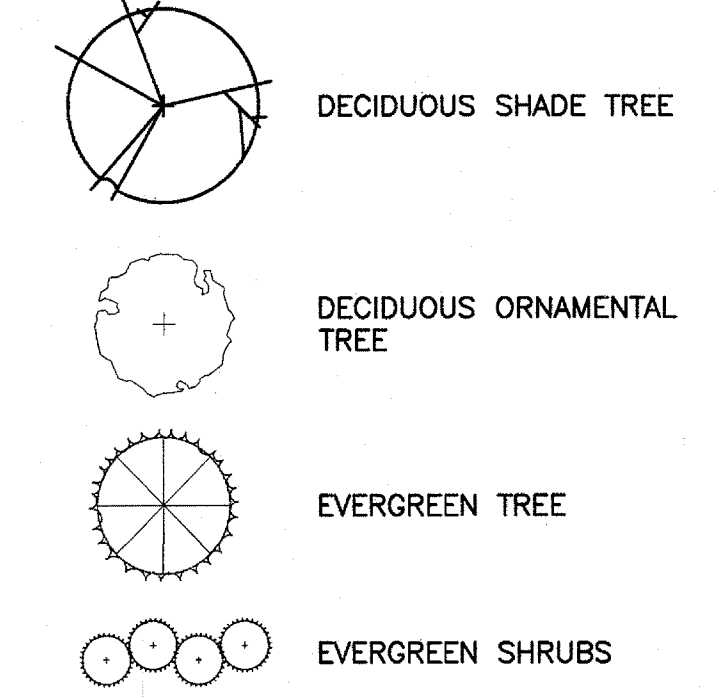




SEED NOTES

- EROSION CONTROL SEED MIX AS SOLD BY PINELANDS NURSERY & SUPPLY (OR EQUAL). SEED MIX CONSISTS OF THE FOLLOWING PLANTS:
 - LITTLE BLUESTEM - 14%
 - SWITCHGRASS - 12%
 - BIG BLUESTEM - 11%
 - SHALLOW SEDGE - 11%
 - LANCELEAF TICKSEED - 9%
 - FRINGED SEDGE - 7%
 - INDIAN GRASS - 6%
 - FOXGLOVE BEARDTONGUE - 5%
 - SEASIDE GOLDENROD - 5%
 - BLACK-EYED SUSAN - 5%
 - SMOOTH ASTER - 4%
 - PARTRIDGE PEA - 2%
 - WHITE WOOD ASTER - 2%
 - FOWL MANNAGRASS - 2%
 - SOFT RUSH - 2%
 - SPOTTED HORSEMINT - 2%
 - HARY BEARDTONGUE - 1%

LANDSCAPE KEY



PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE		MATURE SIZE		SPACING	
				HEIGHT	ROOT	HEIGHT	SPREAD		
DECIDUOUS SHADE TREES									
GB	14	GINKGO BILOBA (MALE SPECIMENS ONLY)	MAIDENHAIR TREE	10' - 12'	2" CAL. (MIN.)	B&B	25'-50'	25'-35'	60' O.C.
TC	15	TILIA CORDATA	LITTLELEAF LINDEN	10' - 12'	2" CAL. (MIN.)	B&B	50'-70'	35'-50'	60' O.C.
ZS	12	ZELKOVA SERRATA "GREEN VASE"	GREEN VASE JAPANESE ZELKOVA	10' - 12'	2" CAL. (MIN.)	B&B	60'-80'	40'-50'	60' O.C.
DECIDUOUS ORNAMENTAL TREES									
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	4' - 6'	1" CAL. (MIN.)	B&B	20'-30'	25'-35'	25' O.C.
EVERGREEN TREES									
ID	4	ILEX OPACA "DAN FENTON"	DAN FENTON AMERICAN HOLLY	6' - 8'	B&B	B&B	40'-50'	20'-25'	50' O.C.
PA	10	PICEA ABIES	NORWAY SPRUCE	6' - 8'	B&B	B&B	40'-60'	25'-30'	20' O.C.
PO	25	PICEA OMORICA	SERBIAN SPRUCE	6' - 8'	B&B	B&B	40'-60'	15'-20'	12' O.C.
PS	11	PINUS STROBUS	EASTERN	6' - 8'	B&B	B&B	50'-80'	20'-40'	20' O.C.
TO	35	THUJA OCCIDENTALIS "TECHNY"	TECHNY ARBORVITAE	6' - 8'	B&B	B&B	10'-15'	6'-10'	12' O.C.
EVERGREEN SHRUBS									
BS	93	BUXUS SEMPERVIRENS "SUFFRUTICOSA"	DWARF EDGING BOXWOOD	24" - 36"	3 GAL.	3 GAL.	4'-5'	4'-5'	4' O.C.
BxGM	80	BUXUS X "GREEN MOUNTAIN"	GREEN MOUNTAIN BOXWOOD	24" - 36"	3 GAL.	3 GAL.	4'-5'	3'-4'	4' O.C.
IC	86	ILEX CRENATA "HEZEL"	JAPANESE HOLLY	24" - 36"	3 GAL.	3 GAL.	3'-6"	3'-6"	4' O.C.
JC	6	JUNIPERUS CHINENSIS "SPARTAN"	SPARTAN JUNIPER	3' - 6'	10 GAL.	10 GAL.	15'-20'	8'-10'	6' O.C.
RM	44	RHODODENDON MICRONATUM "DELAWARE VALLEY WHITE"	DELAWARE VALLEY WHITE AZALEA	18" - 24"	2 GAL.	2 GAL.	3'-5'	4'-5'	4' O.C.
RxHC	36	RHODODENDON X "HINO-CRIMSON"	HINO-CRIMSON AZALEA	18" - 24"	2 GAL.	2 GAL.	3'-5'	3'-5'	4' O.C.

LIGHTING SCHEDULE

CONTOUR LEVELS: A= 5.00 B= 1.00 C= 0.50

Warehouse (21-201) LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
A1	☉	SIGNIFY GARDOO (1) ECF-S-48L-1A-NW-G2-3	(1) LEDe	26881	16 FT. 4000K Neutral White LEDs Type 3 Distribution	0.85	7
A1S	☉	SIGNIFY GARDOO (1) ECF-S-48L-1A-NW-G2-3-HIS	(1) LEDe	22585	16 FT. 4000K Neutral White LEDs Type 3 Distribution with Internal Housing Side Shield	0.85	17
A2S	☉	SIGNIFY GARDOO (1) ECF-S-48L-1A-NW-G2-4-HIS	(1) LEDe	20856	18 FT. 4000K Neutral White LEDs Type 4 Distribution with Internal Housing Side Shield	0.85	2
A3	☉	SIGNIFY GARDOO (1) ECF-L-96L-1A-NW-G2-4	(1) LEDe	37144	20 FT. 4000K Neutral White LEDs Type 4 Distribution	0.85	8
A3S	☉	SIGNIFY GARDOO (1) ECF-L-96L-1A-NW-G2-4-HIS	(1) LEDe	31997	20 FT. 4000K Neutral White LEDs Type 4 Distribution with Internal Housing Side Shield	0.85	3
FL1	▼	LSI INDUSTRIES (1) T2XFL-LED-SOL-F-40	(1) LEDe	50037	20 FT. 4000K Neutral White LEDs Flood Optic Distribution (NEMA 6x6)	0.85	9

PROPOSED INDUSTRIAL BUILDING
 231,210 S.F. (OVERALL)
 11,560 S.F. OFFICE
 219,650 S.F. WAREHOUSE
 (INTERNAL TENANT SPACE TBD)

(35) 60' LOADING BAYS
 (4) 40' LOADING BAYS
 (25) TRAILER STORAGE SPACES - 60' LG
 (5) TRAILER STORAGE SPACES - 42.6' LG
 (136) PARKING SPACES

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 NH LIC. NO. 9366 RI LIC. NO. 6694

SHAN-PEI FANCHIANG, P.E.
 PROFESSIONAL ENGINEER
 NJ LIC. NO. 37073
 NY LIC. NO. 071209

DRAWING TITLE
LANDSCAPE & LIGHTING PLAN

PROJECT
RT 202 WAREHOUSE REDEVELOPMENT

BLOCK 476, LOT 22
 721 ROUTE 202-206
 BRIDGEWATER TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

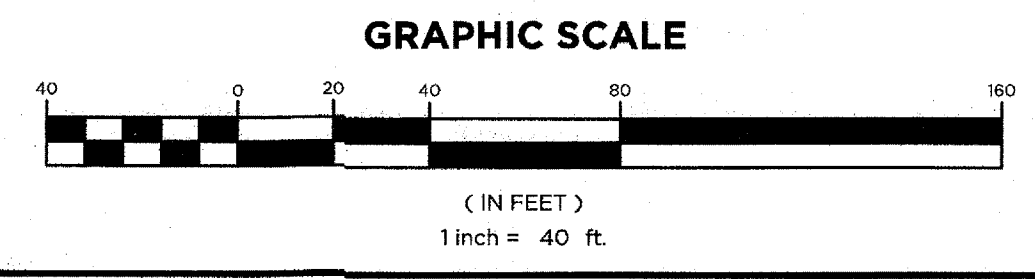
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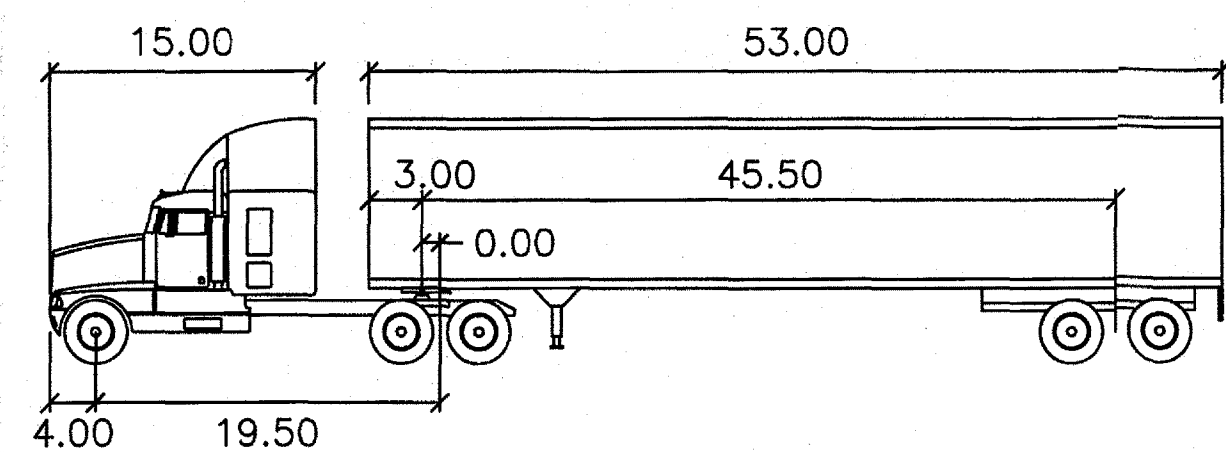
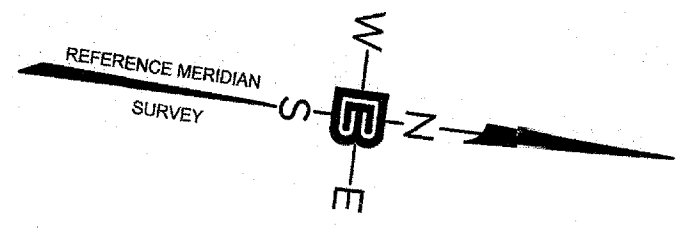
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 24GA28068900 / 21MH0002800

DRAWN BY: J.A.S. CHECKED BY: C.J.B.
 SCALE: 1" = 40' PROJECT NO.: 21-201
 DATE: 8-13-21 REVISION NO.: 0
Z-3

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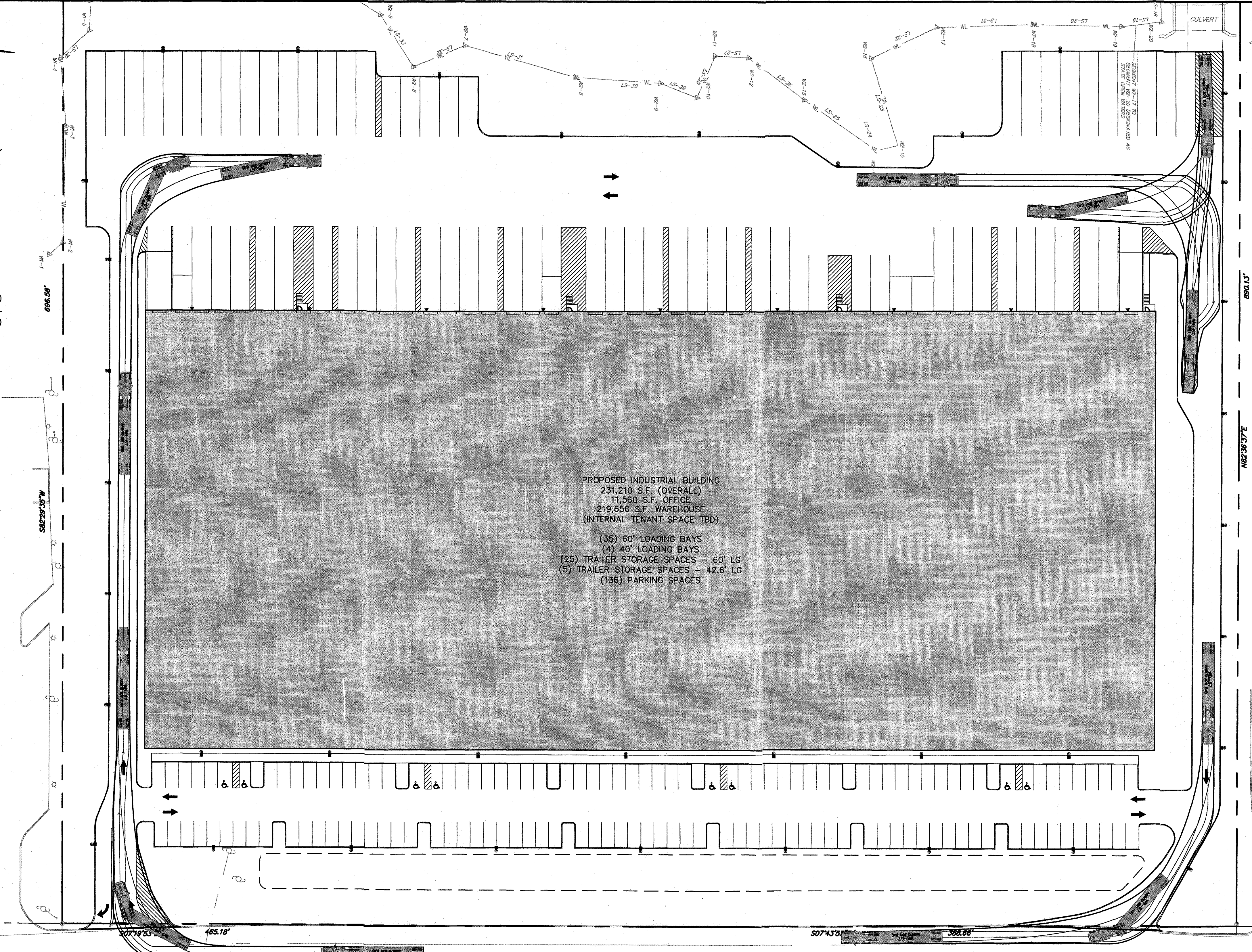
NEW JERSEY STATE HIGHWAY ROUTE 202-206
 (66' PUBLIC RIGHT-OF-WAY, 60' PAVED ASPHALT ROADWAY)





WB-67

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



PROPOSED INDUSTRIAL BUILDING
 231,210 S.F. (OVERALL)
 11,580 S.F. OFFICE
 219,650 S.F. WAREHOUSE
 (INTERNAL TENANT SPACE TBD)

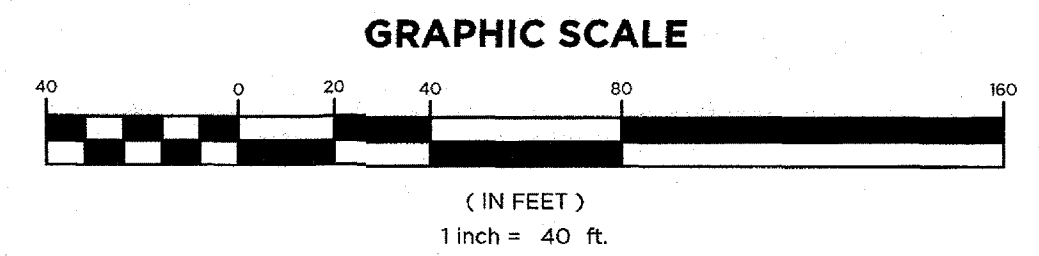
(35) 60' LOADING BAYS
 (4) 40' LOADING BAYS
 (25) TRAILER STORAGE SPACES - 60' LG
 (5) TRAILER STORAGE SPACES - 42.6' LG
 (136) PARKING SPACES

NEW JERSEY STATE HIGHWAY ROUTE 202-206
 (66' PUBLIC RIGHT-OF-WAY, 60' PAVED ASPHALT ROADWAY)

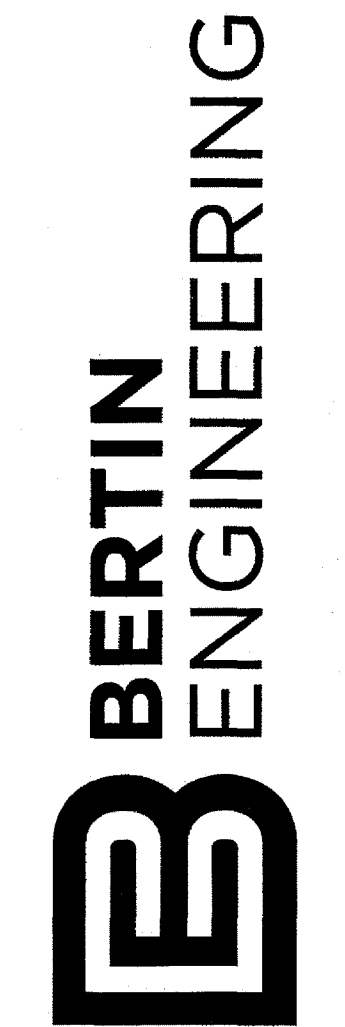
ALLEN ROAD

NEW LEFT TURN LANE STRIPING

EXISTING LEFT TURN LANE STRIPING TO BE REMOVED



66 GLEN AVENUE
 GLEN ROCK, NJ 07462
 P 201.670.6688
 F 201.670.9788
 www.bertinengineering.com



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CALISTO J. BERTIN, P.E.
 PROFESSIONAL ENGINEER
 CT LIC. NO. 12950 NJ LIC. NO. 28845
 MA LIC. NO. 40595 NY LIC. NO. 60022
 NH LIC. NO. 9368 RI LIC. NO. 6694

SHAN-PEI FANCHIANG, P.E.
 PROFESSIONAL ENGINEER
 NJ LIC. NO. 37073
 NY LIC. NO. 071209

DRAWING TITLE
VEHICLE ACCESS PLAN

PROJECT
RT 202 WAREHOUSE REDEVELOPMENT
 BLOCK 476, LOT 22
 721 ROUTE 202-206
 BRIDGEWATER TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

CLIENT
EDGEWOOD PROPERTIES
 1260 STELTON ROAD
 PISCATAWAY, NJ 08854

CERTIFICATE OF AUTHORIZATION
 24GA28068900 / 21MH0002800
 DRAWN BY: J.A.S. CHECKED BY: C.J.B.
 SCALE: 1" = 40' PROJECT NO.: 21-201
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DRAWING NO.
Z-4