

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

For

B9 Schoolhouse Owner, LLC

Proposed Warehouses

*Block 514, Lots 1-3 & 60
96-104 Schoolhouse Road
Township of Franklin
Somerset County, NJ*

Prepared by:



40 Main Street, 3rd Floor
Toms River, NJ 08753
(732) 678-0000

A handwritten signature in black ink, appearing to read 'Kyle Kavinski', is written over a horizontal line.

Kyle C. Kavinski, PE
NJ Professional Engineer License #52985

April 2022
Last Revised November 2022
DEC # 3566-99-005

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A. ENVIRONMENTAL ASSESSMENT REPORT

This Environmental Assessment Report was prepared in accordance with requirements of the Township of Franklin Land Use Ordinance Article XXV, Section §112-199, in support of the Preliminary and Final Site Plan application for the proposed warehouses on Lots 1, 2, 3 & 60, Block 514 in the Township of Franklin, Somerset County, New Jersey. The subject parcel qualifies for preparation of an environmental assessment being that the development proposes buildings in excess of 5,000 SF and additional paved surface areas in excess of 5,000 SF. The scope of the project includes the demolition of two (2) residential dwellings and associated accessory structures, and the development of two (2) proposed warehouses (116,530 SF and 119,325 SF) with associated driveways, parking areas, landscaping, stormwater management systems, and other associated site improvements.

The purpose of this statement is to summarize, highlight, or otherwise qualify, the extent of the effects the proposed development will have on the ecological systems and the environment of the subject property and the lands of the Township of Franklin.

The “Preliminary and Final Major Site Plans”, associated Traffic Impact Study and Stormwater Management, Groundwater Recharge, and Water Quality Analysis have been submitted as part of the Preliminary and Final Major Site Plan Application to the Township.

1) Project Data:

The subject parcel encompasses approximately 26.88 acres and is located at 96-104 Schoolhouse Road. The subject site is specifically identified as Block 514, Lots 1, 2, 3 and 60, in the Township of Franklin, Somerset County, New Jersey.

The overall tract is located in both the B-I (Business and Industry) Zone and the RR-3 (Rural Residential) Zone, however no improvements are proposed within the RR-3 Zone. The proposed development is located entirely within the B-I zone in which the use is permitted. The scope of the project includes the demolition of two (2) residential dwellings and associated accessory structures, and the development of two (2) proposed warehouses (116,530 SF and 119,325 SF) with associated driveways, parking areas, landscaping, stormwater management systems, and other associated site improvements.

2) Mapping

The subject site is specifically identified as Block 514, Lots 1, 2, 3 & 60 as shown on the plan entitled “Preliminary and Final Major Site Plan”, prepared by Dynamic Engineering Consultants, PC. The New Jersey State Plane Coordinates of the site are X = 474,820 and Y = 617,241. The existing

conditions of the tract have been verified by the ALTA/NSPS Land Title Survey, as prepared by Dynamic Survey, LLC, dated September 20, 2021, last revised January 5, 2022.

The tract is bound to the north by Schoolhouse Road with residential dwellings beyond; to the west by Mettlers Road with residential dwellings beyond; to the south by open space and residential dwellings; and to the east by industrial uses. Enclosed within the Appendix of this report, the following regional maps have been provided to assist in project familiarity and locational reference: Township Tax Map, USGS Map, Aerial Photo Map, NRCS Soils map and FIRM map. The “Preliminary and Final Major Site Plans” have also been submitted as part of the project application.

3) **Existing Environmental Features**

[a]. Natural Resources

i. Geologic Character

The contractor should follow recommendations indicated within the Geotechnical Engineering Study prepared by Hillis Carnes Engineering Associates during construction.

ii. Soil Characteristics

Based on the Somerset County Soil Survey, the soil types native to the site include:

SOIL TYPE	SOIL TYPE NAME	HYDROLOGIC SOIL GROUP
BhnB	Birdsboro silt loam, 2 to 6 percent slopes	B*
LbtA	Lansdowne silt loam, 0 to 2 percent slopes	C*
NotB	Norton loam, 2 to 6 percent slopes	C*
PenB	Penn silt loam, 2 to 6 percent slopes	C*
PenC	Penn silt loam, 6 to 12 percent slopes	C*
RorAt	Rowland silt loam, 0 to 2 percent slopes, frequently flooded	C*

*Please note that based on soil testing performed by Earth Engineering Incorporated the existing soils classify as HSG ‘D’.

iii. Topography

The site topography generally slopes from the northeasterly portion of the property to the southwesterly portion of the property. The slopes are moderate, and should present no problem to construction efforts.

iv. Surface and Subsurface Hydrological Features

The existing tract consists of the two (2) residential dwellings and accessory structures with the remainder of the site consisting of a pond, open space and wooded areas. The anticipated stormwater runoff from the proposed development will be collected by the proposed conveyance system and directed to the proposed stormwater management BMP's that have been designed in accordance with N.J.A.C. 7:8.

According to the NJDEP GeoWeb Mapping System and our initial site investigation, the subject parcel is within the vicinity of the Raritan River tributaries. The subject parcel contains areas delineated as freshwater wetlands as shown on the ALTA/NSPS Land Title Survey. The project does not propose any development within flood hazard areas and riparian buffers, however disturbance to the on-site wetlands will occur as a result of the proposed development. An application has been made to the NJDEP and is currently pending at the time of this report.

v. Vegetation and Wildlife

The existing tract consists of the two (2) residential dwellings and accessory structures with the remainder of the site consisting of a pond, open space and wooded areas. The project has taken into consideration the Tree Removal section in the Township of Franklin Ordinance and will plant new trees or pay into the tree fund as deemed necessary. The wildlife found on-site would be typical of central New Jersey areas and could include species such as squirrels, opossums, skunks, rabbits, as well as numerous bird species.

[b]. Man-made Resources

i. Present Land Use

The existing tract consists of the two (2) residential dwellings and accessory structures with the remainder of the site consisting of a pond, open space and wooded areas.

ii. Adjacent Land Use

The tract is bound to the north by Schoolhouse Road with residential dwellings beyond; to the west by Mettlers Road with residential dwellings beyond; to the south by open space and residential dwellings; and to the east by industrial uses.

iii. Access and Transportation Patterns

Existing access to the property is provided via three (3) residential driveways along Schoolhouse Road.

iv. Noise Levels

Existing noise levels are consistent with industrial zoned areas in other suburban central New Jersey communities with most noise emanating from vehicular traffic along adjacent roadways during peak travel times.

v. Zoning and Master Plan Delineation

The subject property is located within the B-I (Business and Industry) Zone and the RR-3 (Rural Residential) Zone. The proposed development is located entirely within the B-I zone in which the use is permitted.

vi. Community Facilities

Water, sanitary sewer, telephone, gas and electric utilities are currently available to the property. During construction, solid waste will be disposed of by a private contractor at an appropriate recycling/disposal facility. Under proposed conditions, solid waste and recycling materials will be stored for collection by a private hauler and disposed of at a licensed facility.

The proposed warehouse facility will provide two (2) points of access from Schoolhouse Road for emergency (police and fire) services.

[c]. Human Resources

There are no significant existing cultural or social factors that contribute to unique aesthetic features or historical character of the site. The subject property is not identified as a historical site and is not located within any historical districts.

Furthermore, the proposed project is located within the Delaware and Raritan Canal Commission Zone B. The project will require approval from the Delaware and Raritan Canal Commission and will comply with their visual, historic, and natural quality impact standards.

[d]. Pollution Problems

Existing air quality surrounding the site is typical of an industrial corridor in a central New Jersey suburban setting due to the passing cars, heavy duty trucks, buses and other vehicles.

Public sanitary sewer service is available to the site. As such, the proposed development will be served by the Franklin Township Sewerage Authority.

4) Construction Phase

	Receive Planning Board and all other County and State Approvals	April 2022 – March 2023
Phase 1	Temporary Soil Erosion Facilities	Immediately
Phase 2	Inlet Protection for Existing Inlets	Immediately
Phase 3	Temporary Seeding	Immediately
Phase 4	Soil Movement and Rough Grading	10 weeks
Phase 5	Slope Embankment Protection	Immediately
Phase 6	Storm Drainage Inlets (Install Inlet Protection immediately after Installation of Inlets)	8 weeks
Phase 7	Install Sanitary Sewer, Water, and Telephone Extensions	8 weeks
Phase 8	Construction of Curb and Sidewalk	2 weeks
Phase 9	Construct Base Course	4 weeks
Phase 10	Maintain Temporary Soil Erosion Facilities	Continuously
Phase 11	Construction of Buildings	4 months
Phase 12	Sanitary Main and Lateral Installation	2 weeks
Phase 13	Water Main and Service Installation	4 weeks
Phase 14	Landscaping and Lighting Fixtures	6 weeks
Phase 15	Final Paving, Striping & Signage	4 weeks
Phase 16	Maintain Temporary Soil Erosion Facilities	Continuously
Note: Timeframes are subject to change due to weather and other uncontrolled or unanticipated factors.		

Traffic control along public roadways during the construction process will be handled and coordinated between the contractors and the Franklin Township Police Department.

5) Required Approvals

The following represents a listing of anticipated approvals:

Franklin Township	Preliminary and Final Site Plan Approval (Planning Board)
Somerset County	Letter of Exemption/No Interest
Franklin Township Sewerage Authority	Sewer Connection Approval
Franklin Township Water	Water Connection Approval
Somerset/Union SCD	Soil Erosion & Sediment Control Certification
Delaware Raritan Canal Commission	Site Plan Approval
NJDEP	Freshwater Wetlands Permitting
NJDEP	5G3 – Authorization to Discharge Permit

Miscellaneous utility companies, Franklin Township Police and Fire Commission concerns will be addressed as required.

6) **Impact of the Proposed Project**

As a result of the site design techniques, stormwater management design and good construction practices employed as part of this project, it is anticipated that the proposed project will have no significant effects on the surrounding area. The proposed development will provide the local area with increased economic growth and does not have an effect on the projected costs associated with the provision of municipal and education services.

The adjacent roadways are expected to accommodate the anticipated minimal increase in traffic volumes due to the proposed development. For specific traffic related items, please refer to the “Traffic Impact Study” prepared by Dynamic Traffic, LLC, dated 04/21/2022.

Under proposed conditions, there will be a minimal increase in the police and fire department demands to incorporate the construction of the facility into the community. This impact will be offset by the additional tax revenue generated by the project.

7) **Adverse Impacts**

[a]. Water Quality

The project will be connected and serviced through the appropriate local water company, therefore, providing clean, safe drinking water within the facility.

The TSS removal rate requirement set forth by the Township of Franklin Land Use Ordinance and NJAC 7:8 for the subject site is 80%. The design for the subject development meets the obligation for TSS removal by utilizing two (2) aboveground bioretention basins, a GI manufactured treatment device (MTD) and a pervious pavement system, each capable of a TSS removal of 80% for the proposed development. Therefore, the proposed BMPs provide a TSS removal of 80% for the subject project, satisfying the water quality aspect of the Township of Franklin Land Use Ordinance and NJAC 7:8.

[b]. Air Quality

Existing air quality surrounding the site is typical of an industrial zone in a central New Jersey suburban setting. There are existing hazardous air pollutants (HAP’s) which come from cars, heavy duty trucks, buses and other vehicles. These vehicles produce

diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants. Current air quality readings taken from surrounding areas report the presence of pollutants such as carbon monoxide at an Air Quality Index (AQI) range of 30-40. The Air Quality Index is based on a value of 100 where 100 would be exceeding the health standard limit. Therefore, the pollutants measured are greater than two (2) times less than allowable. AQI readings in Franklin Township can be expected to be similar to those recorded in surrounding areas.

There may be some temporary airborne dust particulates associated with the construction process but these conditions will be localized and will dissipate with the stoppage of each workday. Dust will be controlled through daily watering of the construction entrances/exits and circulation aisles and cleaning of the streets in close proximity to same, as necessary.

[c]. Noise

Existing noise levels on-site can be characterized as typical of a central New Jersey commercial/industrial Zone. Most noise emanates from passenger vehicular and delivery traffic along adjacent roadways at peak times. This should be considered normal for the use and temporary in nature. Sound levels are subject to daytime and nighttime limits. Governmental regulations limit the A-weighted sound levels produced when measured at a residential property line to the following levels:

Daytime (7:00 AM – 10:00 PM) – 65DB (A)

Nighttime (10:00 PM – 7:00 AM) – 50DB (A)

The term A-weighted is a standardized frequency weighting which attempts to duplicate the human ear frequency and sensitivity; and, therefore, provides an overall sound level measurement with how people actually perceive noise.

The regulations also provide limits for sound pressures in the preferred octave bands with center frequencies between 31.5 and 8,000 Hz.

It is not anticipated that this facility will exceed the daytime or nighttime usage allowances. It should be noted delivery and trash collection trucks will unload and pick up during daytime hours. Therefore, in our estimation, ambient noise will not adversely impact the quality of life on the site or in close proximity thereof.

[d]. Undesirable Land Use Patterns

The subject property is located within the B-I (Business and Industry) Zone and the RR-3 (Rural Residential) Zone. The proposed development is located entirely within the B-I zone in which the use is permitted. It is therefore concluded that the proposed project is consistent with the overall master plan objectives of the Township and does not represent undesirable land use patterns.

[e]. Damage or Destruction of Plant and Wildlife Systems

The existing plant and wildlife located on-site are typical of areas located within central New Jersey. The project proposes to remove the existing overgrown brush and vegetation and replace it with new native landscaping throughout the site. The new landscaping will bring a greater aesthetic value to the site.

The existing development does not appear to provide a permanent home for any notable wildlife creatures. In addition, the southerly portion of the property, including the existing pond, will remain undisturbed.

[f]. Aesthetic Values

The existing tract consists of two residential dwellings along with residential accessory structures. The remainder of the site consists of open space areas. The proposed development will provide an increase in aesthetic value for the subject parcel.

Furthermore, there are no vistas, bluffs, escarpments or noticeable rock outcroppings are to be affected as a result of the proposed development.

[g]. Destruction of Natural Resources

The proposed development does not incorporate the destruction of considerable natural resources.

[h]. Displacement of People and Business

There will be displacement of people associated with the two (2) residences on the subject property. However, the proposed project will generate multiple jobs for the local economy.

[i]. Displacement of Viable Farms

The proposed development does not incorporate the displacement of viable farmland.

[j]. Employment and Property Tax

The proposed development will provide for a considerable number of jobs for the local economy and significant tax revenues for the municipal tax base.

[k]. Destruction of Man-Made Resources

The existing residences and accessory structures will be demolished in conjunction with the proposed development. However, the overall economic, community, and aesthetic values from the subject property will increase from the proposed development.

[l]. Disruption of Desirable Community and Regional Growth

Since the proposed use is in general compliance with the bulk requirements and provisions of the B-I zone, it can be represented that there will be no disruption of community and/or regional growth as a result of this development. In fact, to the contrary, it will allow for a certain measure of community growth by providing expanded business and jobs for the local and regional community.

[m]. Traffic Impacts

The proposed circulation patterns on-site and the proposed full movement driveways along Schoolhouse Road will effectively accommodate the anticipated traffic volumes being generated by the proposed development. There could be some daily (temporary) traffic delays within the adjacent roadways due to construction and possibly road closures, but otherwise traffic will not be adversely impacted.

For specific traffic related items please refer to the “Traffic Impact Study” prepared by Dynamic Traffic, LLC, dated 04/21/2022.

[n]. Health, Safety, and Well-being of the Public

The proposed development will have no ill effect on the health, safety or well-being of the community. It will provide valuable warehousing space to generate local commerce. The proposed development will also provide for numerous jobs which will lead to improved local economic growth.

There is no residential component in this application, which means it will not generate additional enrollment in the local school system, or the high costs traditionally associated with an increase in the school-aged population. In general, the proposed development will benefit the public community and surrounding area.

8) **Project Alternatives**

Since the development is proposed within the B-I (Business and Industry) Zone and the proposed use is permitted, there are no alternative development scenarios which would completely avoid potential adverse impacts. Any type of permitted development will have a certain measure of impact associated with it.

[a]. The “No Project” or no-action alternative - It would appear that the Township, through its Master Plan objectives, has reserved this tract for the use being proposed. The “No Project” alternative would leave the subject property with two residences and associated accessory structures.

[b]. Alternative Road Alignments – Extensive review of the existing traffic patterns and understanding of the anticipated traffic generation has led to the ultimate site design for overall circulation throughout the complex.

[c]. Alternative Costs and Social Impact – Being that the proposed development generally complies with the requirements of the ordinance and the proposed warehouse facility is permitted in the zone, there are no alternative costs or social impacts to discuss. If the property was to be developed by a different applicant, it will most certainly propose a similar use and site design as which is currently being proposed.

9) **Ameliorative Measures**

Numerous steps and measures will be undertaken during the course of construction to protect and preserve the environment and best management practices employed to enhance project assimilation. Among the items of consideration are:

- Soil Erosion: The planned development will require approval of the Somerset-Union Soil Conservation District and as such will be subject to the provisions of the Authority. Tree protection fencing, anti-tracking pads, silt fencing, inlet protection and seeding measures will be adhered to throughout construction. Dust will be controlled through daily watering of the construction entrances/exits and circulation aisles and cleaning of the streets in close proximity to same, as necessary. Top soil stockpiling will ensure appropriate seed bedding for final grading and landscape procedures. Inlet protection and conduit outlet protection such as rip-rap aprons will alleviate soil loss from the site.

- Every reasonable effort will be made to protect the existing natural environment with an ultimate goal of incorporating the proposed development with minimal disruption of the existing environment as possible.

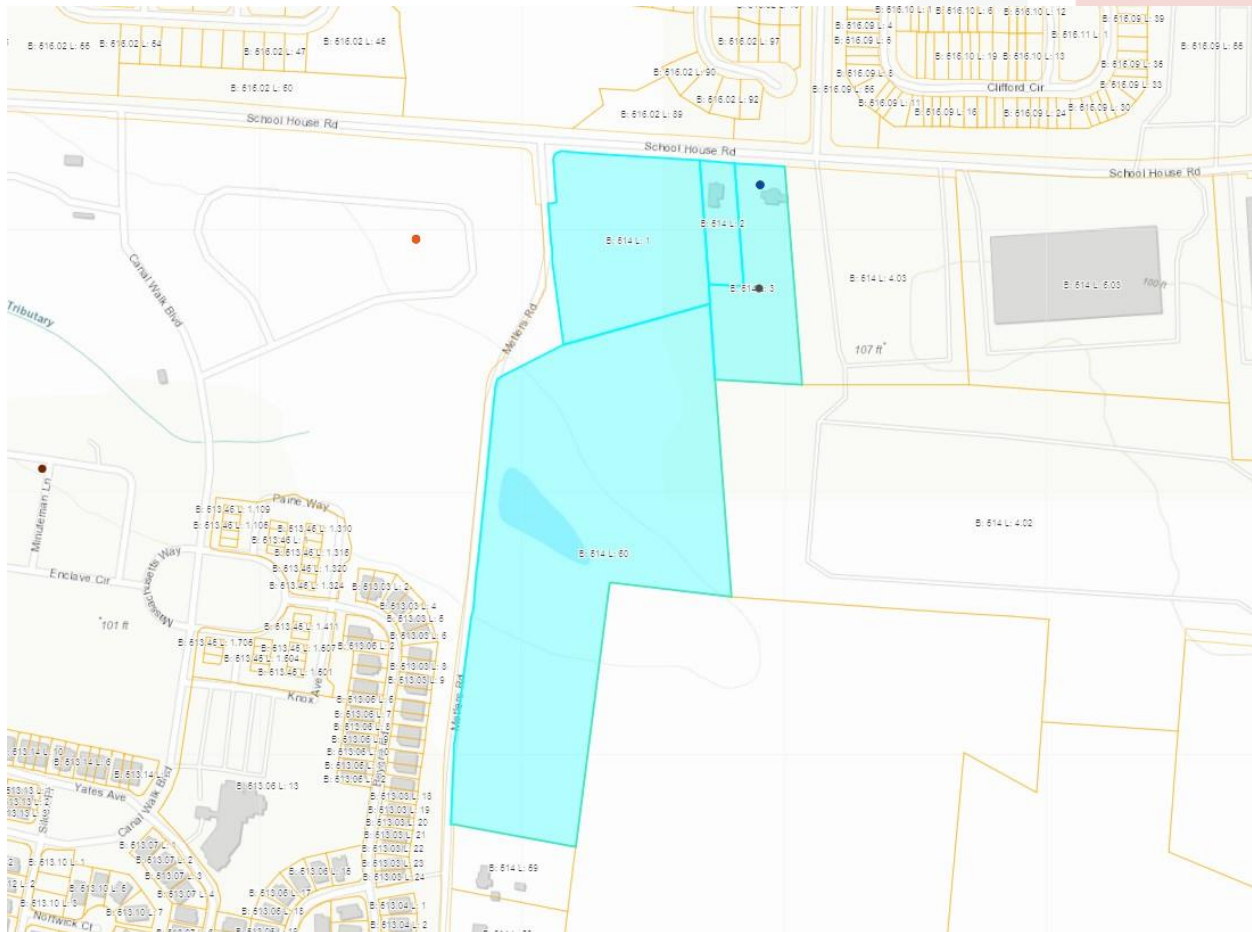
***B.* Conclusion**

In light of the geographic location and the zoning designation of the site, it is the opinion of this firm that the proposed development is consistent with the expected impacts to the existing natural resources of the subject properties within the Township of Franklin. The proposed development will serve as a suitable addition to the surrounding developments as well as the local community. The entire subject parcel shall be successfully incorporated into the indigenous environment without detriment to public or private natural resources.

APPENDIX

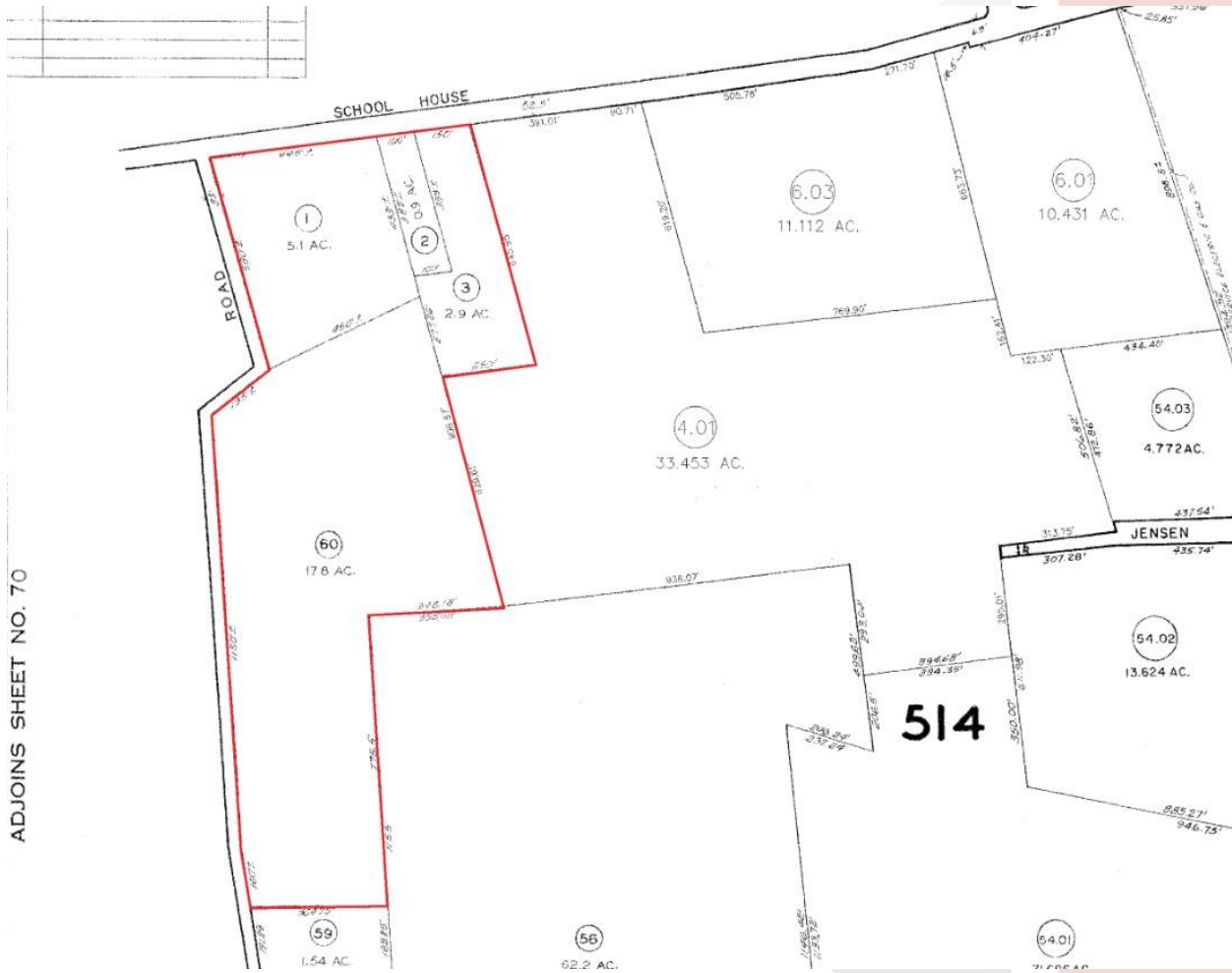
LOCATION MAP

Location Map



TAX MAP

Tax Map



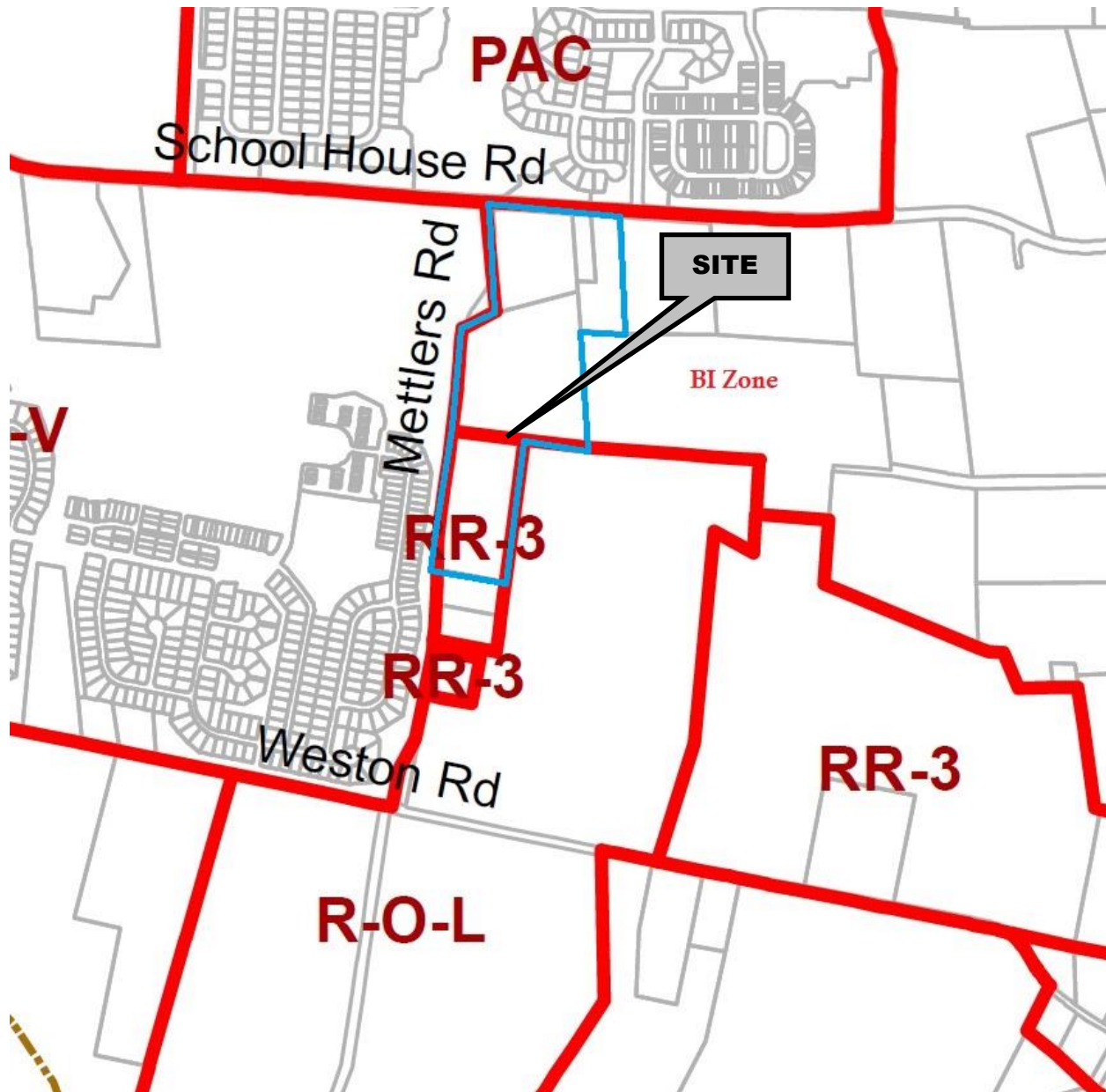
AERIAL MAP

Aerial Map



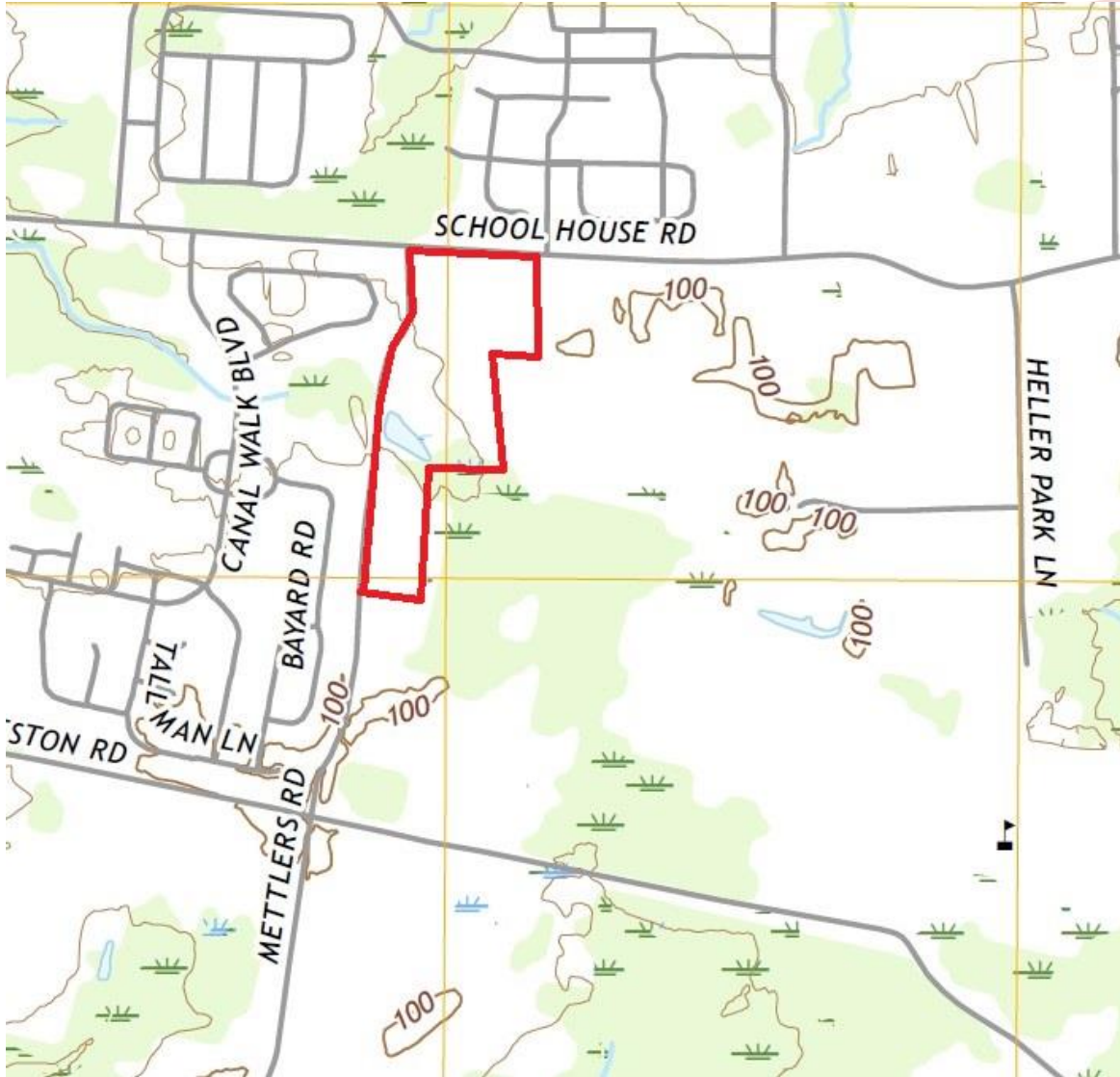
ZONING MAP

Zoning Map



USGS MAP

USGS Map

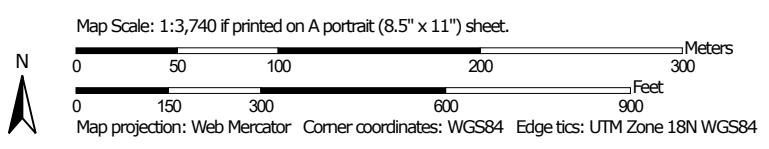


NRCS WEB SOIL SURVEY

Hydrologic Soil Group—Somerset County, New Jersey




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines


-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points






-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Somerset County, New Jersey
 Survey Area Data: Version 18, Jun 1, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 22, 2019—Jul 13, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BhnB	Birdsboro silt loam, 2 to 6 percent slopes	B	7.0	13.2%
CoxA	Croton silt loam, 0 to 2 percent slopes	D	0.1	0.1%
LbtA	Lansdowne silt loam, 0 to 2 percent slopes	C	19.5	36.9%
NotB	Norton loam, 2 to 6 percent slopes	C	11.0	20.8%
PenB	Penn silt loam, 2 to 6 percent slopes	C	7.7	14.6%
PenC	Penn silt loam, 6 to 12 percent slopes	C	2.1	3.9%
RarAr	Raritan silt loam, 0 to 3 percent slopes, rarely flooded	C	0.2	0.3%
RorAt	Rowland silt loam, 0 to 2 percent slopes, frequently flooded	C	5.4	10.2%
Totals for Area of Interest			52.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

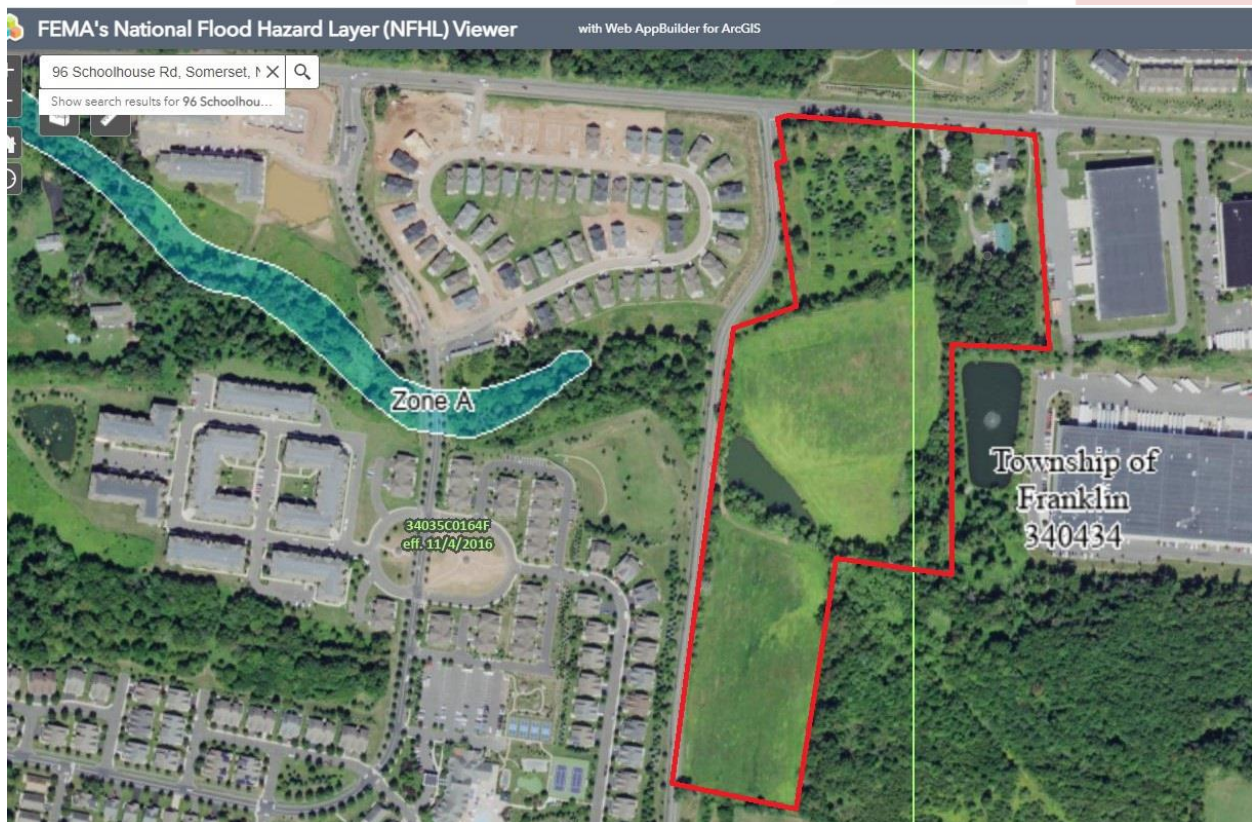
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

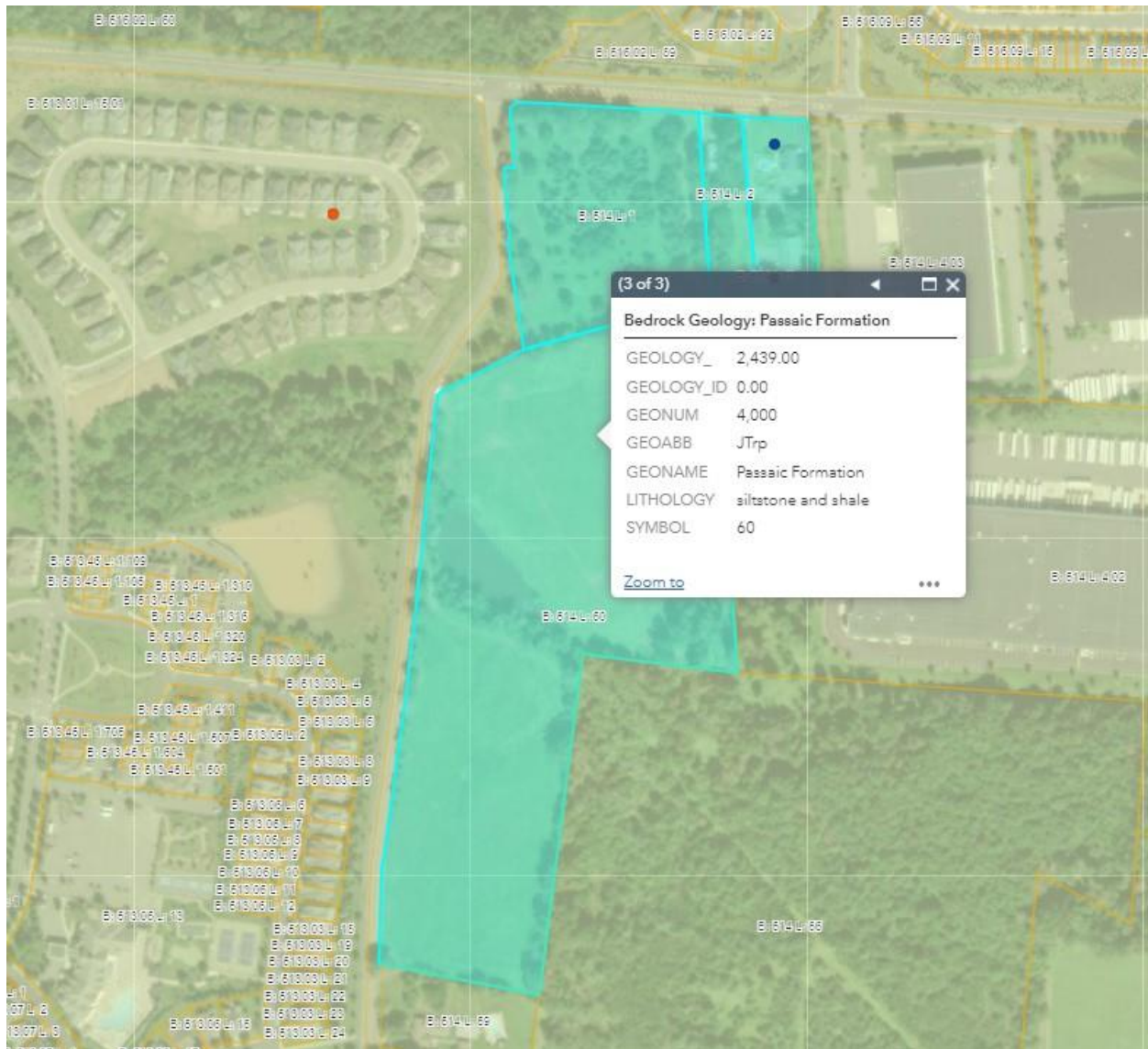
FEMA FLOOD INSURANCE RATE MAP

FEMA Flood Insurance Rate Map



NJ GEOWEB BEDROCK GEOLOGY MAP

NJ Geoweb Bedrock Geology Map



NJ GEOWEB STATE PLANNING AREAS MAP

NJ Geoweb State Planning Areas Map



NJ Geoweb State Planning Areas Map



NJ GEOWEB LANDSCAPE MAP

NJ Geoweb Landscape Map



NJ GEOWEB WETLANDS MAP

NJ Geoweb Wetlands Map



NJ GEOWEB STREAMS & WATERBODIES MAP

NJ Geoweb Streams & Waterbodies Map



**PREVIOUS WETLANDS LETTER OF
INTERPRETATION**



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SHAWN M. LATOURETTE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

September 17, 2021

Andrew Tendler
ATA Developers, Inc.
929 Route 202
Raritan, New Jersey 08869

RE: Letter of Interpretation: Presence/Absence Determination
File No.: 1808-07-0023.1
Activity Number: LLI210001
Applicant: CARFANO, PATRICIA
Block and Lot(s): [514, 2] [514, 3]
Franklin Township, Somerset County

Dear Mr. Tendler:

This letter is in response to your request for a Letter of Interpretation from the Division of Land Resource Protection indicating the presence or absence of freshwater wetlands and waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP Division of Land Resource Protection is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retains the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by the staff of the Department on September 3, 2021, the Division of Land Resource Protection has determined that **freshwater wetlands and waters are not present** on the referenced property. In addition, the Department has determined **that no part of the above referenced property occurs within a transition area or buffer** as designated in N.J.A.C. 7:7A-3.3(d)1 and 2.

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter. This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have been conducted on this site. This determination does not affect your responsibility to obtain any State, Federal, county or municipal permits which may be required.

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact one of our staff by e-mail at or (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Wolff', is positioned above the typed name.

Tina Wolff, Environmental Specialist 3
Division of Land Resource Protection

c: Franklin Township Clerk
Franklin Township Construction Official
Agent; David Moskowitz, EcolSciences, Inc.



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation

Mail Code 501-02A, P. O. Box 420

Trenton, New Jersey 08625-0420

www.state.nj.us/dep/landuse

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Anatol Hiller
Schoolhouse Developers, LLC
929 Route 202
Raritan, NJ 08869

APR 06 2017

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No. & Activity No.: 1808-04-0019.1 FWW170001
Applicant: Schoolhouse Developers, LLC
Block(s) and Lot(s): [514, 1]
Franklin Township, Somerset County

Dear Mr. Hiller:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on March 2, 2017, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "**WETLANDS MAP BOUNDARY AND TOPOGRAPHIC SURVEY OF BLOCK 514, LOT 1 TOWNSHIP OF FRANKLIN SOMERSET COUNTY, NEW JERSEY**", consisting of one (1) sheet, dated March 18, 2004, last revised April 6, 2004, and prepared by Henry E. Reynolds, Jr., P.L.S., of the Reynolds Group, Inc., is accurate as shown.

The freshwater wetlands and waters boundary lines, as determined in this letter, must be shown on any future site development plans. The lines should be labeled with the above DLUR file number and the following note:

"Freshwater Wetlands/Water Boundary Line as verified by NJDEP."

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: All freshwater wetlands shown. [50-foot wetland buffer]

The Department has determined that the following wetland areas have been considered by the Department to be isolated wetlands and not part of a surface water tributary system: WA1, WA3 through WA12, and WA12 through WA2. RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4 & 5) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Department. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

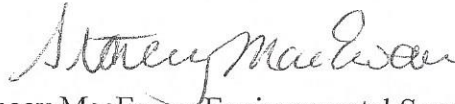
Appeal Process

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs,

Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Max Dolphin of our staff by e-mail at maxwell.dolphin@dep.nj.gov or by phone at (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Stacey MacEwan, Environmental Specialist 3
Division of Land Use Regulation

c: Franklin Township Municipal Clerk
Franklin Township Municipal Construction Official
Thomas Auffenorde – Agent (original)



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation
Mail Code 501-02A, P. O. Box 420
Trenton, New Jersey 08625-0420

www.state.nj.us/dep/landuse

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

AUG 24 2017

Anatol Hiller
Schoolhouse Developers, LLC
929 Route 202
Raritan, NJ 08869

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No. & Activity No.: 1808-04-0019.2
Applicant: Schoolhouse Developers, LLC
Block and Lot: [514, 60]
Franklin Township, Somerset County

Dear Mr. Hiller:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers Philadelphia and New York Districts (USACOE), and the U.S. Environmental Protection Agency (USEPA), the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on March 2, 2017, the Division has determined that the wetlands and waters boundary lines as shown on the plan map entitled: **“WETLANDS MAP BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 514, LOT 60 TOWNSHIP OF FRANKLIN SOMERSET COUNTY, NEW JERSEY”**, consisting of one sheet, dated January 14, 2004, last revised June 30, 2017, and prepared by David C. Coleman, PLS, of the Reynolds Group Inc., is accurate as shown.

The freshwater wetlands and waters boundary lines, as determined in this letter, must be shown on any future site development plans. The lines should be labeled with the above DLUIR file number and the following note:

“Freshwater Wetlands/Waters Boundary Line as verified by NJDEP.”.

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: All freshwater wetlands shown. [50-foot wetland buffer]

State Open Water: SOW1 through SOW6 and within the wetland boundary. [No wetland buffer]

The Department has identified a State open water within the wetland area onsite. A buffer is not required adjacent to State open waters under the Freshwater Wetlands Protection Act, but a riparian zone is required under the Flood Hazard Area Control Act Rules (FHACAR) N.J.A.C. 7:13. Please note the riparian zone may exceed the transition area requirements. In order to determine the limits of any riparian zone on site, the applicant may obtain a Flood Hazard Area Verification (see N.J.A.C. 7:13-5.1), which determines all areas regulated under FHACAR. RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4 & 5) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Department. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this

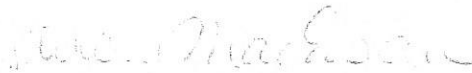
determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Appeal Process

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

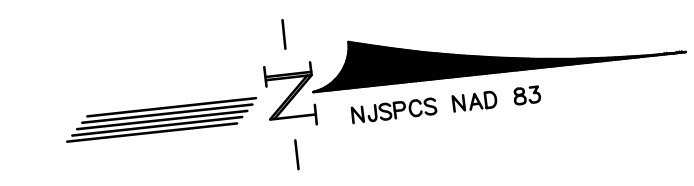
Please contact Max Dolphin of our staff by e-mail at maxwell.dolphin@dep.nj.gov or by phone at (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Stacey MacEwan, Environmental Specialist 3
Division of Land Use Regulation

- c: Franklin Township Municipal Clerk
Franklin Township Municipal Construction Official
Thomas Aufferorde - Agent (original)



revisions		
no.	date	description
1	6/30/17	Wetland Revisions per NJDEP Field Inspection

LEGEND	
	GAS VALVE
	GAS METER
	WATER VALVE
	HYDRANT
	WATER METER
	CURB STOP
	DRAINAGE MH
	CURB INLET
	LAWN INLET
	SANITARY MH
	CLEANOUT
	BOLLARD
	SIGN
	LIGHT
	MAIL BOX
	GUY WIRE
	UTILITY POLE
	ELECTRIC MH
	CONIFEROUS TREE
	DECIDUOUS TREE
	FENCE
	GATE POST
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	SANITARY LINE
	OVERHEAD WIRES
	B-5 WETLAND DATA SHEET LOC.
	6 PHOTOGRAPH LOC.
	18 WETLAND LINE SEGMENT

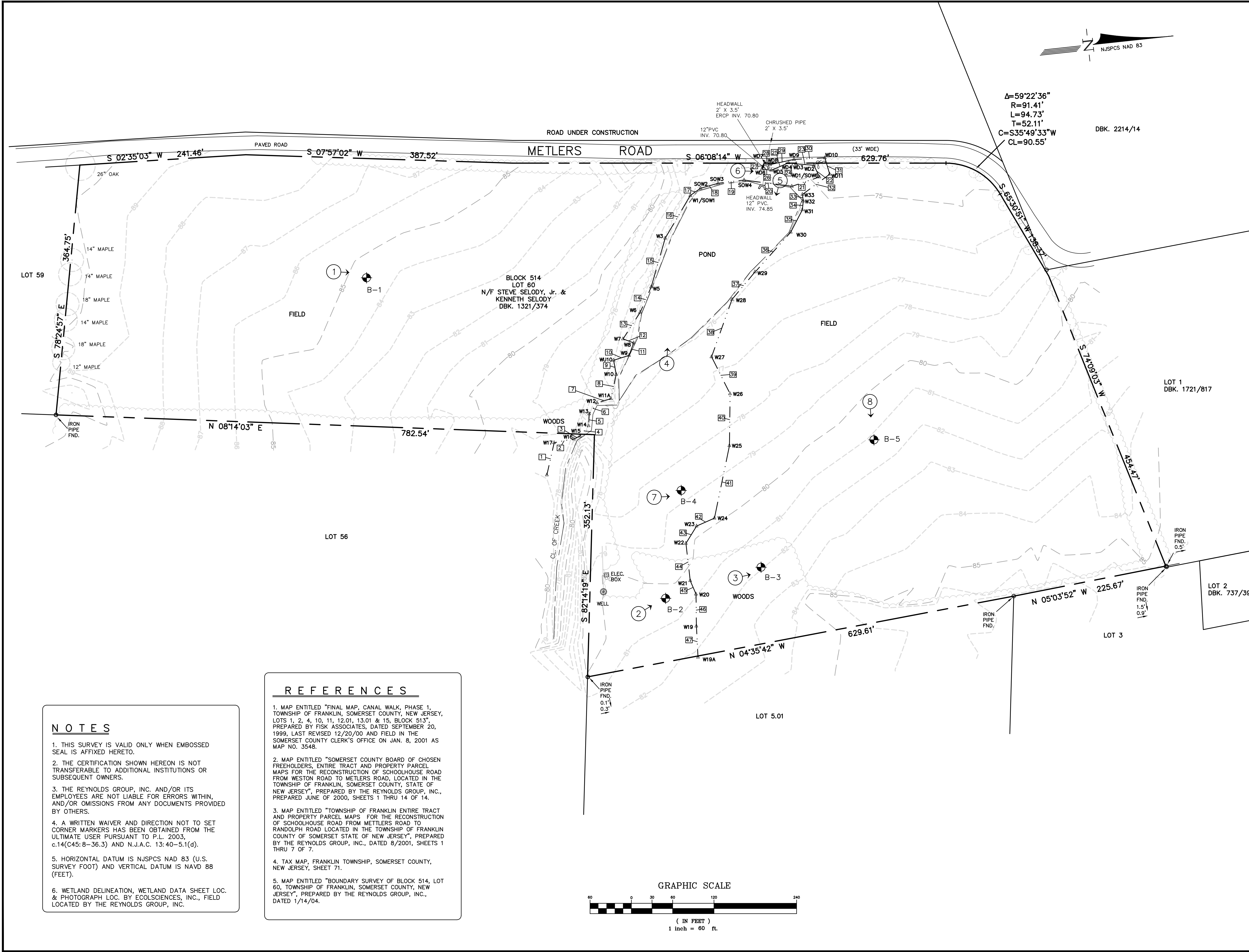
REYNOLDS GROUP INC.
 Engineers Architects
 Land Surveyors
 Planners
 626 N. Thompson Street
 Raritan, N.J. 08869
 908-722-1500
 Fax 908-722-7035
 www.REYNOLDSGRP.com

The Reynolds Group Inc.
 State of New Jersey
 Certificate of Authorization
 Number 24GA 27389200
 Number 21MH0004300
 Henry E. Reynolds Jr., P.L.S., P.P.
 F. Mitchel Armon, P.E., P.P.
 Jeffrey D. Reynolds, P.L.A.

DAVID C. COLEMAN, PLS
 PROFESSIONAL LAND SURVEYOR, N.J. No. GS35826

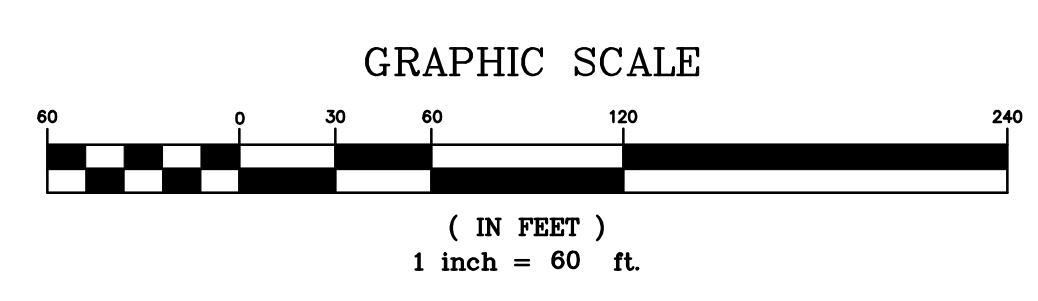
WETLANDS MAP

drawing title	
BOUNDARY & TOPOGRAPHIC SURVEY of BLOCK 514, LOT 60	
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY	
job number	drawing number
02-039 METLERS	B-1
scale	1"=60'
checked by	JMH
drawn by	RJZ/JMCM
date	1/14/04
sheet 1 of 1	



REFERENCES	
1. MAP ENTITLED "FINAL MAP, CANAL WALK, PHASE 1, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, LOTS 1, 2, 4, 10, 11, 12.01, 13.01 & 15, BLOCK 513", PREPARED BY FISK ASSOCIATES, DATED SEPTEMBER 20, 1999, LAST REVISED 12/20/00 AND FIELD IN THE SOMERSET COUNTY CLERK'S OFFICE ON JAN. 8, 2001 AS MAP NO. 3548.	2. MAP ENTITLED "SOMERSET COUNTY BOARD OF CHOSEN FREEHOLDERS, ENTIRE TRACT AND PROPERTY PARCEL MAPS FOR THE RECONSTRUCTION OF SCHOOLHOUSE ROAD FROM WESTON ROAD TO METLERS ROAD, LOCATED IN THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, STATE OF NEW JERSEY", PREPARED BY THE REYNOLDS GROUP, INC., PREPARED JUNE OF 2000, SHEETS 1 THRU 14 OF 14.
3. MAP ENTITLED "TOWNSHIP OF FRANKLIN ENTIRE TRACT AND PROPERTY PARCEL MAPS FOR THE RECONSTRUCTION OF SCHOOLHOUSE ROAD FROM METLERS ROAD TO RANDOLPH ROAD LOCATED IN THE TOWNSHIP OF FRANKLIN COUNTY OF SOMERSET STATE OF NEW JERSEY", PREPARED BY THE REYNOLDS GROUP, INC., DATED 8/2001, SHEETS 1 THRU 7 OF 7.	4. TAX MAP, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, SHEET 71.
5. MAP ENTITLED "BOUNDARY SURVEY OF BLOCK 514, LOT 60, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY", PREPARED BY THE REYNOLDS GROUP, INC., DATED 1/14/04.	

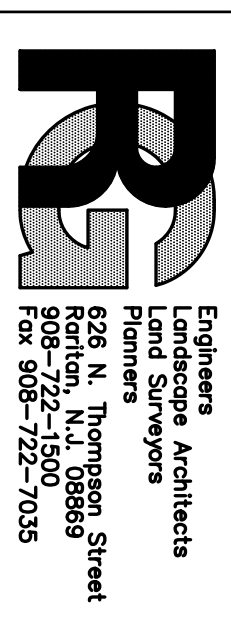
NOTES	
1. THIS SURVEY IS VALID ONLY WHEN EMBOSSED SEAL IS AFFIXED HERETO.	
2. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.	
3. THE REYNOLDS GROUP, INC. AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS WITHIN, AND/OR OMISSIONS FROM ANY DOCUMENTS PROVIDED BY OTHERS.	
4. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).	
5. HORIZONTAL DATUM IS NAD 83 (U.S. SURVEY FOOT) AND VERTICAL DATUM IS NAVD 88 (FEET).	
6. WETLAND DELINEATION, WETLAND DATA SHEET LOC. & PHOTOGRAPH LOC. BY ECOLSCIENCES, INC., FIELD LOCATED BY THE REYNOLDS GROUP, INC.	



No.	Date	Description	By
1	4/8/04	EXHIBITION, INC. DATA	RZ

LEGEND

- 4 GAS VALVE
- 4 GAS METER
- WATER VALVE
- HYDRANT
- WATER METER
- CURB STOP
- DRAINAGE MH
- CURB INLET
- LAWN INLET
- SANITARY MH
- CLEANOUT
- BOLLARD
- SIGN
- LIGHT
- MAIL BOX
- GUY WIRE
- UTILITY POLE
- ELECTRIC MH
- CONFEROUS TREE
- DECIDUOUS TREE
- X FENCE
- GATE POST
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY LINE
- OH OVERHEAD WIRES



The Reynolds Group Inc.
 State of New Jersey
 License No. 27869
 Richard R. Reynolds, P.E., P.P.
 Richard R. Ballew, P.E., P.P.

JOHN M. HALE
 PROFESSIONAL LAND SURVEYOR, N.J. NO. G533525

drawing title	BOUNDARY and TOPOGRAPHIC SURVEY of BLOCK 514, LOT 1		
no. number	02-039-4	township of FRANKLIN	county of SOMERSET COUNTY, NEW JERSEY
scale	1" = 30'	drawing number	BT-1
checked by	JMH	date	3/18/04
drawn by	RJZ	sheet	1 of 1

NOTES

- THIS SURVEY IS VALID ONLY WHEN EMBOSSED SEAL IS AFFIXED HERETO.
- THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSIDIARY OWNERS.
- THE REYNOLDS GROUP, INC. AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS WITHIN, AND/OR OMISSIONS FROM ANY DOCUMENTS PROVIDED BY OTHERS.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14(C45-8-35.3) AND N.J.A.C. 13:40-5.1(d).
- WETLAND DELINEATION, WETLAND DATA SHEET, LOC. & PHOTOGRAPH LOC. BY ECOSCIENCES, INC.
- HORIZONTAL DATUM IS NAD83 NAD 83 (U.S. SURVEY FOOT) AND VERTICAL DATUM IS NAVD 88 (FEET).
- DATE OF FIELD WORK, 2/12, 2/17, & 2/20, 2004.
- BASED ON A STEWART TITLE GUARANTY COMPANY TITLE INSURANCE COMMITMENT FILE NO. A1-23169165, DATED 1/11/2004.

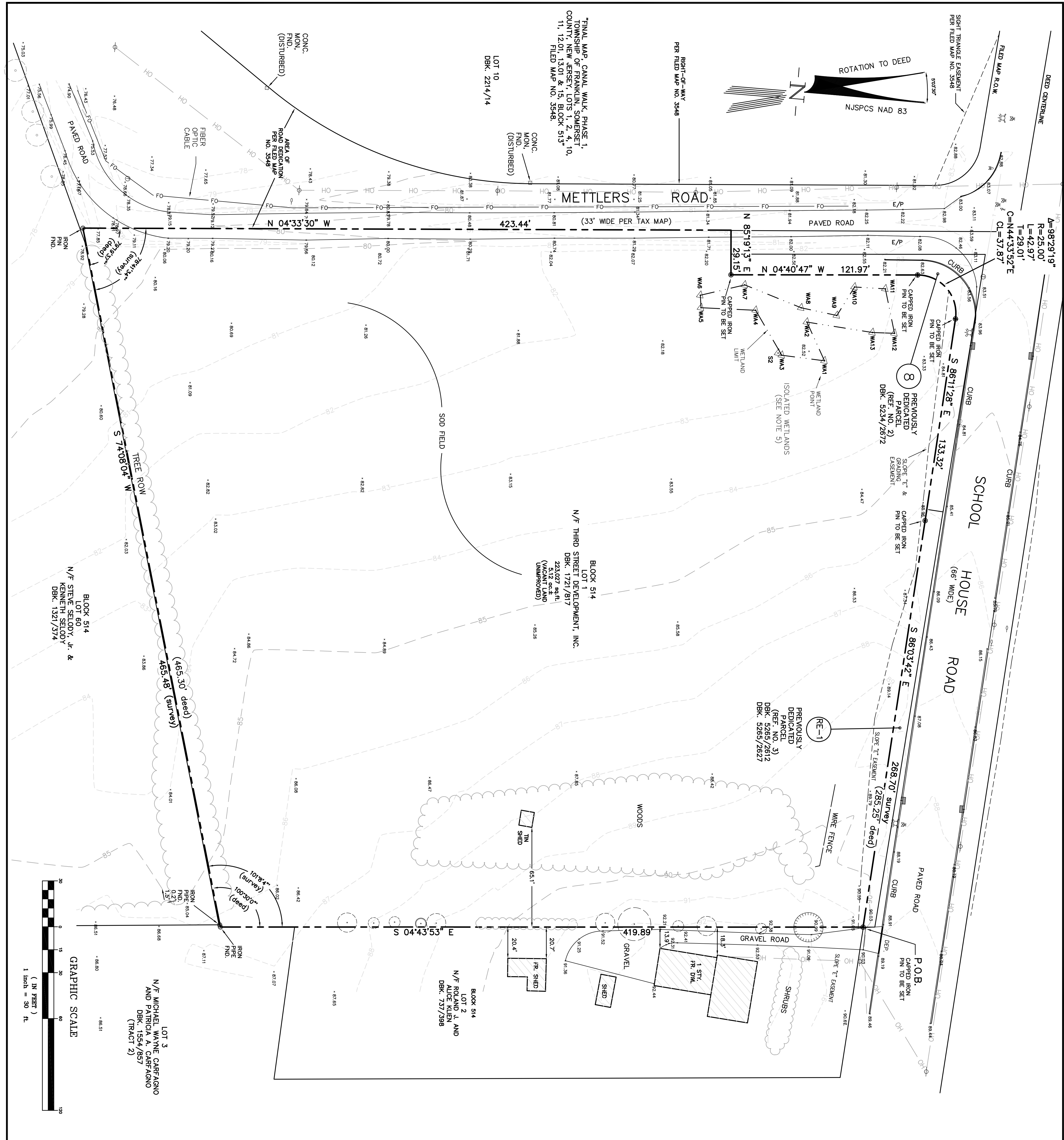
REFERENCES

- MAP ENTITLED "FINAL MAP CANAL WALK, PHASE 1, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, LOTS 1, 2, 4, 10, 11, 12, 13, 14, 15, BLOCK 513", PREPARED BY FISK ASSOCIATES, DATED SEPTEMBER 20, 1999, LAST REVISED 12/20/00 AND FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JAN. 8, 2001 AS MAP NO. 3548.
- MAP ENTITLED "SOMERSET COUNTY BOARD OF CHOSEN FRESHOLDERS, ENTIRE TRACT AND PROPERTY PARCEL MAPS FOR THE RECONSTRUCTION OF SCHOOLHOUSE ROAD FROM WESTON ROAD TO METTLERS ROAD, LOCATED IN THE NEW JERSEY STATE OF PREPARED BY THE REYNOLDS GROUP, INC., PREPARED JUNE OF 2000, SHEETS 1 THRU 14 OF 14.
- MAP ENTITLED "TOWNSHIP OF FRANKLIN ENTIRE TRACT AND PROPERTY PARCEL MAPS FOR THE RECONSTRUCTION OF RANDOLPH ROAD, LOCATED IN THE TOWNSHIP OF FRANKLIN COUNTY OF SOMERSET STATE OF NEW JERSEY", PREPARED BY THE REYNOLDS GROUP, INC., DATED 8/2001, SHEETS 1 THRU 7 OF 7.
- TAX MAP FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, SHEET 71.
- MAP ENTITLED "BOUNDARY SURVEY OF BLOCK 514, LOT JERSEY", PREPARED BY THE REYNOLDS GROUP, INC., DATED 1/14/04.

CERTIFICATION

I HEREBY CERTIFY TO THE FOLLOWING PARTIES THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF NEW JERSEY, AND THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY IMMEDIATE SUPERVISION. I FURTHER DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS A CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING AS OF THE DATE HEREON.

A.T.A. DEVELOPERS, INC.



**TOWNSHIP OF FRANKLIN - REQUIREMENTS FOR
ENVIRONMENTAL ASSESSMENT §112-199**

§ 112-199. Requirements for environmental assessment.

- A. Intent and purpose. It is the intent and purpose of this section to provide proper guidelines and requirements for the environmental assessment to be filed with an application for development and prior to preliminary subdivision plan approval, or site plan approval by the Franklin Township Planning Board. It is also the intent of this section to provide guidelines for the historic overlay district and the D&R Canal design regulations.
- B. Applicability of provisions. An environmental assessment shall be required for site plans and subdivisions wherein one or more of the following conditions exist:
 - (1) The plan proposes to cover more than 75% of the site with buildings, pavement, or other improvements.
 - (2) The plan proposes the construction of buildings with 5000 or more square feet in area.
 - (3) The plan proposes the construction of 5,000 or more square feet of paved area. Notwithstanding the above provisions, an environmental assessment shall not be required for principal permitted uses in an agricultural district.
- C. The applicant must provide written information to the Planning Board at the time the environmental assessment is submitted as to the qualifications and experience of such consultants, firm, agency, individual or person selected by the applicant. **[Amended 1-23-2007 by Ord. No. 3652]**
- D. Submittal. One copy of such environmental assessment shall be attached to each copy of the completed application when said application is submitted. Each environmental assessment shall include a title page which contains the name, address, zip code and phone number of the applicant.
- E. Documentation. The environmental assessment shall include documentation of all supporting evidence used in the assessment. Documentation may include studies or portions of studies conducted by others, explanations based on field visits, conversations with experts and maps used as the basis of the conclusions.
- F. Format for the environmental assessment report. The environmental assessment (EA) shall include the following required data:

- (1) Project data. A description of the project covered by the EA. The description shall mention each separate activity included in the project, i.e., acquisition, demolition, removal, construction and relocation. The description must be adequate to enable the reader to envision the general nature of the project and the magnitude of the project.
- (2) Mapping. Locate the project in a regional, municipal and neighborhood setting. Include a site plan of the project.
- (3) Existing environmental features. Describe the environment as it presently exists in and around the site. The description should be a comprehensive discussion of the following features as they exist without the project:
 - (a) Natural resources: Identify and describe the existing geologic character, soil characteristics, topography, surface and subsurface hydrological features, vegetation and wildlife of the site and the surrounding area.
 - (b) Man-made resources: Describe the present land use, adjacent land use, noise levels (if the proposal is for residential or institutional use), access and transportation patterns, zoning, Master Plan delineation, community facilities (sewer, water, waste removal, schools, police, fire and roads) of the site and the surrounding area.
 - (c) Human resources: Discuss the existing cultural and social factors as they affect the proposed project site including unique aesthetic features and historical character of the site and surrounding area.
 - (d) Pollution problems: Identify and describe existing pollution problems in the area including water, sewer and air quality as a basis for assessing cumulative problems that may result from the project.
- (4) Construction phase. Identify the development schedule and construction phasing including projected construction traffic, site preparation including clearing, excavating, filling and cutting and blasting.
- (5) Required approvals. Include a list of all licenses, permits and other approvals required by municipal, county or state law and the status of each. The approvals and permits are required before final consideration of the site plan is taken.

- (6) Impact of the proposed project. An assessment of the probable impact of the project upon each of the conditions set forth in Subsection F(3). Particular attention must be given to traffic (automobile and/or truck) generated by the project, circulation within the site and projected impact of the project on the Township road system.
- (7) Adverse impacts. List all probable adverse effects which may result from the project, including:
 - (a) Water quality.
 - (b) Air quality.
 - (c) Noise.
 - (d) Undesirable land use patterns.
 - (e) Damage or destruction of significant plant or wildlife systems.
 - (f) Aesthetic values.
 - (g) Destruction of natural resources.
 - (h) Displacement of people and business.
 - (i) Displacement of viable farms.
 - (j) Employment and property tax.
 - (k) Destruction of man-made resources.
 - (l) Disruption of desirable community and regional growth.
 - (m) Traffic impacts.
 - (n) Health, safety and well-being of the public.
- (8) Project alternatives. A list of alternatives to the proposed project which might avoid some or all of the adverse environmental impacts of the proposed project including:
 - (a) No project or no action.
 - (b) Description of alternative road alignments (if applicable).
 - (c) Analysis of the costs and social impact of the alternatives including construction problems and traffic service. Include the reasons for acceptability and nonacceptability of each of the alternatives.

- (9) Ameliorative measures. A listing of steps proposed to minimize environmental damage to the site and region during construction and operation. The consideration of soil erosion, dust, sedimentation, preservation of trees, protection of watercourses, protection of air resources, and noise control are some factors to be considered here.
- G. Review and inspections. Upon submission of the environmental assessment to the Secretary of the Planning Board and distribution to the various officials, with three copies available in the Municipal Engineer's office (or other designated place) for any person to review, the following reviews and inspections will be conducted within 30 days, except that where the assessment is a part of subdivision, or site plan approval, the approval shall be part of the overall approval and time limits shall be as specified for those approvals.
- (1) The Planning Board Administrator (or other designated official) will, within seven days of receipt of applicant's environmental assessment make a field inspection to verify the environmental conditions and make a report to the Planning Board with a copy to the Environmental Commission.
 - (2) The Township Engineer will, within 30 days of receipt of the applicant's environmental assessment, review all maps and documents and make a site inspection and then follow with a report to the Planning Board and a copy to the Environmental Commission.
 - (3) The Township Environmental Commission will, within 30 days of receipt of the Planning Board Administrator's and Engineer's reports, present its review and recommendations to the Planning Board for final determination.
 - (4) The Township Planning Board shall analyze and review the applicant's environmental assessment along with the reviews from the Planning Administrator, Engineer, Environmental Commission and any other interested party within 14 days of the Commission's report and give written notice of approval or rejection to the applicant, indicating the reasons therefor; and the decision will be officially published within 10 days. Where the assessment is part of a subdivision, planned unit development (PUD) or site plan application, assessment approval shall be part of the overall application approval.

- H. Issuance of permit. A permit shall be issued upon review by the Planning Administrator, Engineer and other such officials and final approval by the Planning Board that all requirements of the chapter have been complied with, and upon payment of all fees to be paid hereunder. The Planning Board shall obtain a reasonable time limit for all work to be done.

TRAFFIC IMPACT STUDY – DYNAMIC TRAFFIC, LLC

**ALTA/NSPS LAND TITLE SURVEY -
DYNAMIC SURVEY, LLC**

TITLE COMMITMENT LEGAL DESCRIPTION

ALL THAT TRACT OR PARCELS OF LAND AND PREMISES, SEPARATE, LIES AND BEING IN THE TOWNSHIP OF FRANKLIN COUNTY, NEW JERSEY, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A POINT ON THE SOUTHERLY SIDEOF SCHOOLHOUSE ROAD (FORMERLY WESTON SCHOOLHOUSE ROAD) (VARIOUS ROW WIDTH PER TAX MAP) WHERE IT IS INTERSECTED BY THE EASTERLY SIDEOF METTLERS ROAD (33' ROW WIDTH PER TAX MAP), AND BEING:

1. SOUTH 88 DEGREES 11 MINUTES 28 SECONDS EAST, A DISTANCE OF 153.32 FEET TO A POINT; THENCE

2. SOUTH 88 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 270.71 FEET TO A POINT ON THE DIVISION LINE BETWEEN TAX LOTS 1 AND 2, BLOCK 514, THENCE

3. SOUTH 88 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 270.71 FEET TO A POINT ON THE DIVISION LINE BETWEEN TAX LOTS 1 AND 2, BLOCK 514, THENCE

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SURVEY LEGAL DESCRIPTION TAX LOTS 1 & 60

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SURVEY LEGAL DESCRIPTION TAX LOT 2

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SURVEY LEGAL DESCRIPTION OVERALL TRACT

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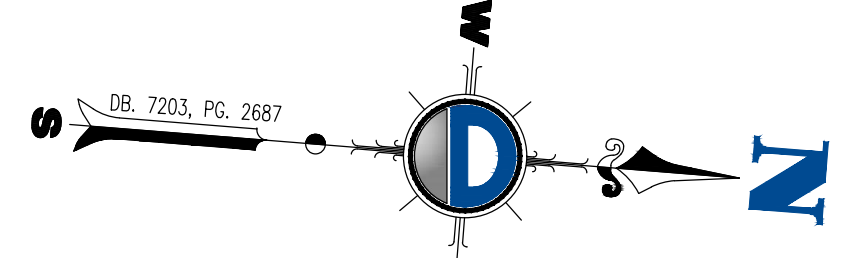
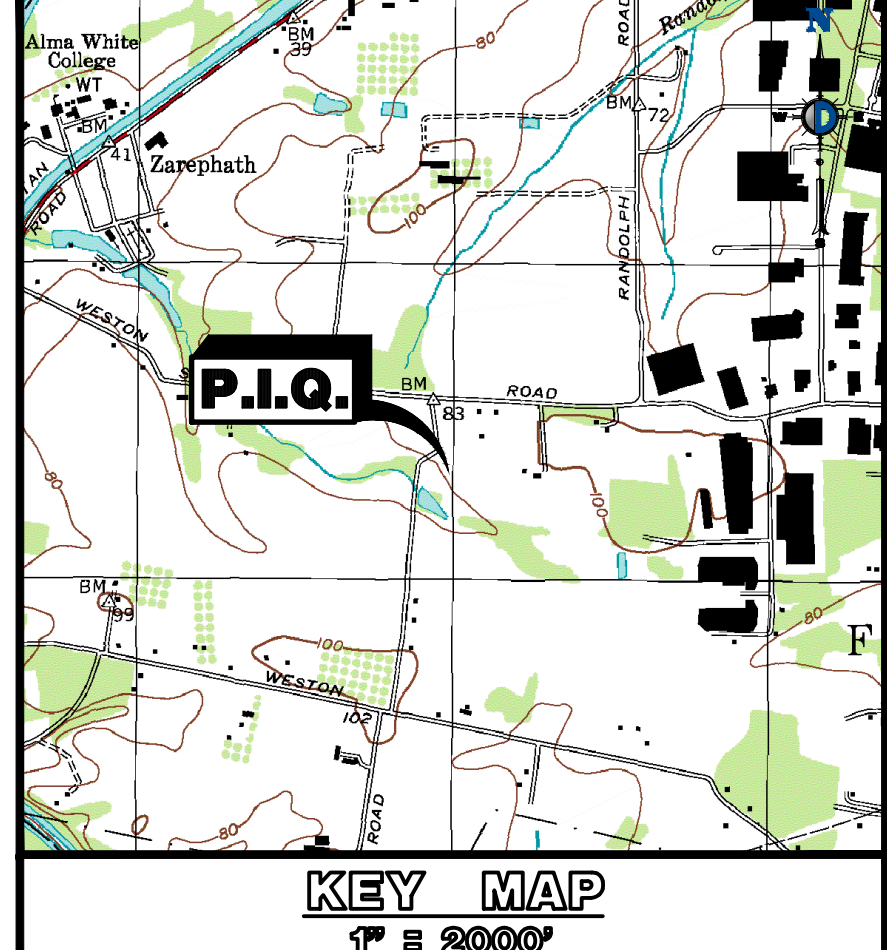
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MATCHLINE (SHEET 2)



DYNAMIC SURVEY, LLC logo and contact information. Includes a table with columns for REV., DATE, COMMENTS.

SURVEY LEGEND: A detailed key for symbols used in the survey, including map reference, bench mark, deed reference, and various utility markers.

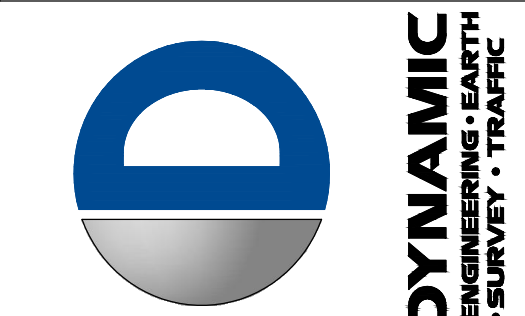
GRAPHIC SCALE showing 0, 20, and 40 feet increments. Includes the text '1 INCH = 40 FT.'

DYNAMIC SURVEY, LLC logo and contact information for the project. Includes address and phone number.

LINK INDUSTRIAL MANAGEMENT LLC logo and project name.

CRAIG BLACK logo and professional engineer information.

RODOLFO PIERRI logo and professional engineer information. Includes project title and sheet number.



REV.	DATE	COMMENTS
1	07/20/2021	ISSUED TO INCLUDE THESE INFORMATION

SURVEY LEGEND:

(MR)	MAP REFERENCE	(BENCH)	BENCHMARK
(DR)	DEED REFERENCE	(CONC)	CONCRETE MONUMENT FOUND
(ST)	SURVEY	(L.P./L.B.)	LINE OF PROPERTY / LINE OF BOUNDARY
(BOS)	BOTTOM OF STRUCTURE	(L.P./L.B. SET)	LINE OF PROPERTY / LINE OF BOUNDARY SET
(TOS)	TOP OF STRUCTURE	(S.M. FND)	STONE FOUNDATION
(AKA)	ALSO KNOWN AS	(S.M. SET)	STONE MARK SET
(FNA)	FORMERLY KNOWN AS	(PK WAL. FND)	PIERCE & WELLS FOUNDATION
(C/L)	CENTERLINE	(PK WAL. SET)	PIERCE & WELLS SET
(+ 0.0)	SPOT ELEVATIONS	(DRILL HOLE FND)	DRILL HOLE FOUNDATION
(+ 0.00)	CURB ELEV.	(DRILL HOLE FND)	DRILL HOLE FOUNDATION
(+ 0.00)	TOP OF CURB ELEV.	(SURVEY STONE FND)	SURVEY STONE FOUNDATION
(+ 0.00)	FINISH FLOOR ELEV.	(SURVEY CAP. FND)	SURVEY CAP FOUNDATION
(+ 0.00)	GRADE FLOOR ELEV.	(CROSS CUT FND)	CROSS CUT FOUNDATION
(+ 0.00)	BOTTOM OF WALL ELEV.	(CROSS CUT SET)	CROSS CUT SET
(+ 0.00)	WATER SURFACE ELEV.	(TRANSFORMER)	TRANSFORMER
(+ 0.00)	WATER SURFACE ELEV.	(MONITORING WELL)	MONITORING WELL
(+ 0.00)	WATER SURFACE ELEV.	(AIR PUMP)	AIR PUMP
(+ 0.00)	WATER SURFACE ELEV.	(FIRE HYDRANT)	FIRE HYDRANT
(+ 0.00)	WATER SURFACE ELEV.	(WATER VALVE)	WATER VALVE
(+ 0.00)	WATER SURFACE ELEV.	(WATER METER)	WATER METER
(+ 0.00)	WATER SURFACE ELEV.	(GAS VALVE)	GAS VALVE
(+ 0.00)	WATER SURFACE ELEV.	(GAS METER)	GAS METER
(+ 0.00)	WATER SURFACE ELEV.	(ELECTRIC METER)	ELECTRIC METER
(+ 0.00)	WATER SURFACE ELEV.	(ELECTRIC BOX)	ELECTRIC BOX
(+ 0.00)	WATER SURFACE ELEV.	(WELL)	WELL
(+ 0.00)	WATER SURFACE ELEV.	(CLEAN OUT)	CLEAN OUT
(+ 0.00)	WATER SURFACE ELEV.	(WATER SHUT OFF VALVE)	WATER SHUT OFF VALVE
(+ 0.00)	WATER SURFACE ELEV.	(DOME DRAIN)	DOME DRAIN
(+ 0.00)	WATER SURFACE ELEV.	(TELEPHONE BOX)	TELEPHONE BOX
(+ 0.00)	WATER SURFACE ELEV.	(VALVE UNKNOW)	VALVE UNKNOWN
(+ 0.00)	WATER SURFACE ELEV.	(EGRESS/PASSAGE)	EGRESS/PASSAGE
(+ 0.00)	WATER SURFACE ELEV.	(WELDRY FLAG)	WELDRY FLAG
(+ 0.00)	WATER SURFACE ELEV.	(BORING LOCATION)	BORING LOCATION
(+ 0.00)	WATER SURFACE ELEV.	(TEST PIT LOCATION)	TEST PIT LOCATION
(+ 0.00)	WATER SURFACE ELEV.	(MAIL BOX)	MAIL BOX
(+ 0.00)	WATER SURFACE ELEV.	(EXCEPTION)	EXCEPTION
(+ 0.00)	WATER SURFACE ELEV.	(P.O.B. POINT OF BEGINNING)	P.O.B. POINT OF BEGINNING

EXISTING MAJOR CONTOUR & ELEVATION

EXISTING MINOR CONTOUR & ELEVATION

APPROX. LOC. EXIST. UNDERGROUND ELECTRIC LINES

APPROX. LOC. EXIST. UNDERGROUND TELEPHONE LINES

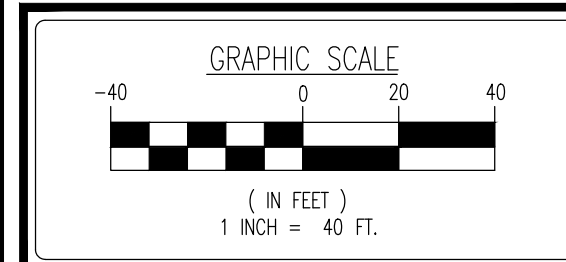
APPROX. LOC. EXIST. UNDERGROUND GAS LINES

APPROX. LOC. EXIST. UNDERGROUND OVERHEAD LINES

APPROX. LOC. EXIST. UNDERGROUND SANITARY LINES

APPROX. LOC. EXIST. UNDERGROUND TELEPHONE LINES

APPROX. LOC. EXIST. 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:

- Littleton, Colorado • 1.724.912.9129
- Chickadee, New Jersey • 1.908.971.9229
- Newark, New Jersey • 1.973.752.7500
- Trenton, New Jersey • 1.732.749.8780
- Northampton, Massachusetts • 1.253.466.2529
- Philadelphia, Pennsylvania • 1.215.253.4888
- Washington, Pennsylvania • 1.814.388.4400
- Alamogordo, New Mexico • 1.505.284.1100
- San Diego, California • 1.619.598.4400
- Alamogordo, New Mexico • 1.505.284.1100
- Dallas, Texas • 1.972.488.2929
- Dallas, Texas • 1.972.488.2929

www.dynamiccc.com

PROJECT:
LINK INDUSTRIAL MANAGEMENT LLC

BLOCK 514, LOTS 1, 2, 3, & 60
96-104 SCHOOLHOUSE ROAD
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

CRAIG BLACK

PROFESSIONAL ENGINEER &
LAND SURVEYOR
NEW JERSEY LICENSE NO. 245204257400

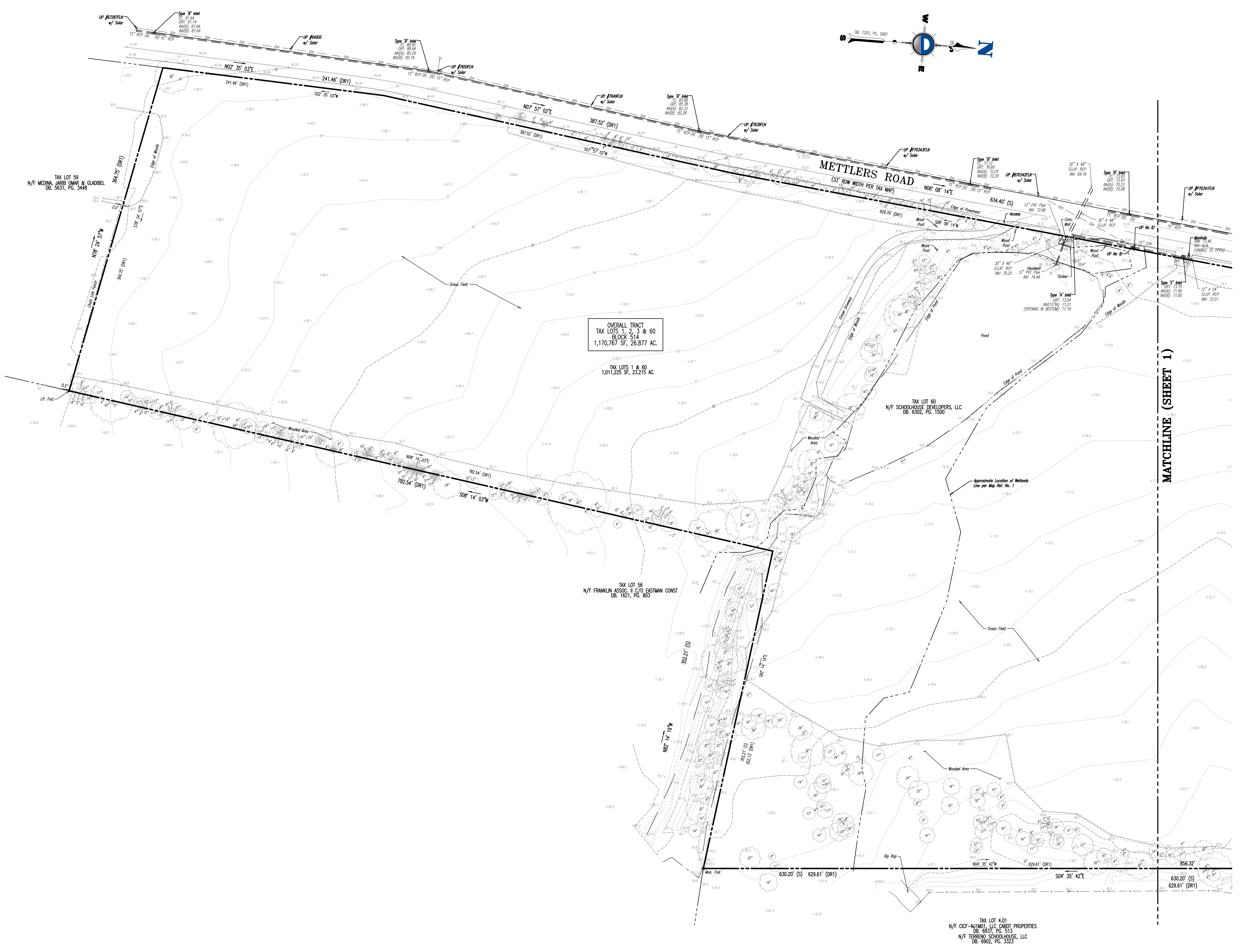
RODOLFO PIERRI

PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 245203866060

TITLE:
ALTA/NSPS LAND TITLE SURVEY

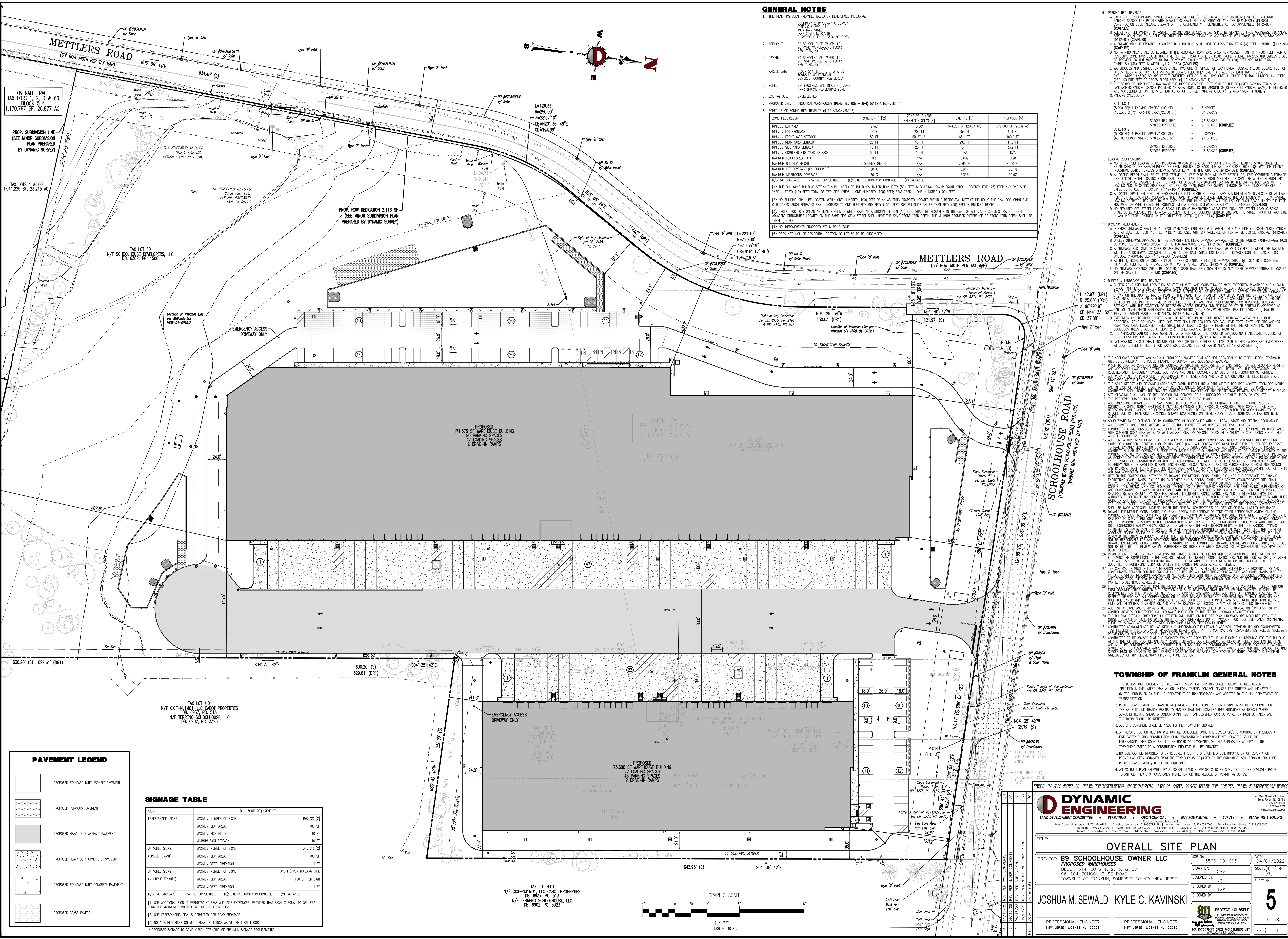
PROJECT No:	3566-99-0055	SCALE:	1"=40'	DATE:	09/20/2021
DRAWN BY:	LJT	FIELD BY:	CFK/JRC	CHECKED BY:	BVT/RP

SHEET No: **2** Rev. #:



Printed: 01/02/22 9:31 AM By: rgurman
File: Y:\CLIENT PROJECTS\3566 Link Industrial Management, LLC\19-0055 Franklin - Schoolhouse RA\DWG\3566990050.dwg -----> 30x42-002

OVERALL SITE PLAN – DYNAMIC ENGINEERING



GENERAL NOTES

- 1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - BOUNDARY & TOPOGRAPHIC SURVEY: DYNAMIC SURVEY, LLC, 100 W. 2ND STREET, SUITE 200, NEW YORK, NY 10719, SURVEY NO. 2021-09-0055
- 2. APPLICANT: B9 SCHOOLHOUSE OWNER LLC, 96 PARK AVENUE, 2ND FLOOR, NEW YORK, NY 10018
- 3. OWNER: B9 SCHOOLHOUSE OWNER LLC, 96 PARK AVENUE, 2ND FLOOR, NEW YORK, NY 10018
- 4. PARCEL DATA: BLOCK 514, LOTS 1, 2, 3 & 60, SCHOOLHOUSE ROAD, SOMERSET COUNTY, NEW JERSEY
- 5. ZONE: B-1 (BUSINESS AND INDUSTRIAL) ZONE, RR-3 (RURAL RESIDENTIAL) ZONE
- 6. EXISTING USE: INDUSTRIAL WAREHOUSES (PERMITTED USE - B-0) (§112 ATTACHMENT 1)
- 7. PROPOSED USE: INDUSTRIAL WAREHOUSES (PERMITTED USE - B-0) (§112 ATTACHMENT 1)
- 8. SCHEDULE OF ZONING REQUIREMENTS (§112 ATTACHMENT 2)

ZONING REQUIREMENT	ZONE B-1 (1) [2]	ZONE RR-3 (FOR REFERENCE ONLY) [4]	EXISTING (3)	PROPOSED (5)
MINIMUM LOT AREA	2 AC	3 AC	874,208 SF (20.02 AC)	872,088 SF (20.02 AC)
MINIMUM LOT FRONTAGE	150 FT	150 FT	654 FT	654 FT
MINIMUM FRONT YARD SETBACK	50 FT	50 FT [3]	65.1 FT	100.0 FT
MINIMUM REAR YARD SETBACK	25 FT	50 FT	292 FT	41.3 FT
MINIMUM SIDE YARD SETBACK	10 FT	25 FT	13 FT	33.9 FT
MINIMUM COMBINED SIDE YARD SETBACK	50 FT	75 FT	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.5	N/A	0.009	0.28
MAXIMUM BUILDING HEIGHT	5 STORES (65 FT)	N/A	< 65 FT	< 50 FT
MAXIMUM LOT COVERAGE (BY BUILDINGS)	50 %	N/A	0.01%	28.1%
MAXIMUM IMPERVIOUS COVERAGE	60 %	N/A	3.33%	55.6%
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 IN BUILDING HEIGHT.

(2) NO BUILDING SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF AN ABUTTING PROPERTY LOCATED WITHIN A RESIDENTIAL DISTRICT INCLUDING THE PAC, SOV, DMAR AND L-2 ZONES. SUCH SETBACKS SHALL INCREASE TO ONE HUNDRED (100) FEET FOR BUILDINGS TALLER THAN FIFTY (50) FEET IN BUILDING HEIGHT.

(3) EXCEPT FOR LOTS ON AN ARTERIAL STREET, IN WHICH CASE AN ADDITIONAL FIFTY (50) 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.

(4) NO IMPROVEMENTS PROPOSED WITHIN RR-3 ZONE.

(5) DOES NOT INCLUDE RESIDENTIAL PORTION OF LOT 60 TO BE SUBDIVIDED.

PAVEMENT LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED GRASS PAVERS

SIGNAGE TABLE

SIGN	B-1 ZONE REQUIREMENTS	
	MAXIMUM NUMBER OF SIGNS	TWO (2) [2]
FREESTANDING SIGNS	MAXIMUM SIGN AREA:	100 SF
	MAXIMUM SIGN HEIGHT:	10 FT
	MINIMUM SIGN SETBACK:	10 FT
ATTACHED SIGNS (SINGLE TENANT)	MAXIMUM NUMBER OF SIGNS:	ONE (1) [2]
	MAXIMUM SIGN AREA:	100 SF
	MAXIMUM VERT. DIMENSION:	4 FT
ATTACHED SIGNS (MULTIPLE TENANTS)	MAXIMUM NUMBER OF SIGNS:	ONE (1) PER BUILDING SIDE
	MAXIMUM SIGN AREA:	100 SF PER SIGN
	MAXIMUM VERT. DIMENSION:	4 FT

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

(1) ONE ADDITIONAL SIGN IS PERMITTED AT REAR AND SIDE ENTRANCES, PROVIDED THAT EACH IS EQUAL TO OR LESS THAN THE MAXIMUM PERMITTED SIZE OF THE FRONT SIGN.

(2) ONE FREESTANDING SIGN IS PERMITTED PER ROAD FRONTAGE.

(3) NO ATTACHED SIGNS ON MULTITENANT BUILDINGS ABOVE THE FIRST FLOOR.

* PROPOSED SIGNAGE TO COMPLY WITH TOWNSHIP OF FRANKLIN SIGNAGE REQUIREMENTS.

TOWNSHIP OF FRANKLIN GENERAL NOTES

- THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND ADOPTED BY THE N.J. DEPARTMENT OF TRANSPORTATION.
- IN ACCORDANCE WITH BMP MANUAL REQUIREMENTS, POST-CONSTRUCTION TESTING MUST BE PERFORMED ON THE AS-BUILT INFILTRATION BASINS TO ENSURE THAT THE INSTALLED BMP FUNCTIONS AS DESIGN. WHERE AS-BUILT TESTING SHOWS A LONGER DRAIN TIME THAN DESIGNED, CORRECTIVE ACTION MUST BE TAKEN AND THE DESIGN SHOULD BE REVISED.
- ALL SITE CONCRETE SHALL BE 4,500 PSI PER TOWNSHIP ENGINEER.
- A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE DEVELOPER/SITE CONTRACTOR PROVIDES A FIRE SAFETY DURING CONSTRUCTION PLAN DEMONSTRATING COMPLIANCE WITH CHAPTER 33 OF THE INTERNATIONAL FIRE CODE. SHOULD THE BOARD ACT FAVORABLY ON THIS APPLICATION A COPY OF THE TOWNSHIP'S STEPS TO A CONSTRUCTION PROJECT WILL BE PROVIDED.
- NO SOIL CAN BE IMPORTED TO OR REMOVED FROM THE SITE UNTIL A SOIL IMPROVEMENT OF EXPORTATION PERMIT HAS BEEN OBTAINED FROM THE TOWNSHIP AS REQUIRED BY THE ORDINANCE. SOIL REMOVAL SHALL BE IN ACCORDANCE WITH BOOK OF THE ORDINANCE.
- AN AS-BUILT PLAN PREPARED BY A LICENSED LAND SURVEYOR IS TO BE SUBMITTED TO THE TOWNSHIP PRIOR TO ANY CERTIFICATE OF OCCUPANCY INSPECTION OR THE RELEASE OF PERMITTING BONDS.

PROPOSED 73,600 SQ. FT. WAREHOUSE BUILDING

43 PARKING SPACES
2 DRIVE-IN RAMPS

TAX LOT 4.01
N/F C/O F-N11M01, LLC, CAROT PROPERTIES
TB. 6837, PG. 513
N/F TERRENO, SCHOOLHOUSE, LLC
DB. 6902, PG. 3323

PROPOSED 171,375 SQ. FT. WAREHOUSE BUILDING

90 PARKING SPACES
47 LOADING SPACES
2 DRIVE-IN RAMPS

TAX LOT 5.1 & 60
N/F SCHOOLHOUSE DEVELOPERS, LLC
DB. 6302, PG. 1900

PROPOSED 73,600 SQ. FT. WAREHOUSE BUILDING

43 PARKING SPACES
2 DRIVE-IN RAMPS

TAX LOT 4.01
N/F C/O F-N11M01, LLC, CAROT PROPERTIES
TB. 6837, PG. 513
N/F TERRENO, SCHOOLHOUSE, LLC
DB. 6902, PG. 3323

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N/F C/O F-N11M01, LLC, CAROT PROPERTIES
TB. 6837, PG. 513
N/F TERRENO, SCHOOLHOUSE, LLC
DB. 6902, PG. 3323

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Tel: 212.875.0000
Fax: 212.875.9001
www.dynamiceng.com

OVERALL SITE PLAN

PROJECT: B9 SCHOOLHOUSE OWNER LLC
PROPOSED WAREHOUSES

JOB NO: 3566-99-005 (DATE: 04/01/2022)

DRAWN BY: CAM (SCALE: 1"=40' 0")
DESIGNED BY: KCK (SHEET NO: 5)
CHECKED BY: JMS
PROJECT YOURSELF

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52908

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52985

FOR SHEET 5 OF 5
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