



COUNTY OF SOMERSET PLANNING BOARD



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

MEMBERS

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Vice Chairman

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John Lindner

Jeffrey A. Wright Sr.

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Freeholder Director

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Freeholder Deputy
Director / Liaison

Matthew D. Loper
County Engineer/
Board Secretary

May 1, 2020

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

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

Dear Mr. Orsini:

ALTERNATE MEMBERS

William Ziegler
1st Alternate

Erika J. Inocencio
2nd Alternate

Adam Slutsky
County Engineer Alternate

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

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

STAFF

Walter Lane, AICP/PP
Director of Planning

Joseph DeMarco, Esq.
Deputy County Counsel
for Planning

Cynthia Mellusi
Office Manager

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

Filed Map Requirements

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

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

- Mission Statement -

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

Somerset County Is An Equal Opportunity Employer

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

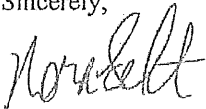
This Plat complies with revised New Jersey Statutes 40:27-1 through 40:27-6.13

Somerset County Planning Board

Date

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

Sincerely,



Nora Fekete
Planner



Kelly L. Mager
Engineer, Land Development Section

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

Elizabeth Kowalsky

From: Erin Elizabeth Santora <erin@ltesqs.com>
Sent: Wednesday, October 01, 2014 11:38 AM
To: Christine Woodbury (Christine.Woodbury@twp.franklin.nj.us)
Cc: Vincent Dominach (Vincent.Dominach@twp.franklin.nj.us); 'Mark Healey (Mark.Healey@twp.franklin.nj.us)'; Robert Vornlocker (bob.vornlocker@twp.franklin.nj.us); Wendy Wu (wany188@gmail.com); Kenneth Lin (kenlin.lin@gmail.com); Charles Ting (charlesting@hotmail.com); Judy Wu (judywu178@gmail.com); 'Mike Ford (mford@vcea.org)'
Subject: FW: 14-4587 Garfield Ave lot line adjustment (Warren Capital, Inc. ~ Docket # PLN-14-00009)

Christine:

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

Thank you!

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

Confidentiality Notice:

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

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

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

Marlen Dooley



**SOMERSET COUNTY
DOCUMENT COVER SHEET**

HON. STEVE PETER
SOMERSET COUNTY CLERK
PO BOX 3000
20 GROVE STREET
SOMERVILLE, NJ 08876

WWW.CO.SOMERSET.NJ.US

Steve Peter, County Clerk
Electronically Recorded Somerset County, NJ
2021 Nov 01 08:37 AM
BK: 7397 PGS: 179-183
Instrument # 2021064311
Doc Type: DEED Fee: \$83.00
Consideration: \$175,000.00
Exemption: No Exemption
RTF: \$767.50
Total RTF: \$767.50

(Official Use Only)

DATE OF DOCUMENT: 2021-10-29	TYPE OF DOCUMENT: DEED
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor)	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee)
Warren Capital Inc	Northview Associates Limited Liability Company
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

MUNICIPALITY: Franklin	MAILING ADDRESS OF GRANTEE: 554, 566, 570, 574 GARFIELD AVENUE, SOMERSET,, NJ 08873
BLOCK: 556	
LOT: 2	
CONSIDERATION: 175000.00	

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

BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE
			DEED

**DO NOT REMOVE THIS PAGE
THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD
RETAIN THIS PAGE FOR FUTURE REFERENCE**

Prepared by:

EDWARD P. SHAMY, JR., ESQ.

DEED

This Deed is made on OCTOBER ^{5th}, 2021,

BETWEEN

WARREN CAPITAL, INC.,,

whose address is 6 WEST WOOD COURT, WARREN, NJ 07059,

referred to as the Grantor

AND

NORTHVIEW ASSOCIATES LIMITED LIABILITY COMPANY,

whose address is about to be 554, 566, 570, 574 GARFIELD AVENUE, SOMERSET, NJ 08873,

referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference (N.J.S.A.46:15-2.1) Municipality of TOWNSHIP of FRANKLIN, Block No.556, Lot No. 2, 3, 4, 5, 6

Property. The property consists of the land and all the buildings and structures on the land in the TOWNSHIP of FRANKLIN, County of SOMERSET and State of New Jersey.

The legal description is:

See Schedule "A" attached hereto and made a part hereof.

Being the same premises conveyed to Grantors herein by Deed from KENNETH T. J. LIN AN INDIVIDUAL, dated MARCH 19, 2004, recorded in the Office of the SOMERSET County Clerk, on JUNE 3, 2004, in Deed Book 5595, Page 3669 AND RECORDED ON AUGUST 20, 2014 IN DEED BOOK 6737, PAGE 1108.

LEGAL DESCRIPTION

Foundation Title, LLC - East Brunswick

a Policy Issuing Agent for **First American Title Insurance Company**
File No. 626-181063

All that certain tract or parcel of land, situated, lying and being in Franklin Township, County of Somerset, and State of New Jersey, more particularly described as follows:

Beginning at an iron pin found at the intersection of the northerly line of New Jersey State Highway Route 287 (300 foot wide right-of-way) and the westerly line of Garfield Avenue (50 foot wide right-of-way) and running thence,

1) Along said Route 287, by a curve to the right having a radius of 11,850.79 feet, an arc length of 112.53 feet, and whose chord bears North 41 degrees 54 minutes 55 seconds West 112.53 feet to an iron pin found, corner to lands now or formerly assessed to Franklin Township (Block 556, Lots 12-14); thence,

2) At first along said lands of Franklin Township, then along lands now or formerly of Mark and Theresa Cassebaum (Block 556, Lot 15.01), then along lands now or formerly of Thomas Earl Hague (Block 556, Lot 17.01), then along lands now or formerly of Thomas and Wanda Hague (Block 556, Lot 19), North 9 degrees 05 minutes 29 seconds East 537.08 feet to a point, corner to other lands of Thomas Earl Hague (Block 556, Lot 20) and other lands now or formerly of Franklin Township (Block 556, Lot 1); thence,

3) Along said other lands of Franklin Township, South 80 degrees 54 minutes 31 seconds East 100.00 feet to an iron pin found in the aforementioned westerly line of Garfield Avenue; thence the following two courses along said Garfield Avenue,

4) South 9 degrees 05 minutes 29 seconds West 540.00 feet to an iron pin found; thence,

5) By a curve to the right having a radius of 190.00 feet, an arc length of 69.42 feet and whose chord bears South 19 degrees 33 minutes 30 seconds West 69.03 feet to the point and place of beginning.

The above description is in accordance with a survey prepared by Van Cleef Engineering Associates, LLC, dated October 5, 2021.

NOTE FOR INFORMATION:

BEING known as 554 Garfield Avenue, Franklin Township, Somerset County, State of New Jersey, Block 556, Lot 2 and Block 556, Lot 3 and Block 556, Lot 4 and Block 556, Lot 5 and Block 556, Lot 6 on the tax map of Franklin Township.

BEING known as 566 Garfield Avenue, Franklin Township, Somerset County, State of New Jersey, Block 556, Lot 7 on the tax map of Franklin Township.

BEING known as 570 Garfield Avenue, Franklin Township, Somerset County, State of New Jersey, Block 556, Lot 8 and Block 556, Lot 9 on the tax map of Franklin Township.

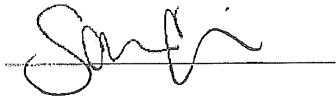
BEING known as 574 Garfield Avenue, Franklin Township, Somerset County, State of New Jersey, Block 556, Lot 10 and Block 556, Lot 11 on the tax map of Franklin Township.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by First American Title Insurance Company
This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A;
Schedule B, Part I—Requirements, Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent
that may be in electronic form*

Promise by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affects the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

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

Witnessed by:



WARREN CAPITAL, INC.,

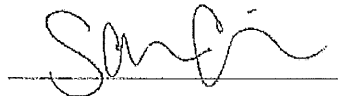
By: 
KENNETH LIN

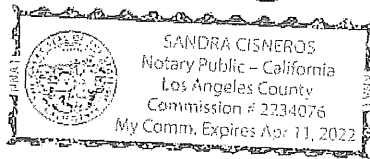
STATE OF CALIFORNIA, COUNTY OF Los Angeles:

I CERTIFY that on Oct. 5, 2021, KENNETH LIN, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) this person signed, sealed and delivered the attached document as President of WARREN CAPITAL INC., the corporation named in this document;
- (b) this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors;
- (c) this person knows the proper seal of the corporation which was affixed to this document; and

Sworn and Subscribed to before me this 5th day of October, 2021.





Record and Return to:

Foundation Title, LLC
214 Highway 18, 3rd Floor
East Brunswick, NJ 08816

MINOR SUBDIVISION APPROVAL
DOCKET NO.: PLN-20-00010
WARREN CAPITAL, INC.

**RESOLUTION OF THE MINOR SUBDIVISION COMMITTEE
OF THE PLANNING BOARD OF THE TOWNSHIP OF
FRANKLIN, SOMERSET COUNTY, NEW JERSEY,
GRANTING MINOR SUBDIVISION APPROVAL TO
WARREN CAPITAL, INC. CONCERNING PROPERTY LOCATED AT
554, 566, 570 and 574 GARFIELD AVENUE, SOMERSET, NEW JERSEY,
AND DESIGNATED AS BLOCK 556, LOTS 2 THROUGH 11.**

Docket No.: PLN-20-00010

WHEREAS, WARREN CAPITAL, INC. (hereinafter referred to as "Applicant"), has applied to the Minor Subdivision Committee of the Franklin Township Planning Board (hereinafter referred to as "Board") for minor subdivision approval, for the premises currently designated on the Tax Map of the Township of Franklin as Block 556, Lots 2 through 11 and located on what is commonly known as 554, 566, 570 and 574 Garfield Avenue, Somerset, New Jersey (hereinafter referred to as the "Subject Property"), and as located within the R-10 zone district; and

WHEREAS, this application falls under the jurisdiction of the Minor Subdivision Committee for approval pursuant to N.J.S.A. 40:55D-1 et seq. and Section 112-193 of the Land Development Ordinance of the Township of Franklin; and

WHEREAS, the Minor Subdivision Committee considered the application at its meeting of December 16, 2020, at which time the Minor Subdivision Committee determined that the principals and standards contained in Section 112-193 of the Land Development Ordinance are substantially satisfied and no further determination is required;

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Minor Subdivision Committee of the Planning Board of the Township of Franklin that the minor subdivision application of **WARREN CAPITAL, INC.** for the Subject Property is hereby Granted subject to the compliance with the terms and conditions of the Township Technical Review Committee Memorandum dated November 4, 2020; including a payment in lieu of providing sidewalks.



Christine Woodbury, Planning Board Secretary

IMINOR SUBDIVISION APPROVAL
DOCKET NO.: PLN-20-00010
WARREN CAPITAL, INC.

VOTE ON MOTION: 01/20/2021

FOR:

Cecile Maclvor
Michael Orsini

AGAINST:

NONE

ABSTENTIONS:

NONE

VOTE OF RESOLUTION: 01/20/2021

FOR:

Cecile Maclvor
Michael Orsini

AGAINST:

NONE

ABSTENTIONS:

NONE