

# MINOR SUBDIVISION PLAN

FOR

## B9 SCHOOLHOUSE OWNER, LLC

BLOCK 514, LOT 60; TAX MAP SHEET #71 - LATEST REV. DATE 11/01/1987

96-104 SCHOOLHOUSE ROAD

TOWNSHIP OF FRANKLIN

SOMERSET COUNTY, NEW JERSEY

### 200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT
ROLLER ROAD LLC PO BOX 375 DEAL, NJ 07723	182	2
BURKE, JOHN J. 3408 SUNSET AVE OCEAN, NJ 07712	182	3
3413 ROSE AVENUE, LLC 3414 ROSE AVENUE OCEAN, NJ 07712	182	4
GARCED, HUMBERTO & CATHERINE 3411 ROSE AVE OCEAN, NJ 07712	182	5
BURKE, JOHN J. 3408 SUNSET AVE OCEAN, NJ 07712	182	6, 7
DEFRANCO REAL ESTATE HOLDINGS, LLC 1005 LYNN AVENUE POINT PLEASANT, NJ 08742	183	1
ZEVARIA FAMILY LP 729 BRICK BLVD BRICK, NJ 08723	183	6, 7
BRELLE AVENUE, LLC PO BOX 777 OKANURST, NJ 07755	184	1
TWP OF OCEAN 399 MONMOUTH RD OKANURST, NJ 07755	184	2, 8, 12, 185.1, 186.3
BRELLE AVENUE, LLC PO BOX 777 OKANURST, NJ 07755	184	4
NEW JERSEY AMERICAN WATER COMPANY P.O. BOX 5602 CHERRY HILL, NJ 08034	184	5
MON COONS WATER CO C/O NJ AMER WATER CO P.O. BOX 5602 CHERRY HILL, NJ 08034	184	6
TWP OF OCEAN C/O CROWN CASTLE # 801216 4017 WASHINGTON RD PMB353 MCHESTER PA 15317	184	7, 9, 02
TWP OF OCEAN 399 MONMOUTH RD OKANURST, NJ 07755	188	3, 1, 01
ANDANTE USA INC 1705 VALLEY RD OCEAN, NJ 07712	189	2

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLETES WITH THE PROVISIONS OF THE REORDENANCE ACT N.J.S.A. 46:26 B2 & 3. THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022 WHICH DATE IS WITHIN (190) DAYS OF THE DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED.

PLANNING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW" P.L. 1976, C.291 (C.O.4550-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

TOWNSHIP OF FRANKLIN  
MUNICIPAL CLERK \_\_\_\_\_

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE REORDENANCE ACT, RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

TOWNSHIP OF FRANKLIN ENGINEER \_\_\_\_\_

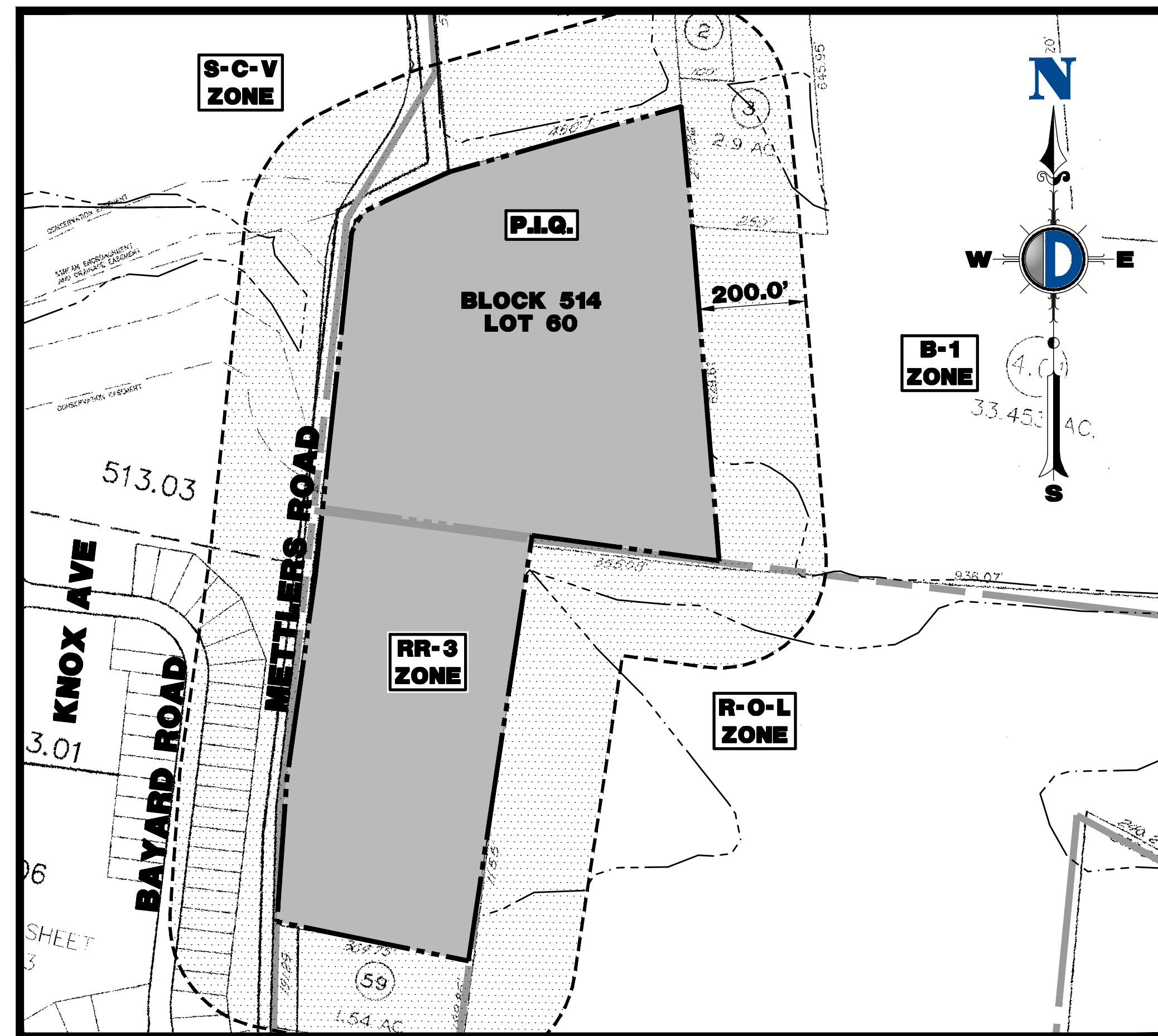
APPROVED BY THE PLANNING BOARD OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.

CHAIRMAN \_\_\_\_\_

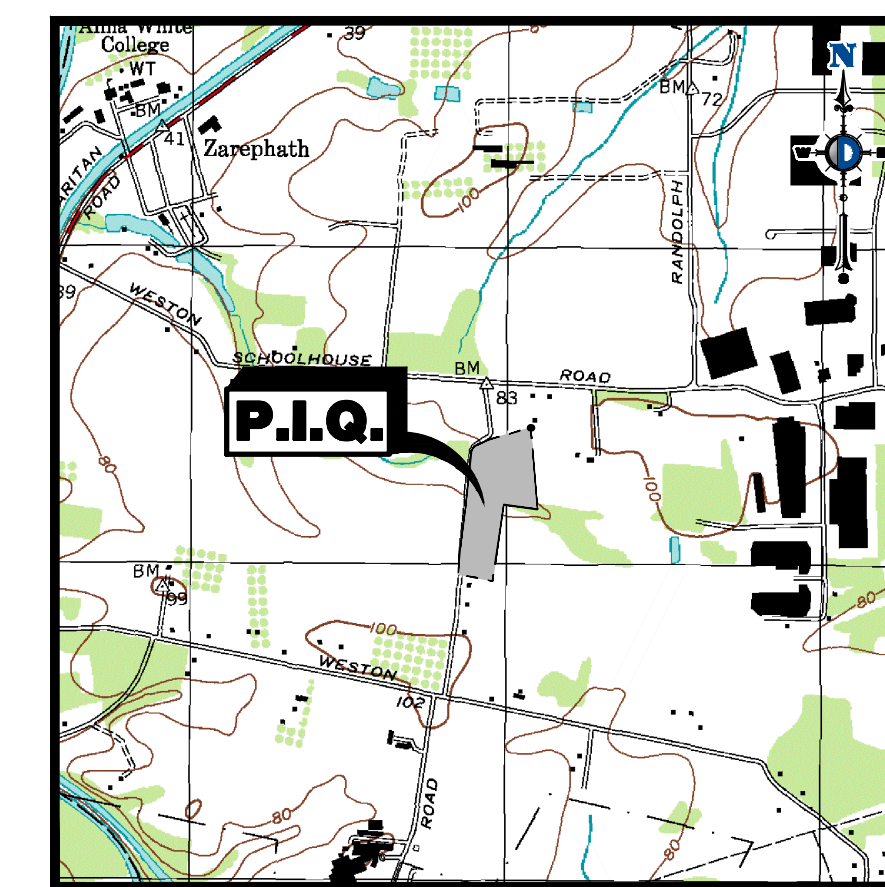
SECRETARY \_\_\_\_\_

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLETES WITH THE "APPLICABLE SECTIONS OF TITLE 46 OF THE REVISED STATUTES (N.J.S.A. 46:26A-1 THROUGH N.J.S.A. 46:26B-8 ET SEQ.) AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR WILL BE SET.

*Craig Black*  
 CRAIG BLACK  
 PROFESSIONAL ENGINEER AND LAND SURVEYOR  
 N.J. LICENSE NO. 246804257400



AREA MAP  
1" = 200'

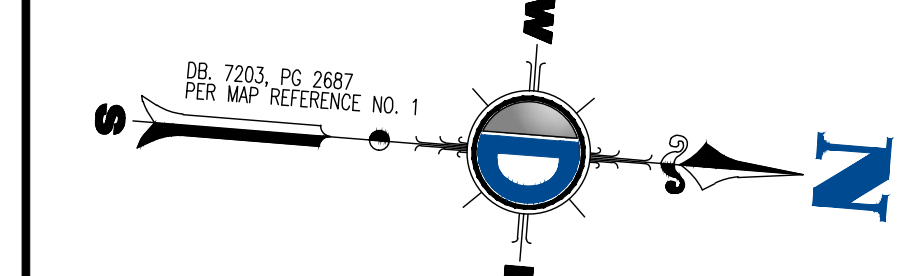


KEY MAP  
1" = 2000'

DYNAMIC SURVEY, LLC BOUNDARY & TOPOGRAPHIC SURVEY • HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT • ALTA/NSPS LAND TITLE • FOUNDATION LOCATION • FINAL SURVEYS 40 Main Street - 3rd Floor Toms River, NJ 08753 T: 287.980.0216 F: 287.685.0361 www.dynamic-survey.com	TITLE: <b>MINOR SUBDIVISION PLAN</b>	
	PROJECT: <b>B9 SCHOOLHOUSE OWNER LLC</b>	JOB No: 3566-99-0055 DATE: 06/15/2022
	BLOCK 514, LOT 60 96-104 SCHOOLHOUSE ROAD TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY	FIELD BY: CFK/JRC SCALE: (H) AS SHOWN DRAWN BY: UV/JJT SHEET No: <b>1</b> CHECKED BY: BVT/RP
	CRAIG BLACK <i>Craig Black</i> PROFESSIONAL ENGINEER & LAND SURVEYOR NEW JERSEY LICENSE NO. 246804257400	STAKEOUT CHECK DATE STAKEOUT CHECK DATE DSURVEY Client Code: 3566 Rev. # 0



Product: 06/16/22 - 9:03 AM, By: thompson, File: V:\PROJECTS\3566\_Like\_Industrial\_Management\_LLC\3566-Frontal-Schoolhouse RD\DWG\3566SUBDIVISION.dwg, 24/06/2022, Substation

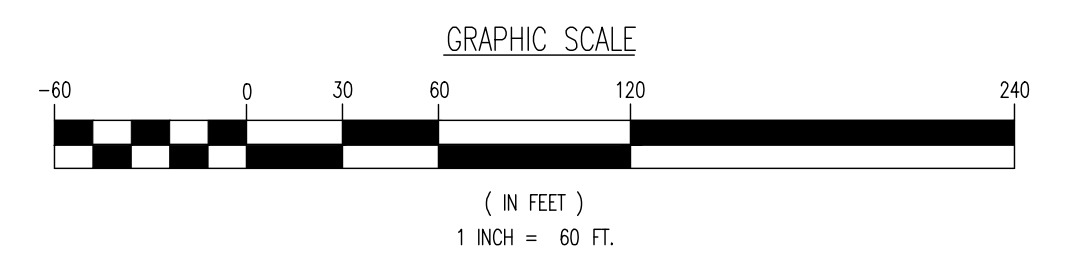
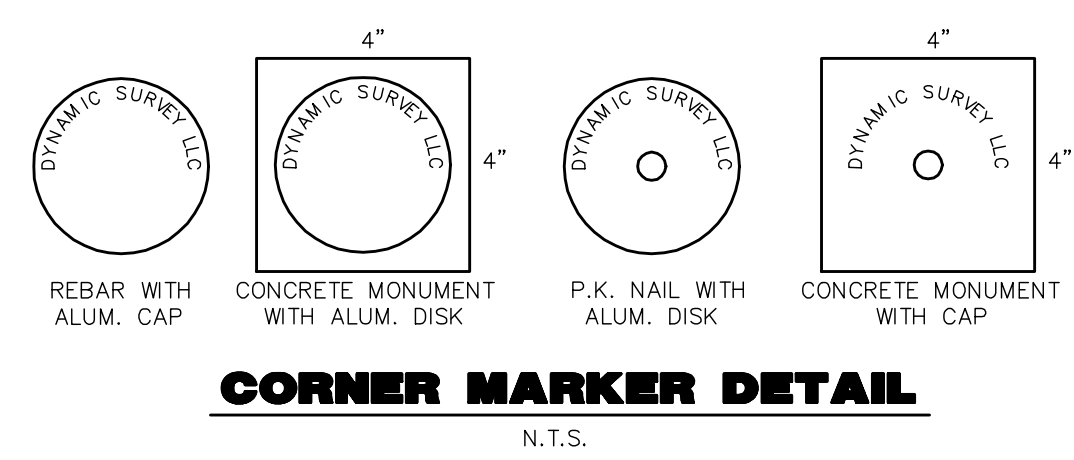


**GENERAL NOTES**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - BOUNDARY & TOPOGRAPHIC SURVEY
  - DYNAMIC SURVEY, LLC
  - 1904 MAIN STREET
  - LAKE COMO, NY 10719
  - SURVEYOR FILE NO. 3566-99-0055
- APPLICANT: B9 SCHOOLHOUSE OWNER LLC, 90 PARK AVENUE-3RD FLOOR, NEW YORK, NY 10013
- OWNER: B9 SCHOOLHOUSE OWNER LLC, 90 PARK AVENUE-3RD FLOOR, NEW YORK, NY 10013
- PARCEL DATA: BLOCK 514, LOT 60, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY
- ZONE: B-1 (BUSINESS AND INDUSTRY) ZONE, RR-3 (RURAL RESIDENTIAL) ZONE
- EXISTING USE: UNDEVELOPED
- COORDINATE VALUES SHOWN HEREON ARE IN THE NAD 83 (2011) DATUM PER MAP REFERENCE NO. 1 (LISTED HEREON)
- SCHEDULE OF ZONING REQUIREMENTS (§112 ATTACHMENT 2)

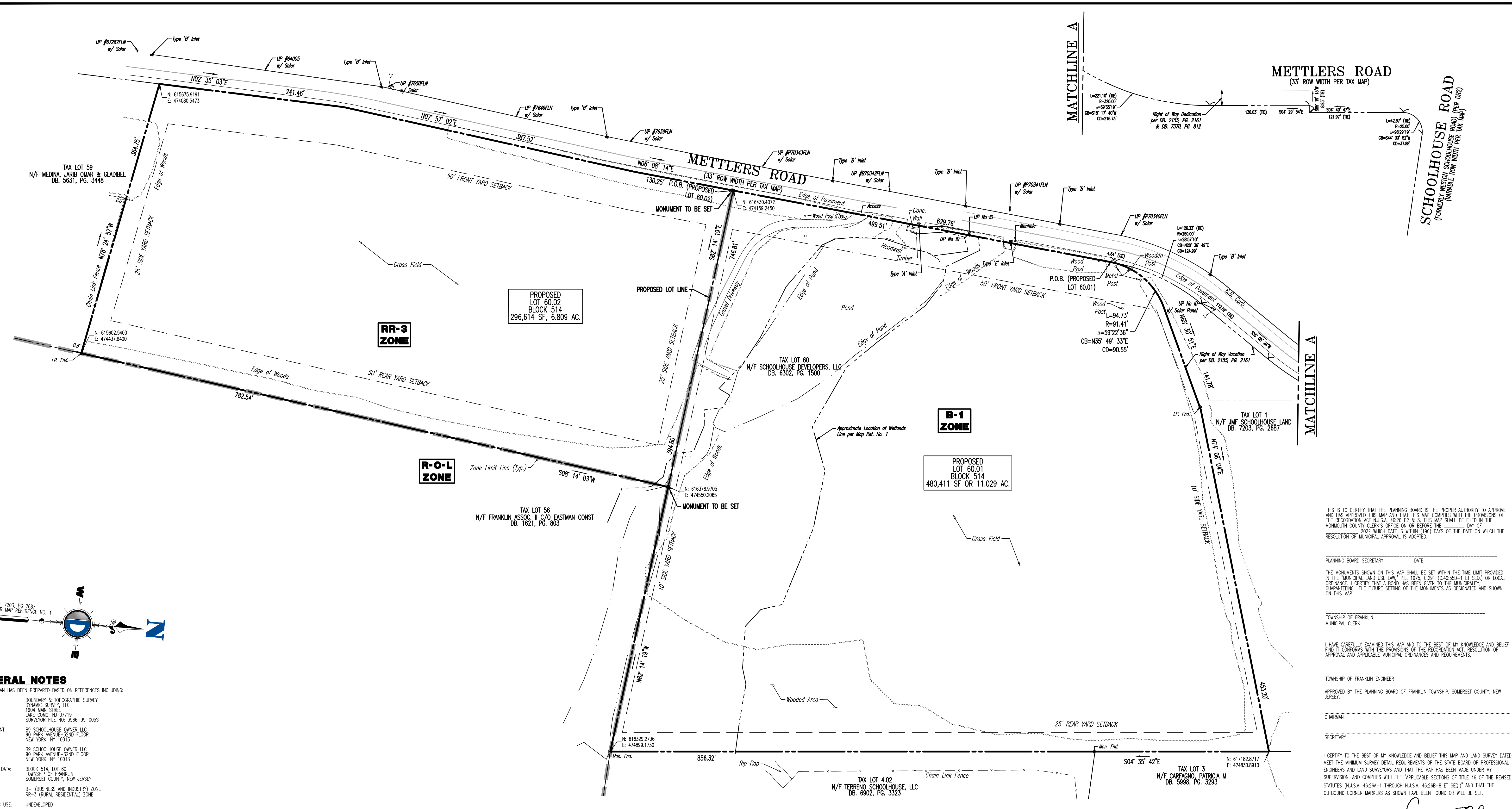
ZONE REQUIREMENT	ZONE B-1 [1][2]	ZONE RR-3	EXISTING LOT 60	PROPOSED LOT 60.01	PROPOSED LOT 60.02
MINIMUM LOT AREA	2 AC	3 AC	777,025 SF (17.838 Ac)	480,411 SF (11.029 Ac)	296,614 SF (6.809 Ac)
MINIMUM LOT FRONTAGE	150 FT	200 FT	1,258 FT	500 FT	759 FT
MINIMUM FRONT YARD SETBACK	50 FT	50 FT [3]	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	25 FT	50 FT	N/A	N/A	N/A
MINIMUM SIDE YARD SETBACK	10 FT	25 FT	N/A	N/A	N/A
MINIMUM COMBINED SIDE YARD SETBACK	50 FT	75 FT	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.5	N/A	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	5 STORES (65 FT)	N/A	N/A	N/A	N/A
MAXIMUM LOT COVERAGE (BY BUILDINGS)	50 %	N/A	N/A	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	60 %	N/A	1%	0%	1%

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE  
 [1]: THE FOLLOWING BUILDING SETBACKS SHALL APPLY TO BUILDINGS TALLER THAN FIFTY (50) FEET IN BUILDING HEIGHT: FRONT YARD - SEVENTY-FIVE (75) FEET; ANY ONE SIDE YARD - FORTY (40) FEET; TOTAL OF TWO SIDE YARDS - ONE-HUNDRED (100) FEET; REAR YARD - ONE-HUNDRED (100) FEET.  
 [2]: NO BUILDING SHALL BE LOCATED WITHIN ONE-HUNDRED (100) FEET OF AN ABUTTING PROPERTY LOCATED WITHIN A RESIDENTIAL DISTRICT INCLUDING THE PAC, S/CV, C/MWR AND C-R ZONES. SUCH SETBACKS SHALL INCREASE TO ONE-HUNDRED AND FIFTY (150) FEET FOR BUILDINGS TALLER THAN FIFTY (50) FEET IN BUILDING HEIGHT.  
 [3]: EXCEPT FOR LOTS ON AN ARTERIAL STREET, IN WHICH CASE AN ADDITIONAL FIFTEEN (15) FEET SHALL BE REQUIRED, IN THE CASE OF ALL MAJOR SUBDIVISIONS, NO THREE ADJACENT STRUCTURES LOCATED ON THE SAME SIDE OF A STREET SHALL HAVE THE SAME FRONT YARD DEPTH. THE MINIMUM REQUIRED DIFFERENCE OF FRONT YARD DEPTH SHALL BE THREE (3) FEET.



**MAP REFERENCES**

- A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, LINK INDUSTRIAL MANAGEMENT LLC, BLOCK 514, LOTS 1, 2, 3, & 50, 96-104 SCHOOLHOUSE ROAD, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, PREPARED BY DYNAMIC SURVEY, LLC, DATED 09/20/2021 AND REVISED THROUGH 01/05/2022.
- A PLAN ENTITLED "OVERALL SITE PLAN, B9 SCHOOLHOUSE OWNER LLC, PROPOSED WAREHOUSES, BLOCK 514, LOTS 1, 2, 3, & 50, 96-104 SCHOOLHOUSE ROAD, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, PREPARED BY DYNAMIC ENGINEERING, P.C., DATED 04/01/2022 AND REVISED THROUGH 05/03/2022.



THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLETES WITH THE PROVISIONS OF THE RECORDATION ACT N.J.S.A. 46:26 B2 & 3. THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF 2022 WHICH DATE IS WITHIN (150) DAYS OF THE DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED.

PLANNING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, C.291 (C.40:250-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.  
 TOWNSHIP OF FRANKLIN MUNICIPAL CLERK \_\_\_\_\_  
 I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE RECORDATION ACT, RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.  
 TOWNSHIP OF FRANKLIN ENGINEER \_\_\_\_\_  
 APPROVED BY THE PLANNING BOARD OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.  
 CHAIRMAN \_\_\_\_\_  
 SECRETARY \_\_\_\_\_

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLETES WITH THE "APPLICABLE SECTIONS OF TITLE 46 OF THE REVISED STATUTES (N.J.S.A. 46:26A-1 THROUGH N.J.S.A. 46:26B-5 ET SEQ.) AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR WILL BE SET.  
 CRAIG BLACK  
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**DYNAMIC SURVEY, LLC**  
 BOUNDARY & TOPOGRAPHIC SURVEY • HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT • ALTA/NSPS LAND TITLE • FOUNDATION LOCATION • FINAL SURVEYS  
 Lake Como, New Jersey 1-732-749-8780 | Chester, New Jersey 1-763-877-7227 | Newark, New Jersey 1-973-255-7200 | Tom's River, New Jersey 1-732-749-8780  
 Allen, Texas 1-972-234-2100 | Austin, Texas 1-512-446-2446 | Houston, Texas 1-281-789-6400 | Doral, Florida 1-561-921-8510  
 New Orleans, Louisiana 1-225-485-0276 | Philadelphia, Pennsylvania 1-215-253-6888 | Salt Lake City, Utah 1-616-996-4400

**MINOR SUBDIVISION PLAN**  
 PROJECT: B9 SCHOOLHOUSE OWNER LLC  
 BLOCK 514, LOT 60  
 96-104 SCHOOLHOUSE ROAD  
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY  
 JOB No: 3566-99-0055 DATE: 06/15/2022  
 FIELD BY: CFK/JRT SCALE: (H) 1"=60'  
 DRAWN BY: UV/JRT SHEET No: 2  
 CHECKED BY: BVJ/RP  
 STAKEOUT CHECK DATE  
 STAKEOUT CHECK DATE  
 DSURVEY Client Code: 3566 Rev. # 0