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September 28, 2020

Christine Woodbury, Secretary
Franklin Township Planning Board
475 DeMott Lane
Somerset, New Jersey 08873

Re: 554, 566, 570 & 574 Garfield Ave.
Block 556, Lots 2-11
Franklin Township
Somerset County, New Jersey

Dear Ms. Woodbury:

The enclosed information is being submitted on behalf of the applicant, Warren Capital, Inc., for review and re-approval of the previously approved subdivision (PLN-14-00009) of the above reference property by the Franklin Township Planning Board. The following information is hereby being submitted:

1. Twenty-five (25) copies (1 original and 24 copies) of the Subdivision Application Form.
2. Two (2) copies of the Subdivision Submission Checklist.
3. An application review fee in the amount of \$500.00 payable to "Franklin Township".
4. An escrow deposit in the amount of \$2,000.00 payable to "Franklin Township".
5. Certification that the taxes have been paid.
6. W-9 Request for Taxpayer Identification Number and Certification
7. Twenty-five (25) copies of the Plan entitled "Minor Subdivision for Lots 2-11 in Block 556 situated in Franklin Township, Somerset County, New Jersey" prepared by Van Cleef Engineering Associates, LLC and dated June 10, 2014 with a revision date of September 25, 2014.
8. Three (3) copies of the Plan entitled "Garfield Avenue Widening Plan for Lots 2.01 & 8.01 (Former 2-11) in Block 556 situated in Franklin Township, Somerset County, New Jersey" prepared by Van Cleef Engineering Associates, LLC and dated December 30, 2014 with a revision date of April 1, 2015.

F:\Jobfile 1323FS 01 ENG COR Ltr Woodbury, Christine-FTP Application Submission LOT-MKF-lk-9-28-2020.doc

VanCleefEngineering.com

Please Reply To:

CENTRAL NJ OFFICE

32 Brower Lane, P.O. Box 5877 • Hillsborough NJ 08844
908.359.8291 • Fax: 908.359.1580

With Other Offices In:

Lebanon NJ • Mt. Arlington NJ • Freehold NJ • Phillipsburg NJ
Toms River NJ • Hamilton NJ • Doylestown PA • Bethlehem PA
Mechanicsburg PA • Leesport PA • Newark DE

Christine Woodbury, Secretary
Franklin Township Planning Board
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Page 2

Re: 554, 566, 570 & 574 Garfield Ave.
Block 556, Lots 2-11
Franklin Township
Somerset County, New Jersey

9. One (1) copy of the Somerset County approval letter dated May 1, 2020.
10. One (1) copy of the email received from the Delaware Raritan Canal Commission stating they do not need to give approval, dated September 24, 2014.
11. One (1) copy of the property deeds.
12. One (1) copy of the disclosure of ownership.
13. One (1) copy of the following items regarding the prior township planning board approval (PLN-14-00009):
 - a. Jan. 29, 2015 memo from Scott M. Thomas to the Planning Board.
 - b. Jan. 28, 2015 memo from Mark Healey to the Planning Board Secretary.
 - c. March 12, 2015 Approved Cost Estimate.
 - d. Descriptions for proposed lot 2.01 last revised Jan. 5, 2015 and Proposed lot 8.01 last revised Sept. 25, 2015.
14. One (1) CD containing the entire package submission.

If you should have any questions regarding this matter, please feel free to contact me at 908-359-8291 or by email at mford@vancleefengineering.com

Sincerely,



Michael K. Ford, PE
Principal/Branch Manager

MKF/ik

Enclosures

Cc: Kenneth Lin (via email)
RJ Mainardi, AR Construction Management Corp. (via email)

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Applicant: _____

Docket Number : _____

PART A

Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site, number and size of lots, means of providing vehicular access, utilities, etc.

The applicant is proposing a minor residential subdivision resulting in one new building lot together with the remaining parcel. Two single family homes are proposed. The property is currently vacant and is located on Garfield Avenue directly north of Interstate 287 in the R-10 Residential Zone. This application was previously approved by the Planning Board, application # PLN-14-00009. That approval expired before the recording of the deeds for the new lots. The applicant is now seeking the approval for the same subdivision application.

Applicant requests the Subdivision Approval(s) indicated below (check all that apply):

Preliminary Major Subdivision *and/or*

Final Major Subdivision

or

Minor Subdivision

PART B

APPLICANT: Individual Partnership Corporation

APPLICANT: Owner Applicant Other _____

Name Warren Capital, Inc.

Street Address 6 Westwood Court Apt./Ste/Unit # _____

City Warren State NJ Zip Code 07059

Phone 845-662-5124 Fax _____

Email rj@arconstmngmt.com

OWNER (if different from Applicant):

Name _____

Street Address _____ Apt./Ste/Unit # _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Email _____

PART C

SUBJECT PROPERTY:

Block/s _____ 556 _____ Lot/s _____ 2-11 _____ Zone _____ R10 _____

Street Address _____ 554, 566, 570 & 574 Garfield Avenue _____

City _____ Somerset _____ State _____ NJ _____ Zip Code _____ 08873 _____

Approximate Site Size: _____ 1.32 _____ Acres/ _____ 57,422 _____ Sq. ft.

Does the owner own any contiguous property? Yes No

If yes, state the address, block and lot of such property: _____

Public water available: Yes No If not, proposed? Yes No

Public sanitary sewer available: Yes No If not, proposed? Yes No

Location of utilities: _____

Is the site located within a Township-designated Historic District and/or located within 1000 feet of the Delaware & Raritan Canal?: Yes No

Describe any off tract improvement required or proposed: _____

Deed restrictions, covenants, easements:

Yes (Provide a copy) No Proposed (Must be submitted for review)

PART D

Has there been any previous appeal, request, or application to this or any other Township Boards or the Technical Review Committee involving this property? Yes No

If yes, in the space below state the type of approval (e.g., site plan and/or variances), docket number, the nature of the application and approval date. In particular, describe whether this submission is intended to supersede or further effectuate such previous approval(s) – e.g., subdivision approval for a previously granted use variance.

The subdivision application approved by the Planning Board, application #PLN-14-00009.

However, that approval lapsed and the deeds for the new lots were never recorded in the County Clerk's office. The applicant is now resubmitting the same, previously approved subdivision application.

Identify the associated development approvals sought at this time (check all that apply):

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals (e.g., site plan, variances) being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.

“C” Variance(s):

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A.. 40:55D-70.C(1)
- The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment - N.J.S.A. 40:55D-70.C(2)

“D” Variance(s):

- Use or principal structure in a district restricted against such use or principal structure – N.J.S.A. 40:55D-70.D(1)
- Expansion of a nonconforming use - N.J.S.A. 40:55D-70D(2)
- Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A. 40:55D-70. D(3)
- Increase in the permitted floor area ratio - N.J.S.A. 40:55D-70.D(4)
- Increase in the permitted density - N.J.S.A. 40:55D-70.D(5)
- Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A. 40:55D-70.D(6)

- Preliminary Major Site Plan
- Final Major Site Plan
- Waiver of Site Plan
- Conditional Use Approval
- Other(s) Specify: Minor Subdivision

PART E

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
<u>25</u>	<u>Plans entitled Minor Subdivision for Lots 2-11, Block 556</u>
<u>1</u>	<u>Copy of Somerset County Planning Board approval dated May 1, 2020</u>
<u>1</u>	<u>Copy of Email from DRCC stating they do not have jurisdiction dated September 24, 2014</u>
<u>25</u>	<u>Subdivision Application Form, fully completed, signed and notarized (1 Original)</u>
<u>1</u>	<u>Certification of Taxes Paid from Franklin Township</u>
<u>1</u>	<u>Deed dated March 19, 2004 for Block 556, Lots 2-11</u>
<u>1</u>	<u>Deed dated September 29, 2003 for Block 556, Lot 7</u>
<u>1</u>	<u>Disclosure of Ownership</u>
<u>3</u>	<u>Garfield Avenue Widening Plan (2 Sheets)</u>
<u>2</u>	<u>Subdivision Submission Checklist</u>
<u>1</u>	<u>Application Fee (Check for \$500) and Escrow Deposit (Check for \$2,000)</u>
<u>1</u>	<u>CD containing entire application submission</u>

PART F

CONTACT PERSON INFORMATION/ CERTIFICATION

The person indicated below shall serve as the point-of-contact with the Township Department of Planning and Zoning and shall be the sole recipient of official correspondence from the Department. By signing this form, in Part G below, the Applicant and Owner certify that that the party listed below is authorized to act on their behalf as the designated contact person with the Department.

- Owner Applicant Attorney Engineer Architect Other- Surveyor/Planner

Name Christopher A. Melick, PLS, PP

Street Address 32 Brower Lane Apt./Ste/Unit # _____

City Hillsborough State NJ Zip Code 08844

Phone 908-359-8291 Fax _____

Email cmelick@vancleefengineering.com

PART G

APPLICANT'S CERTIFICATION

I, Kenneth Lin for Warren Capital, Inc., of full age, being duly sworn according to law and upon my oath, depose that: I reside at 7 Orchard Road, Piscataway in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 18 day of September, 20 20

Kristen M. Macholtz
NOTARY PUBLIC

[Signature]
APPLICANT'S SIGNATURE

OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, Kenneth Lin for Warren Capital, Inc., of full age, being duly sworn according to law and upon my oath depose that: I reside at 7 Orchard Road, Piscataway in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this 20 day of September, 20 20

Kristen M. Macholtz
NOTARY PUBLIC

[Signature]
OWNER'S SIGNATURE

Kristen M. Macholtz
Commission # 50077549
Notary Public, State of New Jersey
Commission Expires
February 26, 2023

Schedule 10

Subdivision Submission Checklist

**TOWNSHIP OF FRANKLIN,
SOMERSET COUNTY, NJ**



		Major Subdivision		Minor Subdivision	Applicant Use ⁽¹⁾	Official Use			
		Preliminary	Final			Accepted	Not Applicable	Waived (Initials)	
SUBMISSION REQUIREMENTS									
1	Twenty-five (25) sets (1 original and 24 copies) of the Subdivision Application Form, fully completed, signed and notarized	X	X	X	X				
2	Two (2) copies of the Subdivision Submission Checklist fully completed and signed	X	X	X	X				
3	Twenty-five (25) sets of subdivision plans prepared by a licensed New Jersey land surveyor and/or engineer, in compliance with the Map Filing Law, Chapter 141, P.L. 1960 (N.J.S.A. 46:23-9.9 et seq.), as applicable. Subdivision plans shall be prepared by a licensed surveyor. See requirements #21-62 below for applicable requirements. First plan sheet shall identify whether the plans are submitted for Minor, Preliminary and/or Final Major Subdivision	X	X	X	X				
4	Fifteen (15) sets of an a traffic impact report	X			N/A				
5	Fifteen (15) sets of an environmental assessment per §112-199	X			N/A				
6	Three (3) copies of the Site Development Stormwater Plan pursuant to Chapter 330, Article IX, § 330-25.2 et. sec.	X			N/A				
7	Three (3) copies of the boundary survey prepared by a licensed surveyor of the State of New Jersey	X		X	N/A				
8	One (1) copy each of any protective covenants and/or deed restrictions applying to the land being subdivided	X		X	X				
9	Proof of submittal to the D&R Canal Commission	X		X	X				
10	Proof of submittal to the Somerset County Planning Board	X	X	X	X				
11	Proof of submittal to the Somerset Union Soil Conservation District, if applicable	X		X	N/A				
12	Proof of submittal to the Franklin Township Sewerage Authority, if applicable	X	X	X	N/A				
13	Proof of submittal to the State Department of Environmental Protection, if applicable	X		X	N/A				
14	Proof of submittal to the State Department of Community Affairs, if applicable	X		X	N/A				
15	Proof of submittal to the State Department of Transportation, if applicable	X		X	N/A				
16	Fees in accordance with §112-327 of the Land Development Ordinance and §112-213.B as applicable	X	X	X	X				
17	Escrow deposit in accordance with §112-213.A of the Land Development Ordinance as applicable. Applications requiring an escrow deposit shall be accompanied by a W-9 form	X	X	X	X				

		Major Subdivision		Minor Subdivision	Applicant Use ⁽¹⁾	Official Use		
		Preliminary	Final			Accepted	Not Applicable	Waived (Initials)
18	Submittal of digital copies of application materials pursuant to §112-320.1	X	X	X	X			
19	Certification that no taxes or assessments on the property are delinquent	X	X	X	X			
20	Disclosure of ownership as required pursuant to N.J.S.A. 40:55D-48.1 and 2	X	X	X	X			
PLAN REQUIREMENTS								
21	Plans no greater than 24 inch. by 36 inch. in size and drawn at a scale not less than one inch equals 100 feet. For tracts greater than 10 acres, a scale of one inch equals 200 feet may be used.	X	X	X	X			
22	Each page numbered and titled	X	X	X	X			
23	Each plan sheet shall show the name and address of the applicant and owner, the correct block and lot numbers and address of the site.	X	X	X	X			
24	Each plan sheet shall show the legal title box including the name, address and seal of the licensed engineer or surveyor who prepared the plan sheet	X	X	X	X			
25	Each plan sheet shall show the North arrow, scale (in graphic and written form), date of plan, date and description of every revision with respect to each plan sheet	X	X	X	X			
26	Key map, drawn to scale and oriented in same direction as the subdivision plan, showing the area within 1,000 feet of the site showing the location of the site in reference to surrounding properties, streets, municipal boundaries, and including a North arrow and showing all surrounding zoning districts delineated and labeled	X	X	X	X			
27	Location map, drawn to scale and oriented in same direction as the subdivision plan, showing the location of the site, all streets, driveways and property lines within 200 feet of the site and all properties within 200 feet identified by block and lot number, address and property owner name	X	X	X	X			
28	A lot data table placed on the plan that identifies compliance/ non-compliance of each proposed lot with applicable zoning requirements that addresses, at a minimum and as applicable, the zoning requirements identified in the Lot Data Table below	X	X	X	X			
29	All required, existing and proposed setbacks and all dimensions necessary to confirm conformity to the Land Development Ordinance such as the size of the site, applicable setbacks, and lot (building) and impervious coverages	X		X	X			
30	The location, bearing and distance of the boundary lines of the property and of each of the proposed lot including bearing or deflection angles, radii areas, and central angles of all curves to enable the definite location of all line and boundaries shown thereon	X	X	X	X			
31	Acreage of the entire tract and of each of the proposed lots in acres to the nearest tenth and square footage to the nearest tenth	X	X	X	X			
32	Each existing and/or block numbered and each proposed lot within each block numbered consecutively	X	X	X	X			

		Major Subdivision		Minor Subdivision	Applicant Use ⁽¹⁾	Official Use		
		Preliminary	Final			Accepted	Not Applicable	Waived (Initials)
33	Location of all existing buildings, culverts, storm sewers, sanitary sewers, water lines, fire protection facilities, electric and telephone lines (both above and below ground) and poles, gas and underground heating systems, pipelines, and other man-made features on or adjacent to the site and identification of whether individual existing site features are proposed to remain or be removed	X		X	X			
34	Location of all existing streets and highways on or adjacent to the site, including names, right-of-way width, pavement width, curbs and sidewalks	X		X	X			
35	Location of all existing and/or proposed easements and/or rights-of-way and the purpose for which they have been established or for which they are proposed to be established	X	X	X	X			
36	Environmental constraints (and regulated buffers) on the site including wetlands and streams as may be regulated by the NJDEP, DRCC and the Township, location of existing rock outcrops, watercourses, waterbodies, and other such significant existing features	X		X	N/A (None)			
37	Existing and proposed topography, appropriately differentiated, shown within the site, with existing topography extending 200' beyond the site boundary. Contours to be provided at 1-foot intervals where practicable but not to exceed 2-foot intervals	X			N/A			
38	Existing and proposed topography, appropriately differentiated, determine the general slope and natural drainage of the land.			X	W			
39	Datum to which contour elevations refer, preferably United States Coast and Geodetic Survey	X		X	W			
40	Any designated streets, public drainageways, flood control basins, or public areas within the proposed site designated for public reservation in the Township Master Plan or Official Map	X			N/A			
41	Location of existing buildings, structures, parking areas, drive aisles, any wells and/or septic systems, and other such site features located on adjoining properties within 200 feet of the site	X			X			
42	All proposed streets with profiles indicating grading; and cross sections showing width of roadway, curbing and sidewalk	X						
43	Location of proposed buildings and structures	X		X	X			
44	Indication of anticipated domestic water demand and amount of wastewater effluent and a statement indicating the availability of public water and/or sewer facilities	X		X	X			
45	Lighting plan showing the existing and proposed location, height, direction of illumination, power and type of proposed street lighting, including cut sheet details of lighting poles and luminaries; proposed light intensity at ground level measured in footcandles; dimensioned manufacturers lighting details and specifications including footcandle distributions.	X			N/A			
46	Method of providing utility services to the site including location of sanitary sewer, water, electric and telephone lines (and associated sizing and design, as applicable), indicating points of connection to existing utilities and demonstrating proposed location and design (with associated construction details)	X		X	X			

		Major Subdivision		Minor Subdivision	Applicant Use ⁽¹⁾	Official Use		
		Preliminary	Final			Accepted	Not Applicable	Waived (Initials)
47	Plans and profiles of proposed utility layouts, including storm drains, sanitary sewers, water and gas mains, electrical and telephone lines, and their connections to existing and proposed utility systems. When alternative means of providing water supply and/or sanitary waste disposal the developer shall submit to the County Health Department, when applicable, an application with all required engineering data, compiled by a licensed professional engineer of the State of New Jersey. The plan for such systems must be approved by the County Health Department. The following information is to be shown: (a) Location of proposed buildings, on-site well and septic system layout (b) location of percolation tests and soil logs (c) results of percolation tests and soil logs (d) location of existing wells and septic drainage fields on adjacent properties	X		X	X			
48	All means of vehicular access for ingress and egress to and from the site onto public streets, showing the dimensions, radii and location of driveways and curb cuts including the possible utilization of acceleration and deceleration lanes, additional width and any other improvements necessary to provide safe and effective movement of traffic. Demonstrate sight distances, in accordance with applicable standards, at intersections.	X		X	X			
49	Proposed placement of proposed sidewalks and curbs and associated construction details	X		X	W*			
50	All proposed landscaping identifying: location, species and sizes of all proposed street trees; a plant schedule indicating botanical name, common name, size at time of planting (caliper, height and spread), quantity, root condition and any special remarks (spacing, substitutions, fall planting hazards, etc.) for all plant material proposed with plants within the plant schedule keyed to the landscape plan utilizing the first letter of the genus and species of the botanical plant name	X		X	W*			
51	Analysis required by Chapter 222, Trees, including location of existing trees with indication of those proposed to remain or be removed, and tree replacement calculations	X		X	W*			
52	Appropriate depiction of the stormwater management plan on the subdivision plan of the Site Development Stormwater Plan pursuant to Chapter 330, Article IX, § 330-25.2 "Requirements for a Site Development Stormwater plan" et. seq. including but not necessarily limited to locations, design (details), elevations of stormwater management facilities, swales, detention areas and any other storm drainage facilities, associated grading	X			N/A			
53	Proposed provisions for collecting and discharging storm water discharge			X	W*			
54	If applicable, proposal, including covenants, agreements, or other specific documents showing the ownership and method of assuring perpetual maintenance to be applied to those areas which are to be used for recreational or other common purposes	X		X	X			

* - To be provided at time of building permit same as prior approval (PLN-14-00009) conditions note. Sidewalk waived in prior approval. Same relief requested for this re-approval application.

		Major Subdivision		Minor Subdivision	Applicant Use ⁽¹⁾	Official Use		
		Preliminary	Final			Accepted	Not Applicable	Waived (Initials)
55	Proposed sequence of development with projected time schedule for completion of each of the several elements including, where applicable, the removal of structures, trees, and brush, temporary drainage considerations, utilities, road and sidewalk improvements and provisions for the protection of topsoil	X		X	W*			
56	Delineation of any stream corridor preservation areas pursuant to Chapter 112, Article XXIX "Stream Corridor Preservation" et seq. of the Land Development Ordinance and analyses required by Article XXIX, as applicable	X		X	N/A			
57	Limit of disturbance delineated by location and detail showing means of delineation	X		X	W*			
58	Soil Erosion and Sediment Control Plan as required by N.J.S.A 4:24-39 et seq., in accordance with the Somerset and Union County Soil Conservation District	X		X	W*			
59	Location and description of all monuments		X		N/A			
60	Certification by engineer or surveyor as to the accuracy of details of plat; name address and license number of engineer		X		X			
61	Certification for signatures of the Chairman, Secretary, Township Engineer and Township Clerk in conformance with Chapter 141, P.L. 1960, Map Filing Law		X		X			
62	Demonstration of compliance of each proposed lot with the requirements of § 112-33.4, Lot shape, by showing the dimensions of the applicable "effective square" in each proposed lot	X		X	W			

W* - Waiver requested for items regarding this re-approval request.

Michael K. Ford

Print name of person that prepared checklist

Michael K. Ford
Signature

9/28/2020

Date

- (1) In this column, the applicant shall indicate: ("X" for items that are provided; "N/A" for items that the applicant believes are not applicable; or "W" for items for which a waiver is requested.

Please see the Minor Subdivision Plan for the below information

LOT DATA TABLE

Zoning District: _____

Applicable Special Zoning Requirements (e.g., conditional use standards): _____

Category	Required	Existing	Proposed
Lot Area (sf or acres)			
Lot Frontage (ft)			
<u>Setbacks for Principal Structure</u>			
Front Yard (ft)			
One Side Yard (ft)			
Total Side Yard (ft)			
Rear Yard (ft)			
<u>Setback for Accessory Structure over 200 sf</u>			
Front Yard (ft)			
Side Yard (ft)			
Rear Yard (ft)			
<u>Setback for Accessory Structure 200 sf and under</u>			
Front Yard (ft)			
Side Yard (ft)			
Rear Yard (ft)			
<u>Height, Coverage and Building Requirements</u>			
Building Height (Stories)			
Building Height (ft)			
Lot (Building) Coverage (%)			
Impervious Coverage (%)			
FAR (floor area ratio)			
Off-Street Parking (# spaces)			



COUNTY OF SOMERSET PLANNING BOARD



County Administration Building
20 Grove Street, P.O. Box 3000
Somerville, New Jersey 08876-1262
(908) 231-7021 • Fax (908) 707-1749
PlanningBd@co.somerset.nj.us
www.co.somerset.nj.us

MEMBERS

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Chairman

Christopher Kelly
Vice Chairman

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John Schneider

John Lindner

Jeffrey A. Wright Sr.

Shanel Y. Robinson
Freeholder Director

Sara Sooy
Freeholder Deputy
Director / Liaison

Matthew D. Loper
County Engineer/
Board Secretary

ALTERNATE MEMBERS

William Ziegler
1st Alternate

Erika J. Inocencio
2nd Alternate

Adam Slutsky
County Engineer Alternate

STAFF

Walter Lane, AICP/PP
Director of Planning

Joseph DeMarco, Esq.
Deputy County Counsel
for Planning

Cynthia Mellusi
Office Manager

May 1, 2020

Mr. Michael Orsini, Chairman
Franklin Township Planning Board
475 DeMott Lane
Somerset, NJ 08873

**RE: WARREN CAPITAL
BLOCK 556 – LOTS 2-11
FL 827:002-14 SUPPLEMENTAL**

Dear Mr. Orsini:

This letter is being issued as a supplemental letter to the Somerset County Planning Board letter dated October 9, 2014, to reflect a correction in the block number regarding the above referenced residential minor subdivision creating 2 new lots. The 1.31 acre tract is located on Garfield Avenue.

Since all requirements have been satisfactorily addressed, the Somerset County Planning Board approves this project.

The developer has made a cash contribution in the amount of \$20.00 (\$10.00 per dwelling unit) to cover the cost of the recycling containers to be provided by Somerset County to each property owner. Somerset County will arrange for the curbside collection of the recyclable materials as part of the routine collection schedule.

Filed Map Requirements

Should the Township require a final plat to be filed with the County Clerk, the following items must be addressed.

1. Prior to obtaining any signatures on the final plat, a copy is to be submitted for review and acceptance by the County.
2. An appointment shall be made with the County Planning Board for the purpose of obtaining Planning Board signatures on the final plat. Please contact the Planning Board office at (908) 231-7021 to arrange a mutually agreeable time and date. Two paper copies of the final plat shall be provided when it is presented for signature.

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

Somerset County Is An Equal Opportunity Employer

3. The filed map shall contain the following County Planning Board signature line with the municipal signatures:

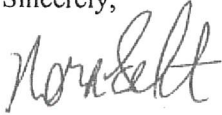
This Plat complies with revised New Jersey Statutes 40:27-1 through 40:27-6.13

Somerset County Planning Board

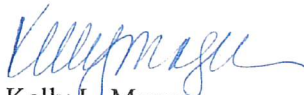
Date

This report reflects comments from the County Planning Board and the office of the County Engineer (908) 231-7024. Should you have any questions, please contact the appropriate individual listed below.

Sincerely,



Nora Fekete
Planner



Kelly L. Mager
Engineer, Land Development Section

cc: Franklin Township Engineer
Warren Capital Inc., 7 Orchard Road, Piscataway, NJ 08854
Robert B. Heibell, PE, LS, Van Cleef Engineering Assoc., 32 Brower Lane, PO Box 5877, Hillsborough, NJ 08844
Peter U. Lanfrit, Esq., (via email)
D & R Canal Commission

Elizabeth Kowalsky

From: Erin Elizabeth Santora <erin@ltesqs.com>
Sent: Wednesday, October 01, 2014 11:38 AM
To: Christine Woodbury (Christine.Woodbury@twp.franklin.nj.us)
Cc: Vincent Dominach (Vincent.Dominach@twp.franklin.nj.us); 'Mark Healey (Mark.Healey@twp.franklin.nj.us)'; Robert Vornlocker (bob.vornlocker@twp.franklin.nj.us); Wendy Wu (wany88@gmail.com); Kenneth Lin (kenlin.lin@gmail.com); Charles Ting (charlesting@hotmail.com); Judy Wu (judywu178@gmail.com); 'Mike Ford (mford@vcea.org)'
Subject: FW: 14-4587 Garfield Ave lot line adjustment (Warren Capital, Inc. ~ Docket # PLN-14-00009)

Christine:

Please see the below e-mail received from the DRCC with regard to the above for your records.

Thank you!

Erin Elizabeth Santora, Legal Assistant
The Law Office of Peter U. Lanfrit, LLC
3000 Hadley Road, Suite 1C
South Plainfield, New Jersey 07080
Phone: 908-226-0100
Fax: 908-226-0155
Email: erin@ltesqs.com

Confidentiality Notice:

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From: marlendooley@comcast.net [<mailto:marlendooley@comcast.net>]
Sent: Wednesday, September 24, 2014 1:26 PM
To: Erin Elizabeth Santora
Cc: Maloney, Colleen; marlendooley@comcast.net
Subject: 14-4587 Garfield Ave lot line adjustment

This email is to confirm that the DRCC does not have jurisdiction over the 554,566,570,574 Garfield Avenue subdivision at Block 556, Lots 2-11. The plan is for a lot line change only in our Review Zone B. We only regulate major projects in zone B which, basically, is the placement of over 1/4 acre

of impervious since 1980 or an acre of disturbance or 1/2 an acre for a site draining to the canal. If there is construction on the site, the applicant could be subject and should seek a formal jd.

Marlen Dooley

List all Officers, Directors and Stockholders and their residence address:

1. Kenneth Lin
7 Orchard Road
Piscataway, New Jersey 08854
2. Wendy Wu
6 Westwood Court
Warren, New Jersey 07059
3. Judy Wu
91 Bertrand Drive
Princeton, New Jersey 08540

Franklin Township

In Somerset County



TAX COLLECTOR

Municipal Building

475 DeMott Lane

Somerset, NJ 08873-6704

Phone: 732-873-2500 X6330 Fax: 732-342-8439

September 25, 2020

Re: 554 Garfield, 566 Garfield Ave, 570 Garfield Ave, 574 Garfield Ave
Block 556 Lots: 2-11

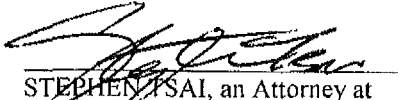
To Whom It May Concern,

This letter is to certify that **property taxes** on the above mentioned properties are paid current with the Township of Franklin. Any additional questions, you may contact our office at 732-873-7284.

Thank you,

Rossana Gutierrez, CTC
Collector of Revenue
475 Demott Lane
Somerset, NJ 08873
P: (732) 873-2500 ext. 6331
F: (732) 342-8439

Prepared By:


STEPHEN TSAI, an Attorney at
Law of the State of New Jersey

DEED

This Deed is made as of the 21st day of September, 2003, by and between **RICHARD M. CONNOR, JR., MAURICE F. CONNOR, JOHN W. CONNOR** and **LEONIE A. GLYNN** (together, the "Grantors"), and **KENNETH T.J. LIN** (the "Grantee").

The Grantors grant, convey, and otherwise transfer ownership of the property described below to the Grantee. This transfer is made for the sum of Ten Thousand Dollars in lawful currency of the United States (US\$10,000.00). The Grantors acknowledge receipt of this money.

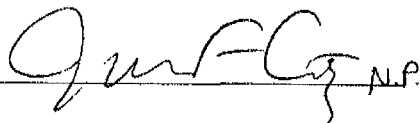
The property consists of the land and all the buildings and structures on the land located at Lot 7, Block 556, in the Township of Franklin, County of Somerset, State of New Jersey, more commonly known as 566 Garfield Avenue, Somerset, New Jersey 08873. The legal description is annexed hereto.

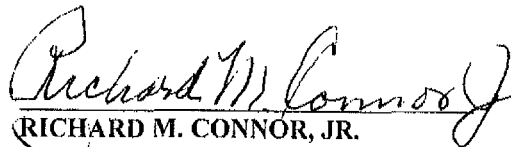
Being the same premises conveyed to Richard Magee Connor, Sr., by Deed from Emily B. Golden, widow and Lillian Buckmeister and John Buckmeister, her husband, dated September 2, 1958, and recorded on October 6, 1958 in the Somerset County Clerk's Office in Deed Book 928, Page 38.

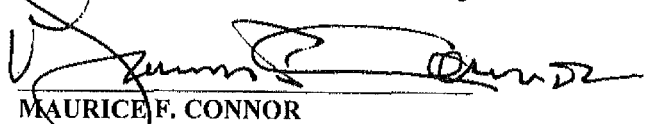
Richard Magee Connor, Sr. died on February 9, 1966, in East Orange, New Jersey. The Last Will and Testament of Richard Magee Connor, Sr. was probated in the Essex County Surrogate's Court #9052W, leaving all of his estate to his wife, Leonie Louise Connor. Leonie Louise Connor died on April 20, 1999, in Chesapeake, Virginia. The estate of Leonie Louise Connor was never probated and was exempt from federal estate tax. Leonie Louise Connor never remarried. The Grantors are the only children of Richard Magee Connor, Sr. and Leonie Louise Connor.

The Grantors promise that they have done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantors have 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 Grantors).

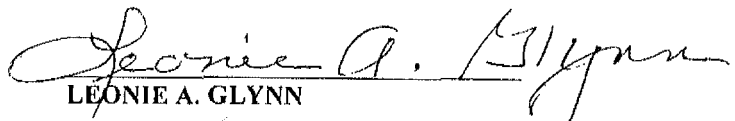
WITNESS:




RICHARD M. CONNOR, JR.


MAURICE F. CONNOR


JOHN W. CONNOR


LEONIE A. GLYNN



BRETT A. RADI COUNTY CLERK
SOMERSET COUNTY, NJ
2004 MAR 01 12:06:49 PM
BK. 5548 PG. 1918-1922
CONS: \$10,000.00 EXEMPT: 5
NJ XFER FEE: \$40.00
INSTRUMENT # 2004015447

SCHEDULE "A"
(Description)

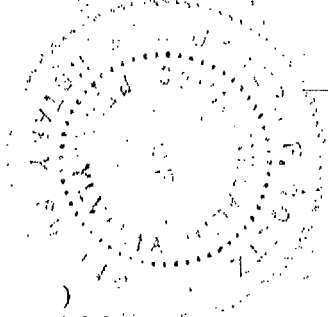
All the real property located in the Township of Franklin, County of Somerset, State of New Jersey and being further described as follows:

BEGINNING at a point on the Westerly side of Garfield Avenue distant 360.00 feet from the intersection of the westerly side of Saint George Place as shown and laid out on a certain map hereinafter more particularly described. Thence running westerly and parallel with the southerly side of Saint George Place 100.00 feet to a point, thence running southerly and parallel with the westerly side of Garfield Avenue 60.00 feet to a point, thence running; easterly and again parallel with the southerly side of Saint George Place 100.00 feet to a point on the westerly side of Garfield Avenue, thence running northerly and on the westerly side of Garfield Avenue 60.00 feet to a point or place of BEGINNING.

NOTE: For Information Only: Being known and designated as Lot 7 in Block 556 in the Township of Franklin.

STATE OF PENNSYLVANIA)
) S.S.:
COUNTY OF LEHIGH)

I certify that on the 22nd day of September, 2003, **RICHARD M. CONNOR, JR.** personally came before me and acknowledged under oath, to my satisfaction, that this person signed, sealed and delivered this Deed as his act and deed, and made this Deed for the sum of Ten Thousand Dollars in lawful currency of the United States (US\$10,000.00) as the full and actual consideration for the transfer of title.



Joseph F. Goetz

A Notary Public of the State of Pennsylvania
My Commission Expires: 08-03-2004.



STATE OF VIRGINIA)
) S.S.:
COUNTY OF Loudoun)

I certify that on the 21st day of September, 2003, **MAURICE F. CONNOR** personally came before me and acknowledged under oath, to my satisfaction, that this person signed, sealed and delivered this Deed as his act and deed, and made this Deed for the sum of Ten Thousand Dollars in lawful currency of the United States (US\$10,000.00) as the full and actual consideration for the transfer of title.

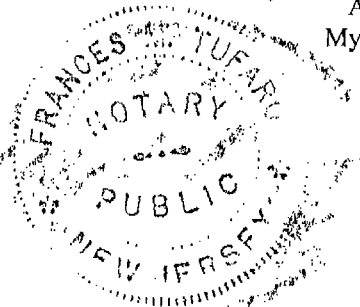


Maurice F. Connor

A Notary Public of the State of Virginia
My Commission Expires: 9-30-2006

STATE OF NEW JERSEY)
) S.S.:
COUNTY OF Passaic)

I certify that on the 23 day of September, 2003, **JOHN W. CONNOR** personally came before me and acknowledged under oath, to my satisfaction, that this person signed, sealed and delivered this Deed as his act and deed, and made this Deed for the sum of Ten Thousand Dollars in lawful currency of the United States (US\$10,000.00) as the full and actual consideration for the transfer of title.

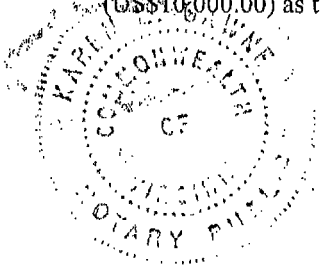


Francis W. Lufan

A Notary Public of the State of New Jersey
My Commission Expires: 9/16/06

STATE OF VIRGINIA)
) S.S.:
COUNTY OF Chesapeake)

I certify that on the 26 day of September, 2003, **LEONIE A. GLYNN** personally came before me and acknowledged under oath, to my satisfaction, that this person signed, sealed and delivered this Deed as her act and deed, and made this Deed for the sum of Ten Thousand Dollars in lawful currency of the United States (~~US\$10,000.00~~) as the full and actual consideration for the transfer of title.



A Notary Public of the State of Virginia
My Commission Expires: 3-31-07

RICHARD M. CONNOR, JR., MAURICE F. CONNOR, JOHN W. CONNOR and LEONIE A. GLYNN,

Grantor,

to

KENNETH T.J. LIN,

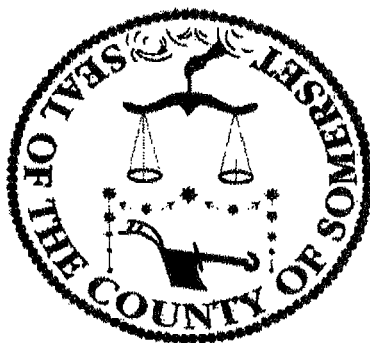
Grantee.

DEED

Dated as of September 29, 2003

Record and return to:

Stephen Tsai Law Offices
27 Larsen Court
Bridgewater, New Jersey 08807



BRETT A. RADI
SOMERSET COUNTY CLERK
20 GROVE STREET
P.O. BOX 3000
SOMERVILLE, NJ 08876-1262

Recorded: 03/01/2004 12:06:49 PM
Book: OPR 5548 Page: 1918-1922
Instrument No.: 2004015447
DEED 5 PGS \$70.00
CONSIDERATION: \$10,000.00
EXEMPTION: S
NJ REALTY TRANSFER FEE: \$40.00
Recorder: ADAMUS

DO NOT DISCARD



2004015447

Prepared By:

Stephen Tsai
STEPHEN TSAI, an Attorney at
Law of the State of New Jersey



2014031115

Re-Record

BRETT A. RADI COUNTY CLERK
SOMERSET COUNTY, NJ
2014 AUG 20 02:28:16 PM
BK: 6737 PG: 1108-1114
CONS: \$325,000.00 EXEMPT: N
NJ XFER FEE: \$0.00
INSTRUMENT # 2014031115

SP. LOW
6P93CKJE

DEED

554-575 Garfield Avenue, Somerset, New Jersey 08873

This Deed is made as of the 19th day of March, 2004, by and between **KENNETH T.J. LIN**, an individual with a primary residence located at 7 Orchard Road, Piscataway, New Jersey 08854 (the "Grantor"), and **WARREN CAPITAL, INC.**, a corporation of the State of New Jersey with a place of business located at 6 Westwood Court, Warren, New Jersey 70759 (the "Grantee").

The Grantor grants, conveys, and otherwise transfers ownership of the property described below to the Grantee. This transfer is made for the sum of Three Hundred Twenty-Five Thousand Dollars in lawful currency of the United States (US\$325,000.00) and other good and valuable consideration. The Grantor acknowledges receipt of this money.

The property consists of the land and all the buildings and structures on the land located at Block 556, Lots 2-11, in the Township of Franklin, County of Somerset, State of New Jersey, more commonly known as 554-575 Garfield Avenue, Somerset, New Jersey 08873 (the "Property"). The legal description is annexed hereto as Schedule A.

As to Tract One:

Being the same premises conveyed to the Grantor herein by Deed from Nan Shan Wu, dated September 21, 1995, and recorded on October 19, 1995 in the Somerset County Clerk's Office in Deed Book 2031, Page 190; and being the same premises conveyed to Nan Shan Wu by Deed from Kenneth T.J. Lin, dated December 28, 1988, and recorded on March 3, 1989 in Deed Book 1725, Page 425.

As to Tract Two:

Being the same premises conveyed to the Grantor herein by Deed from Gustave Cohen and Marcia Cohen, husband and wife, William Iaione, William Iaione, Executor of the Estate of Antonio Iaione; Timothy J. Shaheen and V. David Shaheen, Jr., Co-Trustees under the Victor D. Shaheen Inter Vivos Trust, dated February 5, 1992, and recorded on May 14, 1992 in the Somerset County Clerk's Office in Deed Book 1856, Page 765.

As to Tract Three:

Being the same premises conveyed to the Grantor herein by Deed from Richard M. Connor, Jr., Maurice F. Connor, John W. Connor and Leonie A. Glynn, dated September 29, 2003 and recorded on March 1, 2004 in the Somerset County Clerk's Office in Deed Book 5548, Page 1918; and being the same premises conveyed to Richard Magee Connor, Sr., by Deed from Emily B. Golden, widow and Lillian Buckmeister and John Buckmeister, her husband, dated September 2, 1958, and recorded on October 6, 1958 in the Somerset County Clerk's Office in Deed Book 928, Page 38.

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

PETER U LANFRIT, ESQ
3000 HADLEY RD
STE 1C
SOUTH PLAINFIELD NJ 07080



2004045936

BRETT A. RADI COUNTY CLERK
SOMERSET COUNTY, NJ
2004 JUN 03 02:01:54 PM
BK: 5596 PG: 3659-3662
CONS: \$325,000.00 EXEMPT: S
NJ XFER FEE: \$1,910.00
INSTRUMENT # 2004045936



www.vcea.org

Since 1972 • Consulting Civil, Environmental & Municipal Engineering
Land Surveying • Professional Planning • Landscape Architecture

Neil I. Van Cleef, P.E., L.S. & P.P.
Robert J. Clerico, P.E. & P.P.
Robert B. Heibell, P.E., L.S. & P.P.
Daniel A. Nagy, L.S. & P.P.
Samuel D. Costanzo, P.E. & P.P.

July 10, 2014

**Metes and Bounds Description
of Existing Lots 2 through 11 in Block 556
on the Franklin Township Tax Map**

Beginning at the point of intersection of the Westerly sideline and twenty-five feet (25') from the centerline of Garfield Avenue with the Northerly sideline and one hundred and fifty feet (150') from the centerline of State Highway Route 287, and from said point of beginning running; thence (1) along the Northerly sideline of State Highway Route 287 along a curve to the right having a radius of eleven thousand eight hundred fifty and zero hundredths feet (11,850.00') an arc length of one hundred twelve and fifty-three hundredths feet (112.53') with a chord bearing of North thirty-one degrees, fifty-six minutes, thirty-five seconds West (N-31°-56'-35"-W) and a chord distance of one hundred twelve and fifty-two hundredths feet (112.52') to a point; thence (2) along the lands of Lots 12, 13, 14, 15.01, 17.01 and 19 in Block 556 North nineteen degrees, four minutes, zero seconds East (N-19°-04'-00"-E) a distance of five hundred thirty-seven and eight hundredths feet (537.08') to a point; thence (3) along the lands of Lot 1 in Block 556 South seventy degrees, fifty-six minutes, zero seconds East (S-70°-56'-00"-E) a distance of one hundred and zero hundredths feet (100.00') to a point on the Westerly sideline of Garfield Avenue; thence (4) along the Westerly sideline of Garfield Avenue South nineteen degrees, four minutes, zero seconds West (S-19°-04'-00"-W) a distance of five hundred forty and zero hundredths feet (540.00') to a point; thence (5) still along the Westerly sideline of Garfield Avenue along a curve to the right having a radius of one hundred ninety and zero hundredths feet (190.00') an arc length of sixty-nine and forty-two hundredths feet (69.42') with a chord bearing of South twenty-nine degrees, thirty-one minutes, fifty-eight seconds West (S-29°-31'-58"-W) and a chord distance of sixty-nine and three hundredths feet (69.03') to the point and place of beginning.

Containing 57,422 square feet of land.

The herein described lands are known as Lots 2 through 11 in Block 556 on the Franklin Township Tax Map. These lands are further shown on a plan entitled "Minor Subdivision for Lots 2-11 in Block 556 situated in Franklin Township, Somerset County, New Jersey", as prepared by Van Cleef Engineering Associates and dated June 10, 2014.

Robert B. Heibell

Robert B. Heibell, New Jersey Professional Engineer & Land Surveyor
License No. 20792

Please Reply To:
CENTRAL NJ OFFICE • 32 Brower Lane, PO Box 5877 • Hillsborough NJ 08844 • 908.359.8291 • Fax: 908.359.1580

With Other Offices In:
Hamilton NJ • Lebanon NJ • Phillipsburg NJ • Parsippany NJ • Freehold NJ • Doylestown PA • Bethlehem PA • Wyomissing PA • Newark DE

Prohibit "A"

Municipality of Property Location: Twp. of Franklin 1808

Date 7/20/14

By [Signature]

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

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)

Deponent, Kenneth T.J. Lin (Name), being duly sworn according to law upon his/her oath deposes

and says that he/she is the Grantor in a deed dated 3/19/04

(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 556, Lot No. 2-11 located at 554-575 Garfield Avenue, Township of Franklin, Somerset County, New Jersey and annexed thereto. (Street Address, Town)

(2) CONSIDERATION: \$1.00 - 325,000 (Instructions 1 and 5) 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 is required.

(3A) REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions: (Instructions 5A and 7)

$$\text{Total Assessed Valuation} \div \text{Director's Ratio} = \text{Equalized Assessed Valuation}$$

\$ _____ ÷ _____ % = \$ _____

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: (Instruction 8)

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 the exemption symbol is insufficient. Explain in detail. **This Deed is being re-recorded to correct the legal description.**

(5) PARTIAL EXEMPTION FROM FEE: (Instruction 9) **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 the State's portion of the Basic, Supplemental and General Purpose Fee, 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 (Instruction 9)

- Grantor(s) 62 years of age or over*
- Resident of the State of New Jersey
- Owned and occupied by grantor(s) at time of sale
- Owners as joint tenants must all qualify
- One- or two-family residential premises

B. BLIND PERSON (Instruction 9)

- Grantor(s) legally blind*
- Owned and occupied by grantor(s) at time of sale
- One- or two-family residential premises
- Resident of the State of New Jersey
- Owners as joint tenants must all qualify

DISABLED PERSON (Instruction 9)

- Grantor(s) permanently and totally disabled*
- Grantor(s) receiving disability payments*
- Grantor(s) not gainfully employed*
- Owned and occupied by grantor(s) at time of sale
- One- or two-family residential premises
- Resident of the State of New Jersey
- Owners as joint tenants must all qualify

* IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction 9)

- Affordable according to HUD standards
- Reserved for occupancy
- Meets income requirements of region
- Subject to resale controls

(6) NEW CONSTRUCTION (Instructions 2, 10 and 12)

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

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 5, 12 and 14)

- No prior mortgage assumed or to which property is subject at time of sale
- No contributions to capital by either 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 the County Clerk or Register 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 Fifteenth day of July, 20 14

[Signature: Erin Santora]
ERIN SANTORA

[Signature: Kenneth T.J. Lin]
Signature of Deponent
3000 Hadley Road, Suite 1C
South Plainfield, New Jersey 07080
Deponent Address

Kenneth T.J. Lin
Grantor Name
7 Orchard Road
Piscataway, New Jersey 08854
Grantor Address at Time of Sale

XXX-XX-X 0 6 6
Last 3 digits in Grantor's Soc. Sec. No.

The Law Office of Peter U. Lanfrit, LLC
Name/Company of Settlement Officer



State of New Jersey

Waiver of Seller's Filing Requirement

of GIT/REP Forms and Payment for Corrected Deed with No Consideration
(C.55, P.L. 2004)

(Please Print or Type)

OWNER(S) INFORMATION:Name(s) Warren Capital, Inc.Current Resident Address 6 Westwood CourtCity, Town, Post Office Warren State NJ Zip Code 07059**PROPERTY INFORMATION (Brief Property Description):**Block(s) 556 Lot(s) 2-11 Qualifier _____Street Address 554-575 Garfield AvenueCity, Town, Post Office Somerset State NJ Zip Code 08873**OWNER(S) DECLARATION:**

The undersigned is (are) the title owner(s) of the real property identified under the "Property Information" section above. By presenting this declaration fully completed and signed by me (us), I (we) represent that the deed to which this form is attached is for corrective or confirmatory purposes only. In other words, the deed needs to be recorded or re-recorded solely due to a typographical, clerical, property description or other scrivener error or omission and there is no consideration for the corrective or confirmatory deed. The county recording officer will accept this form for recording along with such deed. The recording officer may also, however, continue to accept the GIT/REP-4 form with the Division's raised seal in lieu of the GIT/REP-4A. By checking this box I certify that the 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.

This waiver form may be presented to the appropriate county recording officer for recording along with the deed of the owner as identified in the information above. Accordingly, the county recording officer is hereby authorized to accept this waiver form in lieu of any other GIT/REP form without any further payment of any tax on estimated income gain pursuant to P.L. 2004, c. 55.

8/15/2014

Date

Signature (Owner) Kenneth Lin, President

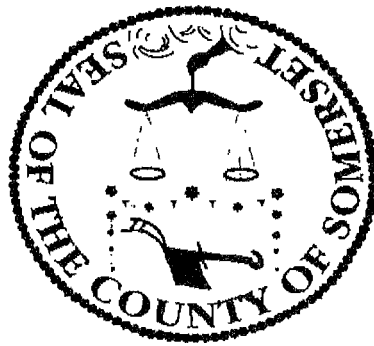
Please indicate if Power of Attorney or Attorney in Fact

7/29/2014

Date

Signature (Owner) Wendy Wu, Secretary

Please indicate if Power of Attorney or Attorney in Fact



BRETT A. RADI
SOMERSET COUNTY CLERK
20 GROVE STREET
P.O. BOX 3000
SOMERVILLE, NJ 08876-1262

Recorded: 06/03/2004 02:01:54 PM
Book: OPR 5595 Page: 3659-3662
Instrument No.: 2004045936
DEED 4 PGS \$60.00
CONSIDERATION: \$325,000.00
EXEMPTION: S
NJ REALTY TRANSFER FEE: \$1,910.00
Recorder: VILLANUEVA

DO NOT DISCARD



2004045936



BRETT A. RADI
SOMERSET COUNTY CLERK
20 GROVE STREET
P.O. BOX 3000
SOMERVILLE, NJ 08876-1262

Recorded: 08/20/2014 02:28:16 PM
Book: OPR 6737 Page: 1108-1114
Instrument No.: 2014031115
DEED 7 PGS \$93.00
CONSIDERATION: \$325,000.00
EXEMPTION: N

Recorder: ECKLES

DO NOT DISCARD



2014031115

Franklin Township

In Somerset County



Engineering Department

Scott M. Thomas, CFM
Senior Engineer

scott.thomas@twp.franklin.nj.us

Municipal Building
475 DeMott Lane
Somerset, NJ 08873
732.873.2500
Fax: 732.873.1059
www.franklintwpnj.org

MEMORANDUM

To: Planning Board

From: Scott M. Thomas, Senior Engineer

Cc: Thomas Zilinek, Township Engineer/Director, Department of Public Works

Date: January 29, 2015

RE: PLN-14-00009
Block 556, Lot 2-11
Warren Capital
554, 566, 570 & 574 Garfield Avenue

The Engineering Department has received the following *new or revised* documents in reference to the above application for a minor subdivision without variances:

- "Minor Subdivision for Lots 2-11 in Block 556", prepared by Van Cleef Engineering Associates, dated June 10, 2014 *revised to September 25, 2014.*
- "*Garfield Avenue Widening Plan for Lots 2-11 in Block 556*", prepared by Van Cleef Engineering Associates, dated December 30, 2014.

Project Information:

- The property is located on Garfield Avenue directly north of N.J.S.H. Interstate Route 287. The site is also approximately 60' south of St. George Place. The property is 57,422 square feet (1.32 acres) in size and is in the R-10 Residential Zone. The minimum lot area in the zone is 10,000 square feet or 20,000 square feet, if water and sewer are not available, such as is the case with this site. GIS information provided by the NJDEP indicates that no wetland areas exist on or adjacent to the property.
- Property consists of four tracts, all owned by the applicant, Warren Capital, Inc.
 - Block 566, Lots 2 through 6 – 554 Garfield Avenue
 - Block 566, Lot 7 – 566 Garfield Avenue
 - Block 566, Lots 8 & 9 – 574 Garfield Avenue

- Block 566, Lots 10 & 11 – 576 Garfield Avenue
- The applicant is proposing to subdivide the property into two lots conforming in size for the zone. There are no variances being requested as part of the application.

General Review Comments:

1. Should the Board act favorably on the application, the proposed lot numbers shall be as follows: – **Satisfied**
 - Block 556, Lots 2-7 & portion of Lot 8 – New Lot 2.01
 - Block 556, portion of Lot 8 & Lots 9-11 – New Lot 8.01
2. Subdivision Deeds with metes and bounds descriptions attached shall be submitted for review prior to filing with the Somerset County Clerk’s Office. – **Satisfied: Original deeds may now be submitted for signature.**
 - Block 556, Lot 2.01 – In Course #1 in the description, change Lot 2.02 to Lot 8.01. In the Seller’s Residency Certification, change the address to be 562 Garfield Avenue, not 652.
 - Block 556, Lot 8.01 – Description is acceptable. In the Seller’s Residency Certification, change the address to be 568 Garfield Avenue, not 658.
3. The Engineering Department recommends that the applicant be required to widen Garfield Avenue and to extend the curbing along the frontage of the proposed lots to Township standards. Storm drainage shall be provided, as necessary. The subdivision should not be perfected nor building permits be issued until the design is approved and bonding has been provided. – **Not satisfied: Top and bottom of curb elevations appear to be reversed where proposed curb meets existing. Correct proposed depressed curb elevation to be in accordance with detail. Provide engineering cost estimate for review.**
4. Due to the lack of existing or potential future sidewalk connections, the Engineering Department does not see the need for sidewalk construction. Should the Board agree to waive this requirement, the applicant should be required to make a payment-in-lieu of equivalent to the cost of sidewalk construction. – **Not satisfied: The engineering cost estimate is acceptable. Applicant shall now submit the payment-in-lieu of in the amount of \$11,668.22.**
5. For the building permit application, the applicant shall submit plans to include existing and proposed grading, proposed zoning setbacks, street trees, location of trees to be removed, geotechnical information, stormwater management, soil erosion details, and Franklin Township site construction details/notes, as applicable. – **Comment, only.**
6. Official street addresses shall be obtained from the Franklin Township 911 Coordinator. – **Satisfied**

7. All fees shall be paid by the applicant at the time of adoption of a resolution of site plan approval for the cost of making upgrades and modifications to the Tax Maps and geographic information system (GIS) (Section 112-329) – **Satisfied**
8. At the time the final plans are submitted for signature of the municipal officials, the applicant shall submit CAD-generated data files, prepared by a New Jersey licensed land surveyor, directly translatable into an identical image of the plan per the requirements of Section 112-329. – **Not satisfied**
9. Copies of any easements, exceptions, deviations, or liens on the property should be presented to the Board. - **Comment, only.**

Note: The Applicant is required to obtain either approvals or letter of no interest from the following agencies:

Outside Agencies:

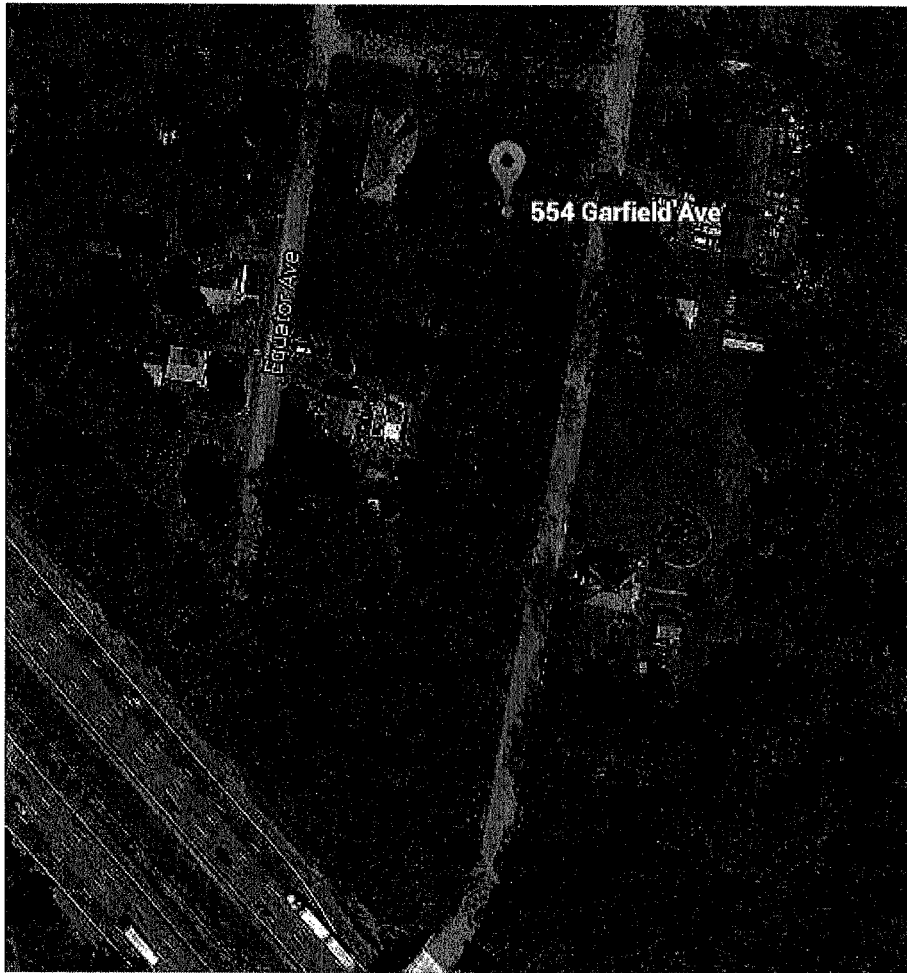
- Delaware Raritan Canal Commission – **Email dated 9/24/14**
- New Jersey Department of Environmental Protection (NJDEP)
- Somerset County Planning Board – **Letter dated 10/9/14**
- Somerset-Union Soil Conservation District
- Franklin Township Historic Commission

Township Departments:

- Franklin Township Historic Committee
- Franklin Township Fire Department
- Franklin Township Police Department
- Somerset County Health Department

The Engineering Department reserves the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.

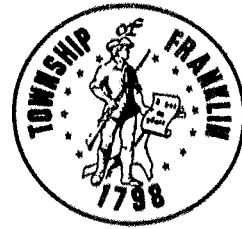
PLN-14-00009
Block 556, Lots 2-11
Warren Capital - Garfield Avenue



Block 556, Lots 2 through 11 - 554, 566, 574 & 576 Garfield Avenue.

Franklin Township

Somerset County, New Jersey



DEPARTMENT OF PLANNING AND ZONING

Planning – Zoning – Affordable Housing
Planning Board – Zoning Board of Adjustment

Municipal Building
475 DeMott Lane
Somerset, NJ 08873
732.873.2500
Fax: 732.873.0844
www.franklintwpnj.org

MEMORANDUM

To: Christine Woodbury, Secretary to the Board

From: Mark Healey, PP, AICP
Director of Planning

Date: January 28, 2015

RE: Warren Capital - Minor Subdivision (PLN-14-00009)
554,566,570&574 Garfield Avenue; Block 556, Lots 2-11

I submit the following report based on my review of the 1-sheet set of subdivision plans (dated 6/10/14 and revised 9/25/14) prepared by Van Cleef Engineering.

Upon review of the plans I find they have been revised to satisfactorily address conditions of approval pertaining to my review.

I defer to Engineering regarding review of the deed prior to, and subsequent to, filing.

The following will be required prior to issuance of building permits:

- The applicant would need to provide the tree replacement calculations per Chapter 222, Trees, and propose required tree replacement and/or payment-in-lieu, on a per lot basis.
- Construction of the homes will be subject to the payment of affordable housing fees per the Development Ordinance, on a per lot basis.
- Street trees must be provided in areas of the site to be cleared, while street trees would not be required where the site is to remain in its existing wooded condition, on a per lot basis.
- Applicant shall make payment-in-lieu of constructing a sidewalk equivalent to the cost of sidewalk construction, on a per lot basis.
- Proposed roadway expansion and extension of curbs as proposed on plans. I defer to Engineering with respect this matter and to the timing of the improvements (e.g., prior to issuance of building permit on either lot or lot 2.01).

FRANKLIN TOWNSHIP

Approved Cost Estimate

WARREN CAPITAL (GARFIELD AVENUE WIDENING)
554,556,570, & 574 GARFIELD AVENUE BLOCK 556 LOT 2.01, 8.01
DOCKET# PLN-14-00009

ITEM NO.	PAY ITEM	PAY UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	EARTHWORK, ROADWAY	CY	85	\$5.50	\$467.50
2	SAW CUT EX. EDGE OF PAVEMENT	LF	336	\$5.00	\$1,680.00
3	SOIL AGG. 4" THK., GRANUAL BASE	SY	170	\$100.00	\$17,000.00
4	I-2 BITUMINOUS, 4" THL., BASE	SY	170	\$16.50	\$2,805.00
5	I-5 BITUMINOUS 1-1/2" THK., SURFACE	SY	170	\$12.00	\$2,040.00
6	SWEEP AN TACK	SY	170	\$0.50	\$85.00
7	DRIVEWAY APRONS	EA	2	\$600.00	\$1,200.00
8	CONCRETE CURB	LF	336	\$28.00	\$9,408.00
9	15" RCP, CLASS III	LF	8	\$47.50	\$380.00
10	TYPE "B" INLET	EA	1	\$2,600.00	\$2,600.00
11	HEADWALL, 15" RCP	EA	1	\$1,100.00	\$1,100.00
12	TOPSOIL, SEED AND MULCH	SY	224	\$1.50	\$336.00
13	INLET PROTECTION	EA	2	\$175.00	\$350.00
14	AS-BUILT AND CAD PLAN	LS	1	\$2,500.00	\$2,500.00

TOTAL \$41,951.50
Plus 20% Contingencies \$8,390.30
TOTAL BOND AMOUNT \$50,341.80

OR

90% BOND	\$45,307.62
PLUS	
10% CASH	\$5,034.18

REVIEWED AND APPROVED BY

March 16, 2015
DATE

5% Inspection Escrow \$2,517.09

Franklin Township
Engineering Department
475 Demott Lane
Somerset, NJ 08873
732-873-2500 extension 6230



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Robert J. Clerico, P.E. & P.P.
Robert B. Heibell, P.E., L.S. & P.P.
Daniel A. Nagy, L.S. & P.P.
Samuel D. Costanzo, P.E. & P.P.

July 10, 2014
January 05, 2015

**Metes and Bounds Description
of Lot 2.01 in Block 556
on the Franklin Township Tax Map**

Beginning at a point on the Westerly sideline and twenty-five feet (25') from the centerline of Garfield Avenue, said point being the following two courses from the intersection of the Westerly sideline of Garfield Avenue with the Northerly sideline and one hundred and fifty feet (150') from the centerline of State Highway Route 287; thence (1) along the Westerly sideline of Garfield Avenue along a curve to the left having a radius of one hundred ninety and zero hundredths feet (190.00') an arc length of sixty-nine and forty-two hundredths feet (69.42') with a chord bearing of North twenty-nine degrees, thirty-one minutes, fifty-eight seconds East(N-29°-31'-58"-E) and a chord distance of sixty-nine and three hundredths feet (69.03') to a point; thence (2) still along the Westerly sideline of Garfield Avenue North nineteen degrees, four minutes, zero seconds East (N-19°-04'-00"-E) a distance of one hundred sixty-six and zero hundredths feet (166.00') to the point of beginning and running; thence (1) along the lands of Lot 8.01 in Block 556 North seventy degrees, fifty-six minutes, zero seconds West (N-70°-56'-00"-W) a distance of one hundred and zero hundredths feet (100.00') to a point; thence (2) along the lands of Lots 13, 14, 15.01, 17.01 and 19 in Block 556 North nineteen degrees, four minutes, zero seconds East (N-19°-04'-00"-E) a distance of three hundred seventy-four and zero hundredths feet (374.00') to a point; thence (3) along the lands of Lot 1 in Block 556 South seventy degrees, fifty-six minutes, zero seconds East (S-70°-56'-00"-E) a distance of one hundred and zero hundredths feet (100.00') to a point on the Westerly sideline of Garfield Avenue; thence (4) along the Westerly sideline of Garfield Avenue South nineteen degrees, four minutes, zero seconds West (S-19°-04'-00"-W) a distance of three hundred seventy-four and zero hundredths feet (374.00') to the point and place of beginning.

Containing 37,400 square feet of land.

The herein described lands are known as Lot 2.01 in Block 556 on the Franklin Township Tax Map. These lands are further shown on a plan entitled "Minor Subdivision for Lots 2-11 in Block 556 situated in Franklin Township, Somerset County, New Jersey", as prepared by Van Cleef Engineering Associates and dated June 10, 2014.

Robert B. Heibell, New Jersey Professional Engineer & Land Surveyor
License No. 20792

F:\Jobfile 1323FS\01-1323fs_Eng Cor M&BD 2.01-Block 556-Lin-RBH-sc-7-10-14-R01-05-15 (3).doc

Please Reply To:

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Samuel D. Costanzo, P.E. & P.P.

July 10, 2014
Revised September 25, 2014

**Metes and Bounds Description
of Lot 8.01 in Block 556
on the Franklin Township Tax Map**

Beginning at the point of intersection of the Westerly sideline and twenty-five feet (25') from the centerline of Garfield Avenue with the Northerly sideline and one hundred and fifty feet (150') from the centerline of State Highway Route 287, and from said point of beginning running; thence (1) along the Northerly sideline of State Highway Route 287 along a curve to the right having a radius of eleven thousand eight hundred fifty and zero hundredths feet (11,850.00') an arc length of one hundred twelve and fifty-three hundredths feet (112.53') with a chord bearing of North thirty-one degrees, fifty-six minutes, thirty-five seconds West (N-31°-56'-35"-W) and a chord distance of one hundred twelve and fifty-two hundredths feet (112.52') to a point; thence (2) along the lands of Lots 12 and 13 in Block 556 North nineteen degrees, four minutes, zero seconds East (N-19°-04'-00"-E) a distance of one hundred sixty-three and eight hundredths feet (163.08') to a point; thence (3) along the lands of Lot 2.01 in Block 556 South seventy degrees, fifty-six minutes, zero seconds East (S-70°-56'-00"-E) a distance of one hundred and zero hundredths feet (100.00') to a point on the Westerly sideline of Garfield Avenue; thence (4) along the Westerly sideline of Garfield Avenue South nineteen degrees, four minutes, zero seconds West (S-19°-04'-00"-W) a distance of one hundred sixty-six and zero hundredths feet (166.00') to a point; thence (5) still along the Westerly sideline of Garfield Avenue along a curve to the right having a radius of one hundred ninety and zero hundredths feet (190.00') an arc length of sixty-nine and forty-two hundredths feet (69.42') with a chord bearing of South twenty-nine degrees, thirty-one minutes, fifty-eight seconds West (S-29°-31'-58"-W) and a chord distance of sixty-nine and three hundredths feet (69.03') to the point and place of beginning.

Containing 20,022 square feet of land.

The herein described lands are known as Lot 8.01 in Block 556 on the Franklin Township Tax Map. These lands are further shown on a plan entitled "Minor Subdivision for Lots 2-11 in Block 556 situated in Franklin Township, Somerset County, New Jersey", as prepared by Van Cleef Engineering Associates and dated June 10, 2014, last revised September 25, 2014.

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