

MINOR SUBDIVISION PLAN

FOR

B9 SCHOOLHOUSE OWNER, LLC

BLOCK 514, LOTS 1, 2, 3 & 60; TAX MAP SHEET #71 - LATEST REV. DATE 11/01/1987

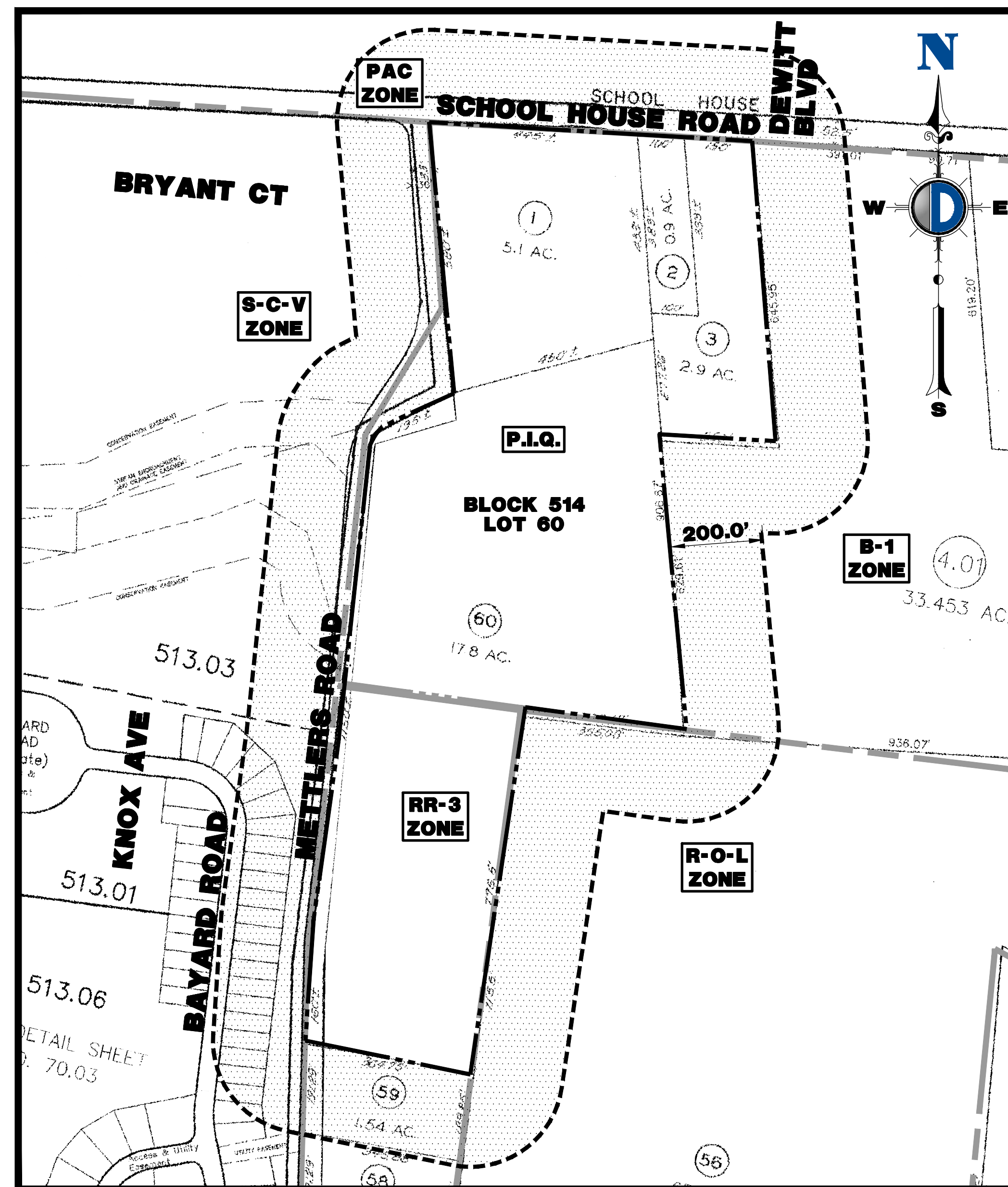
96-104 SCHOOLHOUSE ROAD

TOWNSHIP OF FRANKLIN

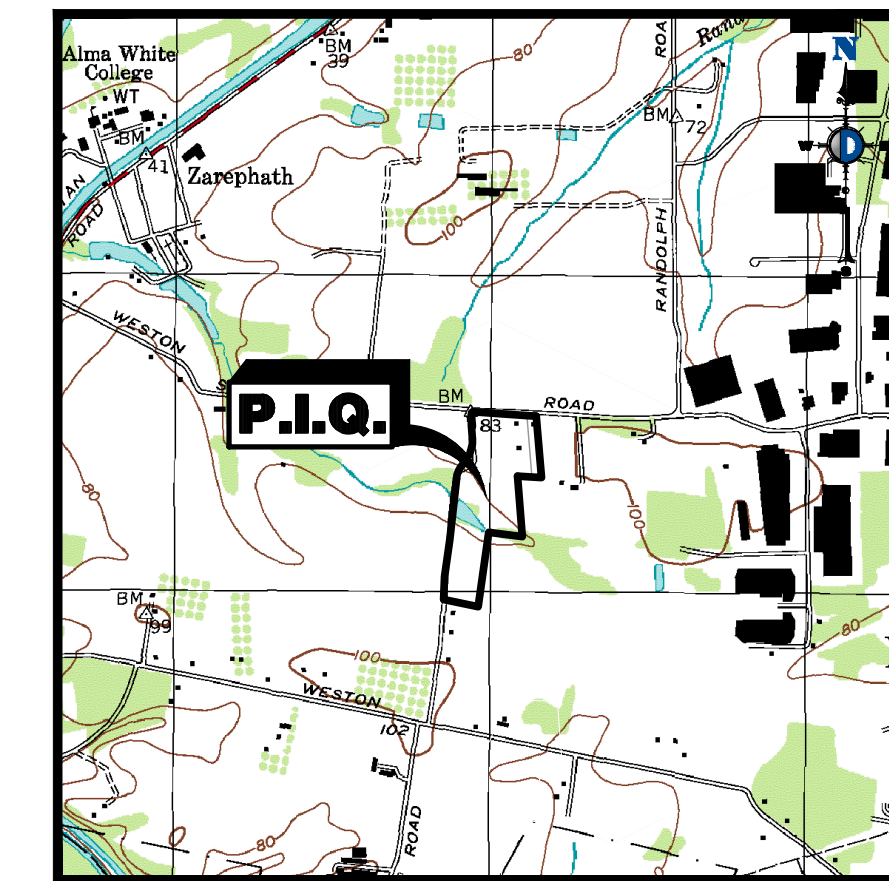
SOMERSET COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT	OWNER	AREA	ACRES
KAVATIL, TAL, AMER, MICHAEL TAGI 18 BUCK COURT SOMERSET, NJ 08873	516.02	91	GOODMAN, STUART F & SUSAN 71 BRAYD ROAD SOMERSET, NJ 08873	513.03	4
BIRBAUM, SHARON A & SOND, NAPLA 27 BUCK COURT SOMERSET, NJ 08873	516.02	93	SANDY, ANN MARIE 27 BRAYD ROAD SOMERSET, NJ 08873	513.03	22
SOMMERFIELD, AT FRANKLIN LLC 800 RIVINGTON ROAD FRANKLIN, NJ 08609	516.02	89	SAHAI, LINDAK & NAMIA 13 BRAYD ROAD SOMERSET, NJ 08873	513.03	23
WAS, VALENTIA & WAS, TRUPPI 18 BUCK COURT SOMERSET, NJ 08873	516.02	92	CHE, F. CALVIN, LLC C/O CHART PROPERTIES BOSTON, MA 02118	514	4.03
SURI, BAW & HEMALATA 18 BUCK COURT SOMERSET, NJ 08873	516.02	90	FRANKLIN ASSOC. I C/O DODMAN CONST 151 W. W. PELICANT AVE FRANKLIN, NJ 08609	513.03	24
LIW, MICHAEL, PROSITREE 18 BUCK COURT SOMERSET, NJ 08873	513.03	13	DE FURIA, GINA 61 BRAYD ROAD SOMERSET, NJ 08873	513.03	9
CAVALI, PABLO R & CAROL A 43 WETTERS RD SOMERSET, NJ 08873	514	58	FARDJANSON, MARIAN 61 BRAYD ROAD SOMERSET, NJ 08873	513.03	8
VENKATACHALAM, V & ALKANNAM 18 BUCK COURT SOMERSET, NJ 08873	513.03	16	ROBINSON, DANIEL H & BEVERLY 61 BRAYD ROAD SOMERSET, NJ 08873	513.03	6
SHAH, RAJESH 18 BUCK COURT SOMERSET, NJ 08873	513.03	14	COMMON WALK HOMEOWNERS ASSOC, INC. 100 TANN, WALK BLVD SOMERSET, NJ 08873	513.01	1.02, 15.01 39
FRANKLIN ASSOC. I C/O DODMAN CONST 151 W. W. PELICANT AVE FRANKLIN, NJ 08609	514	56	SOMMERFIELD, AT FRANKLIN LLC 800 RIVINGTON ROAD FRANKLIN, NJ 08609	516.02	56, 61.01, 94
SCHWARTZ, JERRY HOWARD (TRUSTEES) 89 BRAYD ROAD SOMERSET, NJ 08873	513.03	5	BRANT, STEVEN & JAN 28 BRAYD COURT SOMERSET, NJ 08873	513.47	28
TELL, HENRIETTA 89 BRAYD ROAD SOMERSET, NJ 08873	513.03	12	YAU, CHUNG MING & TANG, MARY 28 BRAYD COURT SOMERSET, NJ 08873	513.47	31
WENGER, STEVEN & ELLEN 89 BRAYD ROAD SOMERSET, NJ 08873	513.03	15	MARSHALL, DWYANA & SHWINTOLA 28 BRAYD COURT SOMERSET, NJ 08873	513.47	30
SMITH, LYN H & SUSAN P 89 BRAYD ROAD SOMERSET, NJ 08873	513.03	7	KARUS, GEORGE A & DORIS M 28 BRAYD COURT SOMERSET, NJ 08873	513.47	29
BENS, CHAROLAN & SUN, ZHAN 89 BRAYD ROAD SOMERSET, NJ 08873	513.03	10	PARADISE, STEVEN S & JANE K 28 BRAYD COURT SOMERSET, NJ 08873	513.47	27
MEDINA, ANNE OWAN & GLADIEL 89 BRAYD ROAD SOMERSET, NJ 08873	514	59	BERNE, JAMES J & NANCY ELAINE 28 BRAYD COURT SOMERSET, NJ 08873	513.47	26
MORLEY, ROBERT W 89 BRAYD ROAD SOMERSET, NJ 08873	513.03	11	MARSHALL, DWYANA & SHWINTOLA 28 BRAYD COURT SOMERSET, NJ 08873	513.47	25
BOROWSKI, JOSEPH & ARENE TRUSTEES 89 BRAYD ROAD SOMERSET, NJ 08873	513.03	3	CERILLO, JOHN & EMILIE 30 BRAYD COURT SOMERSET, NJ 08873	513.47	24
CHOKWITZ, SSA & BERENICE 37 BRAYD RD SOMERSET, NJ 08873	513.03	21	FRANKLIN ASSOC. I C/O EASTMAN CONST 151 W. W. PELICANT AVE FRANKLIN, NJ 08609	514	56
MURPHY, SALESBARA (TRUSTEE) 89 BRAYD RD SOMERSET, NJ 08873	513.03	17	ALSO TO BE NOTICED: RIGHT-OF-WAY DEPARTMENT PROJECTS: PINE LAKE COMPANY PO BOX 304 LIMESIDE, PA 18049-0304 BUSINESS MANAGER CHANG, CAROL 270 HANCOCK RD HILLSBOROUGH, NJ 08844		
FRANKLIN ASSOC. I C/O DODMAN CONST 151 W. W. PELICANT AVE FRANKLIN, NJ 08609	514	4.02	SOMERSET TOWNSHIP RIGHT OF WAY DEPT MUNICIPAL COMPLEX 505 FRIEDLAND ROAD SOMERSET, PA 18808		
DE GANCI, THOMAS & NANCY 89 BRAYD ROAD SOMERSET, NJ 08873	513.03	19			
FLAVIER, MICHAEL F & GINA, MARIE K 89 BRAYD ROAD SOMERSET, NJ 08873	513.03	20			
KUMAR, JOHN 43 BRAYD RD SOMERSET, NJ 08873	513.03	20			



AREA MAP
1" = 200'



KEY MAP
1" = 2000'



REV.	DATE	REVISED PER COMMENTS	BY
1	11/20/22		
2	12/12/22		

SURVEY LEGEND:

(MR)	MAP REFERENCE	⊕	BENCHMARK
(DR)	DEED REFERENCE	⊕	CONC. MONUMENT FND
(ST)	SURVEY	⊕	CONC. MONUMENT SET
(BS)	BOTTOM OF STRUCTURE	⊕	IP / LB. FND
(TS)	TOP OF STRUCTURE	⊕	IP / LB. SET
(AK)	ALSO KNOWN AS	⊕	STAKE FND
(FK)	FORMERLY KNOWN AS	⊕	STAKE SET
(C/L)	CENTERLINE	⊕	PK W/L FND
(SPE)	SPLIT ELEVATIONS	⊕	PK W/L SET
(QTR)	QUARTER ELEV.	⊕	DRILL HOLE FND
(TOP)	TOP OF CURB ELEV.	⊕	DRILL HOLE SET
(FND)	FIND FLOOR ELEV.	⊕	SURVEY STONE FND
(GFL)	GARAGE FLOOR ELEV.	⊕	SURVEY STONE FND
(BOT)	BOTTOM OF WALL ELEV.	⊕	CROSS CUT FOUND
(TOP)	TOP OF WALL ELEV.	⊕	CROSS CUT SET
(WSE)	WATER SURFACE ELEV.	⊕	TRANSFORMER
(UT)	UTILITY POLE	⊕	MONITORING WELL
(GW)	GW WIRE	⊕	AR PUMP
(SD)	SDN DOUBLE POST	⊕	FIRE HYDRANT
(M)	"M"-MILET	⊕	WATER VALVE
(G)	"G"-MILET	⊕	WATER METER
(E)	"E"-MILET	⊕	GAS VALVE
(M)	"M"-MILET	⊕	GAS METER
(E)	"E"-MILET	⊕	ELECTRIC METER
(R)	ROUND INLET	⊕	ELECTRIC BOX
(W)	WELL	⊕	WELL
(Y)	YARD INLET	⊕	CLEAN OUT
(M)	MANHOLE	⊕	WATER SHUT OFF VALVE
(F)	FLARED END SECTION	⊕	DOWN DRAFT
(H)	HEADWALL	⊕	TELEPHONE BOX
(D)	DEODOROUS TREE	⊕	VALVE UNKNOW
(S)	SHRUB	⊕	EROSION/PIERS
(B)	BOLLARD	⊕	WETLAND FLAG
(L)	LIGHT BOLLARD	⊕	BORING LOCATION
(L)	LIGHT POLE	⊕	TEST PIT LOCATION
(S)	STAKE	⊕	MAL BOX
(S)	SHAKE BOX LIGHT	⊕	EXCAVATION
(C)	CORNER LIGHT POLE	⊕	P.O.B., POINT OF BEGINNING
(T)	TRAFFIC LIGHT		

EXISTING MAJOR CONTOUR & ELEVATION

EXISTING MINOR CONTOUR & ELEVATION

APPROX. LOC. EAST UNDERGROUND ELECTRIC LINES

APPROX. LOC. WEST UNDERGROUND TELEPHONE LINES

APPROX. LOC. EAST UNDERGROUND GAS LINES

APPROX. LOC. WEST UNDERGROUND GAS LINES

APPROX. LOC. EAST UNDERGROUND OVERHEAD LINES

APPROX. LOC. WEST UNDERGROUND OVERHEAD LINES

APPROX. LOC. EAST UNDERGROUND SANITARY SEWER LINES

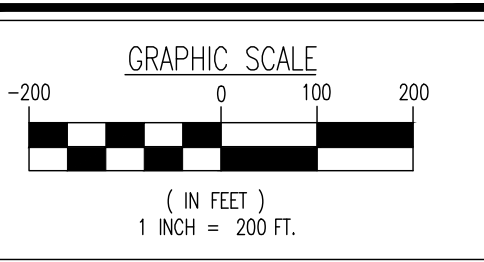
APPROX. LOC. WEST UNDERGROUND SANITARY SEWER LINES

APPROX. LOC. EAST UNDERGROUND TELEPHONE LINES

APPROX. LOC. WEST UNDERGROUND TELEPHONE LINES

APPROX. LOC. EAST UNDERGROUND WATER LINES

APPROX. LOC. WEST UNDERGROUND WATER LINES



DYNAMIC SURVEY, LLC

BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION

1904 Main Street, Lake Como, NJ 07719
T: 732.749.8780 | F: 732.974.3521

Offices conveniently located at:

- Lake Como, NJ • 732.974.3521
- Cherry Hill, NJ • 856.453.1234
- Princeton, NJ • 609.799.1234
- Fort Lee, NJ • 201.761.1234
- Northvale, NJ • 201.761.1234
- Philadelphia, PA • 215.263.1234
- Hartford, CT • 860.234.1234
- Albany, NY • 518.234.1234
- Springfield, MA • 417.234.1234
- Atlanta, GA • 404.234.1234
- Dallas, TX • 214.234.1234

www.dynamiccec.com

PROJECT:
B9 SCHOOLHOUSE OWNER LLC
BLOCK 514, LOTS 1, 2, 3 & 60
96-104 SCHOOLHOUSE ROAD
FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

CRAIG BLACK
Professional Engineer & Land Surveyor
NEW JERSEY LICENSE NO. 246804257400

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

TITLE:
MINOR SUBDIVISION PLAN

PROJECT NO.: 3566-99-0055
SCALE: AS SHOWN
DATE: 06/15/2022

SHEET NO.: 1 OF 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 REFORMATION ACT N.J.S.A. 46:28-9 & 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.46:28-1 ET SEQ.) OR LOCAL ORDINANCE, I CERTIFY THAT A RECORD HAS BEEN MADE 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 REFORMATION 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. 46:28-1 THROUGH N.J.S.A. 46:28-9 ET SEQ.) AND THAT THE OUTREND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR WILL BE SET.

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

PREPARED BY
DYNAMIC SURVEY, LLC
1901 MAIN STREET
LAKE COMO, NJ 07719
WWW.DYNAMICCEC.COM

PLANNING BOARD APPROVAL

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

CHAIRPERSON	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

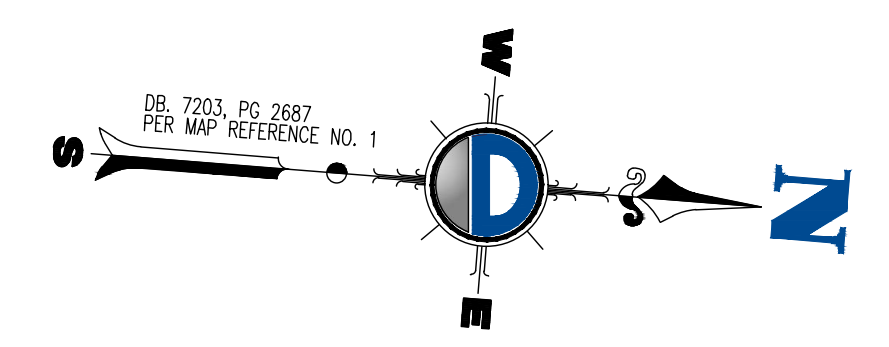
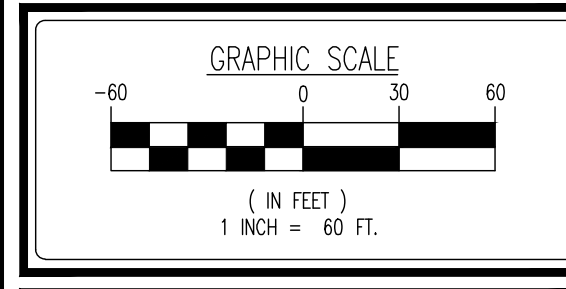


Table with columns: REV., DATE, COMMENTS. Contains revision history.

SURVEY LEGEND: A list of symbols and their corresponding descriptions for various survey features like monuments, structures, and utilities.

Table with columns: SYMBOL, DESCRIPTION. Lists symbols for existing minor contours, underground utilities, and other features.

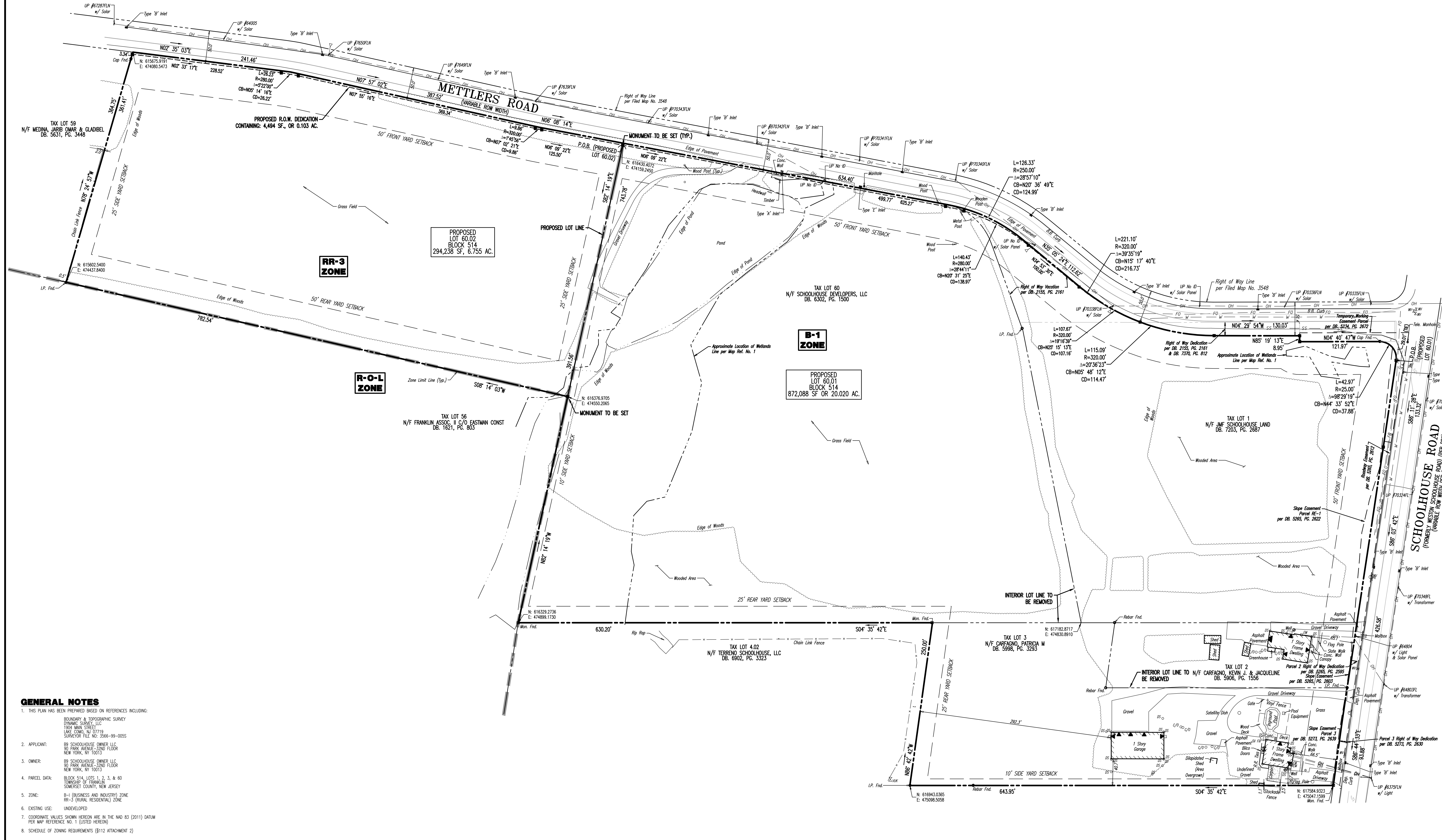


DYNAMIC SURVEY, LLC contact information including address (1904 Main Street, Lake Como, NJ 07719), phone numbers, and website.

PROJECT: B9 SCHOOLHOUSE OWNER LLC. Block 514, Lots 1, 2, 3 & 60. 96-104 Schoolhouse Road, Franklin Township, Somerset County, New Jersey.

CRAIG BLACK, PROFESSIONAL ENGINEER & LAND SURVEYOR. License No. 24684257400.

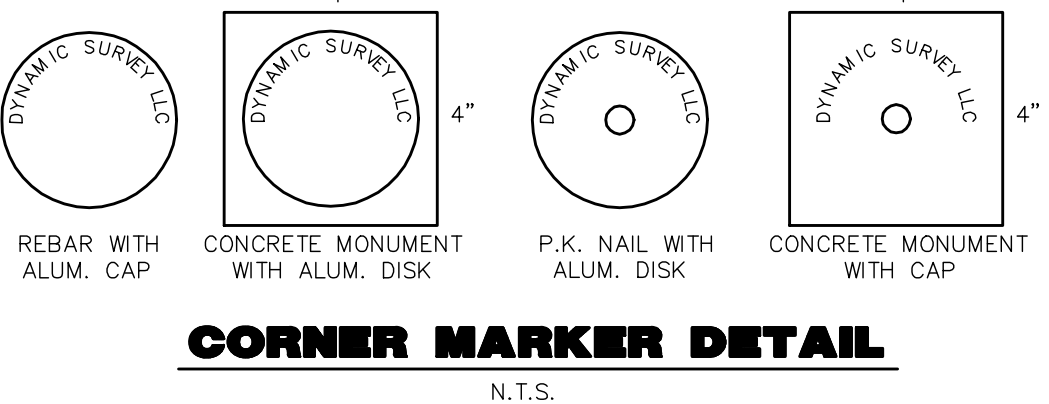
TITLE: MINOR SUBDIVISION PLAN. Project No. 3566-99-0055. Scale: 1"=60'. Date: 06/15/2022. Sheet No. 2 of 2.



- GENERAL NOTES: 1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING... 2. APPLICANT: B9 SCHOOLHOUSE OWNER LLC... 3. OWNER: B9 SCHOOLHOUSE OWNER LLC... 4. PARCEL DATA: BLOCK 514, LOTS 1, 2, 3, & 60... 5. ZONE: B-1 (BUSINESS AND INDUSTRY) ZONE... 6. EXISTING USE: UNDEVELOPED... 7. COORDINATE VALUES SHOWN HEREON ARE IN THE NAD 83 (2011) DATUM... 8. SCHEDULE OF ZONING REQUIREMENTS (B11 ATTACHMENT 2)

MAP REFERENCES: 1. A PLAN ENTITLED 'ALTA/NEPL LAND TITLE SURVEY, UNCL. INDUSTRIAL MANAGEMENT, LLC, BLOCK 514, LOTS 1, 2, 3, & 60, 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... 2. A PLAN ENTITLED 'OVERALL SITE PLAN, B9 SCHOOLHOUSE OWNER LLC, PROPOSED WAREHOUSE, BLOCK 514, LOTS 1, 2, 3, & 60, 96-104 SCHOOLHOUSE ROAD, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, PREPARED BY DYNAMIC ENGINEERING, P.C., DATED 04/01/2022 AND REVISED THROUGH 11/16/2022.

Table with columns: ZONE REQUIREMENT, ZONE B-1 [1][2], ZONE RR-3, EXISTING LOTS 1, 2, 3 & 60, PROPOSED LOT 60.01, PROPOSED LOT 60.02. Rows include Minimum Lot Area, Minimum Lot Frontage, Minimum Front Yard Setback, Minimum Rear Yard Setback, Minimum Side Yard Setback, Minimum Cornered Side Yard Setback, Maximum Floor Area Ratio, Maximum Building Height, Maximum Building Footprint, Maximum Lot Coverage (By Buildings), Maximum Interspersed Coverage.



THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE RECREATION ACT N.J.S.A. 40:20B-8 ET SEQ. AND THAT THE MAP SHALL BE FILED IN THE MOUNTAIN COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF... 2022 WHICH DATE IS WITHIN 180 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.40:20B-1) ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A ROAD HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE RECREATION 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. 46:26-1 THROUGH N.J.S.A. 46:26-8 ET SEQ.) AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR WILL BE SET.

Craig Black, PROFESSIONAL ENGINEER AND LAND SURVEYOR, License No. 24684257400.