

**BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION**

**Regular Meeting of March 28, 2022 - 7 pm**

**Municipal Building, Warren Craft Room**

**1 Collyer Lane, Basking Ridge, NJ**

**Meeting Agenda**

- 1. Call to Order**
- 2. Open Public Meeting Statement**
- 3. Flag Salute**
- 4. Roll Call**
- 5. Approval of EC meeting minutes regular – [February 28, 2022](#)**
- 6. Reports and Miscellaneous Correspondence**
  - a. [Owen/Little](#) - Public Notice Letter NJDEP
- 7. Discussion**
  - a. Subcommittee Reports
    - i. Applications Review: John Crane (lead) Jim Lamaire, Corey Fischer
    - ii. ANJEC email monitoring / important educational webinars: Nancy Cook (lead) Alice Smyk, Todd Edelstein
    - iii. Native Pollinator Group / Plant Sale: Deb DeWitt (lead), Sarah Wolfson
    - iv. Community Outreach / Education: Deb DeWitt (lead), Nancy Cook
    - v. Guerilla Gardening: Sarah Wolfson (lead)
    - vi. AmeriCorps Watershed Project
- 8. Old Business**
  - a. **Status on Current Projects:**
- 9. New Business**
  - a. **Applications**
    - i. [Verizon – ZB 22-002 – 300 N. Maple Ave](#) – Guard House
    - ii. [Silver Living LLC - ZB 22-004 – 14 N. Maple Ave](#) – Construct a new single family dwelling
- 10. Comments by Public**
- 11. Comments by Members**
- 12. Adjournment**

Ellen Houlihan, Secretary



Please call (908) 204 - 3000 seventy-two (72) hours in advance if accommodations are required, including assistive listening devices (ALD).



## ***Bernards Township Environmental Commission***



### **BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES – February 28, 2022 – 7pm**

#### **CALL TO ORDER**

Chairperson Debra DeWitt called the meeting to order at 7:29 pm via Zoom Conference call in accordance with the Open Public Meeting Act of 1975.

#### **FLAG SALUTE**

All those assembled saluted the flag.

#### **ROLL CALL**

**Present:** Debra DeWitt, John Crane, Todd Edelstein, Corey Fischer, James LaMaire, John Valeri Jr., Sarah Wolfson

**Absent:** Alice Smyk, Jennifer Asay, Nancy Cook

**Also Present:** Kaitlin Cartoccio, Recording Secretary

#### **APPROVAL OF MEETING MINUTES**

Motion to approve the January 24, 2022 Reorganization minutes made by John Valeri Jr., seconded by Todd Edelstein. All in favor, motion carried.

Motion to approve the January 24, 2022 Regular Meeting minutes made by John Crane, seconded by John Valeri Jr. All in favor, motion carried.

#### **REPORTS & MISCELLANEOUS CORRESPONDENCE**

**a. Roux – Freshwater Wetlands Letter General Permit 10B**

No comment

#### **DISCUSSION**

**a. Update General Application Comments**

General Application Comments will be updated and sent around to the committee. No further discussion.

**b. Annual Report**

Debra DeWitt will submit the Annual Report to the Township Committee. No further comments.

**c. Subcommittee Reports**

**i. Applications - John Crane, James LaMaire and Corey Fischer**

No comment

**ii. ANJEC - Nancy Cook, Alice Smyk and Todd Edelstein**

**1. Storm Water Resolution**

The Committee will look over the resolution before any further recommendation.

**iii. Native Pollinator Group/Plant Sale – Debra DeWitt and Sarah Wolfson**

Plant sale starts April 1<sup>st</sup>. Other than that, the Native Pollinator Group has been hosting webinars and talking about native plants and pollinators.





## ***Bernards Township Environmental Commission***



- iv. **Community Outreach/Education – Debra DeWitt and Nancy Cook**  
Outreach continues to be posted to the Bernards Township main site and Facebook including a segment on what you can and cannot recycle.
- v. **Guerilla Gardening – Sarah Wolfson**  
Currently planning to do more activities in the spring. Currently collecting jugs with a Ridge High School student to help with gardening.
- vi. **Charter Day/AmeriCorps Watershed Project**
  - 1. **Charter Day Information**  
Looking for volunteers who are able to man the table at Charter Day.

### **NEW BUSINESS**

- a. **Nash – ZB 21-037 – 61 Archgate Road** – Front Yard Setback for a one-story open porch.

No environmental concerns.

Motion by Corey Fischer, seconded by James LaMaire. All in favor, motion carried.

- b. **Bhatia – ZB 21-038 – 11 Parkwood Lane** - “C” Variance – Pool not located behind rear building line of adjacent dwelling.

The Commission notes that 5 trees will be taken down in the property and asks if the applicant will be replacing. If the trees are being placed, the Commission recommends native hardwood species be planted whenever practical. The Commission also notes isolated wetlands on the property, and that the applicant should note how large the wetlands are on the plan and whether the proposed fence encroaches on the wetlands on the eastern side of the property. Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of nonpoint source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

Motion by John Valeri Jr., seconded by Corey Fischer. All in favor, motion carried.

- c. **Yochum – ZB 22-001 – 58 Penwood Road** - “C” variance for lot coverage (addition to existing dwelling).

Regarding stormwater storage and recharge on this application, the side of the pool water surface is unclear. If it is over 600 sq feet, the storage will be addressed, but not the recharge. The Commission recommends that the Board ask the applicant to create a 599 sq foot recharge to account for a 1” rainfall instead of a 3” rainfall. Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of nonpoint source pollution. Therefore, the Environmental Commission wants



## ***Bernards Township Environmental Commission***



township residents to use the best management practices available when discharging pool water.

Motion by Corey Fischer, seconded by John Crane. All in favor, motion carried.

- d. Maloney – ZB 22-003 – 109 Woodman Lane** – Variance to allow construction of an inground pool not located behind the rear building lines of adjacent dwellings.

The Commission suggests that Bernards Township professionals review whether any NJDEP plans are necessary. If so, the applicant should obtain a new NJDEP Letter of Interpretation. Due to the presence of freshwater wetlands on the property, best management practices should be used to protect sensitive ecological areas. The inlets should be covered with fabric to keep the recharge area from silt buildup. Additionally, the Commission would like to see the pool and pool deck moved away from the wetlands transition area. The applicant should state the drainage area going into the recharge area in square footage. The Commission recommends more spot elevation points on the grading plan and for contours to be labeled. The Environmental Commission notes the lack of tree removal/replacement on the plans. If trees are being replaced or new trees being added, the Commission recommends native hardwood species be planted whenever practical. Additionally, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of nonpoint source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

Motion by Debra DeWitt, seconded by Corey Fischer. All in favor, motion carried.

### **PUBLIC COMMENT**

No members of the public.

### **COMMENTS BY MEMBERS**

Debra DeWitt commented that the Shade Tree Commission got an email from a resident regarding bamboo. Bamboo is not included on the invasive “do not plant” list. The discussion was to remove it from the “recommended list” where it says “don’t plant” up to invasive list. John Valeri Jr asked if the Commission would be posting about the spotted lanternfly/ John Crane commented that the Planning Board would be updating the Master Plan including updates to infrastructure. Todd Edelstein asked if Master Plan gets updated every 10 years – how often does the natural resources inventory get updated? Last updated 2014. The decision was made to move Environmental Commission meetings to in-person starting in March. Sarah Wolfson noted that prior to COVID-19, the Commission was discussing composting and asked if that was a focus area for the group.



***Bernards Township Environmental Commission***



**ADJOURNMENT**

Meeting was adjourned at 8:49 pm. Motion by John Valeri Jr., seconded by Debra DeWitt  
All in favor, motion carried.

Respectfully submitted,  
Kaitlin Cartoccio, Meeting Secretary



## ***Bernards Township Environmental Commission***

**TO:** Zoning Board Chairperson and Members

**FROM:** Deb Dewitt, Chairperson  
Bernards Township Environmental Commission

**DATE:** March 8, 2022

**SUBJECT:** Applications Review

The Environmental Commission reviewed these applications at their February 28, 2022, meeting and forwards the following comments:

**Nash – ZB 21-037 – 61 Archgate Road**

The Environmental Commission has no comments on this application.

**Bhatia – ZB 21-038 – 11 Parkwood Lane**

The Environmental Commission notes the ETI Wetlands Report dated 2/14/2022 indicating there are isolated wetlands on the property, delineated on the plan by A1 – A2 – A3. The applicant should show how large the isolated wetlands is on the plan and whether the proposed fence encroaches on the wetlands area on the east side of the property.

The Environmental Commission also notes that there appears to be 5 trees being removed in this 3-acre zone. Will the applicant be replacing them? If being replaced, the Commission recommends native hardwood species be planted whenever practical.

Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of nonpoint source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

**Yochum – ZB 22-001 – 58 Penwood Road**

With respect to stormwater storage and recharge on this application, it is unclear the size of the pool water surface. If it is over 600 sq ft as it might appear, the storage will be addressed but not the recharge. The Environmental Commission would recommend that the Board asks the applicant to create a 599 sq ft recharge to account for a 1" rainfall v a 3" rainfall.

Additionally, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of nonpoint source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.



## ***Bernards Township Environmental Commission***

**Maloney – ZB 22-003 – 109 Woodman Lane**

The Environmental Commission suggests the Board consider having the applicant obtain a new NJDEP approved Letter of Interpretation (LOI) and recommends our Bernards Township professionals review whether any NJDEP permits are necessary.

Due to the presence of freshwater wetlands on the subject property, best management practices to protect these sensitive ecological areas should be implemented during the site work (sediment and erosion controls). More specifically, the inlets should be covered with fabric to keep the recharge area from silt buildup. There is a minimum of 2,948 sq ft going to the recharge area to cover the additional impervious. Best management practices are also recommended post-construction (organic lawn care, protect and preserve natural soil, vegetation, and grading in buffer zones).

The Environmental Commission would like to see the pool deck/pool configuration moved away from the Wetlands transition average and for the applicant to state the drainage area going into the recharge area in square footage. Additionally, the Commission recommends more spot elevation points on the grading plan and labeling of the contours.

The Environmental Commission notes the lack of tree removal/replacement on the plans. If trees are being replaced or new trees being added, the Commission recommends native hardwood species be planted whenever practical.

Additionally, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of nonpoint source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

Cc: David Schley, Township Planner  
Cyndi Kiefer, Secretary; for distribution to BOA members



**OWEN,  
LITTLE  
& ASSOCIATES  
INC.**

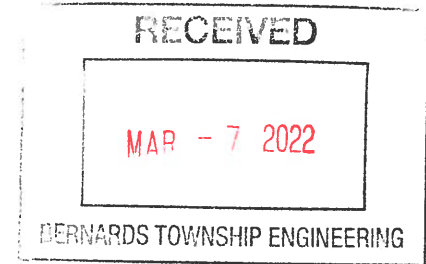
Engineers  
Planners  
Surveyors  
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.  
Douglas F. Klee, P.E., P.P., C.M.E.  
William J. Berg, P.L.S.

March 4, 2022

**Certified Mail – Return Receipt**

**Bernards Township Environmental Commission**  
One Collyer Lane  
Basking Ridge, NJ 07920



**From: Frank J. Little, P.E., P.P., C.M.E.**

**Re: Public Notice**  
**New Jersey Department of Environmental Protection – Division of Land Use**  
**Regulation**  
**Freshwater Wetlands General Permit #8 by Certification**  
**Duplicate Copies of House Addition**  
**Block 8101, Lot 9, #282 Stone House Road**

Dear Sir or Madam:

This letter is to provide you with legal notification that an application will be submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for a Freshwater Wetlands General Permit #8 by Certification for a house addition (previously constructed) on the enclosed plan.

The complete permit application package can be reviewed at either the Municipal Clerk's Office or by appointment at the New Jersey Department of Environmental Protection's Trenton Office.

NJDEP – Division of Land Use Regulation  
PO Box 420/Mail Code 501-02A  
501 East State Street  
Trenton, New Jersey 08625-0420

Attention: Bernards Township, Somerset County Section Chief

443 Atlantic City Blvd.  
Beachwood, NJ 08722  
732-244-1090  
Fax 732-341-3412  
www.owenlittle.com  
info@owenlittle.com

W:\PROJECTS\CLERICAL\BERNARDS TWP\DINARDO- PUBLIC NOTICE - BERNARDS TWP & ENV. COMM..DOC

ELLEN - PLS SEE ME

**TOWNSHIP OF BERNARDS  
ZONING BOARD OF ADJUSTMENT  
APPLICATION STATUS FORM**

REPLACE  
PLANKET

DK (E)

Application No: ZB22-002 Block: 803 Lot: 2,3,5, 6,23 Zone: E-1/R-4

Applicant: VERIZON CORPORATE SERVICES GROUP INC

Address of Property: 300 NORTH MAPLE AVENUE

Description: PRELIM/FINAL SITE PLAN, CONDITIONAL USE, VARIANCES, WAIVERS TO CONSTRUCT A GUARD HOUSE.

**APPLICATION CHECKLIST**

<u>4</u>	Original + 16 copies of Application	<input checked="" type="checkbox"/>	Engineering Plan/Plot Plan
<input checked="" type="checkbox"/>	W-9	<input checked="" type="checkbox"/>	Architectural Plans
<input checked="" type="checkbox"/>	Site Visit Consent (A)	<input checked="" type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	Ownership Form (B)	<input type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	200' Property Search List (C)	<input checked="" type="checkbox"/>	Wetlands Report/LOI
<input checked="" type="checkbox"/>	Tax Certification (D)	<input checked="" type="checkbox"/>	Application Fee
<input checked="" type="checkbox"/>	Notice to be Served/Published (E)	<input checked="" type="checkbox"/>	Escrow Deposit
<input checked="" type="checkbox"/>	Dimensional Statistics Form (F)	<input checked="" type="checkbox"/>	Imaging Fee
<input checked="" type="checkbox"/>	Contributions Disclosure Form (G)	<input type="checkbox"/>	Tax Map Revision Fee
		<input checked="" type="checkbox"/>	Checklist

**SCHEDULING**

1.13.2022 Original Submission Date  
2.27.2022 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
\_\_\_\_ Time to Act (45/95/120 days)  
\* FROM DATE OF COMPLETION

**HEARING**

\_\_\_\_ Notice to Property Owners  
\_\_\_\_ Date of Publication  
2.9.2022 Completeness Hearing  
4.6.2022 Public Hearing  
\_\_\_\_ Carried to Date  
\_\_\_\_ Decision - Approved/Denied  
\_\_\_\_ Resolution Memorialized  
\_\_\_\_ Resolution Published

**DISTRIBUTION**

1.18.2022 Environmental Comm  
\_\_\_\_ Fire Official  
\_\_\_\_ LCFAS  
\_\_\_\_ Police

**NOTES**



February 4, 2022

Via Federal Express

Ms. Cyndi Kiefer  
Bernards Township  
1 Collyer Lane  
Basking Ridge, NJ 07920

**RE: Proposed Guardhouse  
300 North Maple Ave  
Block 803; Lots 2, 3, 5, 6 & 23  
Bernards Township  
Somerset County, New Jersey  
BENJ File No. J210758**

Dear Ms. Kiefer:

Our office is in receipt of the Completeness Review letter dated January 26, 2022, prepared by David Schley, Township Planner of Bernards Township. Enclosed please find the following documents constituting our formal resubmission with regard to the above referenced project:

- Four (4) copies of the 200 Foot Property Search list dated January 31, 2022, prepared by Township of Bernards;
- Four (4) copies of the Zoning Variance and/or Land Use Design Standard Waiver form and Checklist Waiver List, dated December 22, 2021, last revised February 2, 2022, prepared by Bohler Engineering NJ, LLC;
- Four (4) copies the Application for Tree Removal Permit dated January 31, 2022;
- Four (4) copies of the Stormwater Management Waiver Request letter dated February 3, 2022, prepared by Bohler Engineering NJ, LLC; and
- Four (4) signed and sealed sets of the Preliminary | Final Land Development Plans dated December 22, 2022, last revised January 28, 2022, prepared by Bohler Engineering NJ, LLC.

In response to the deficient items listed, we offer the following point-by-point responses:

1. An updated 200 Foot Property Search list is enclosed.
2. A Zoning Variance and/or Land Use Design Standard Waiver form and Checklist Waiver List has been enclosed, encompassing all requested variances, exceptions and/or waivers.
  - A. The plans have been revised to update the distance from the southerly side property line and no longer requires a variance.
  - B. Variance has been requested on the enclosed Zoning Variance and/or Land Use Design Standard Waiver form.
  - C. Variance has been requested on the enclosed Zoning Variance and/or Land Use Design Standard Waiver form.
  - D. Relief has been requested per the enclosed Stormwater Management Waiver Request letter dated February 3, 2022, prepared by Bohler Engineering NJ, LLC.
  - E. Acknowledged.
3. A Checklist Waiver – Per Preliminary Site Plan Checklist Item 16 is requested on the Checklist Waiver List.
4. A Checklist Waiver – Per Final Site Plan Checklist Item 7 is requested on the Checklist Waiver List.
5. The Steep Slopes Plan has been revised and is enclosed as part of the Preliminary – Final Development Plans.
6. An Application for Tree Removal Permit is enclosed.



7. A Checklist Waiver – Per Preliminary Site Plan Checklist Item 38 is requested on the Checklist Waiver List.
8. The Stream Buffer Conservation Easement Exhibit was inadvertently omitted from the plan set, but is now enclosed with this transmittal. Waiver has been requested on the enclosed Zoning Variance and/or Land Use Design Standard Waiver form for zone two of the stream buffer conservation area.


If you have any questions or require any additional information, please do not hesitate to contact me. Thank you for your assistance with this matter.

Sincerely,

BOHLER ENGINEERING NJ, LLC



Bryan Ehnes, P.E.



Robert Streker, P.E.

JM/gs

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Enclosure

cc (via email): David Schley, Bernards Township  
Steve Tripp, Wilentz, Goldman & Spitzer, P.A.

February 9, 2022

Via Federal Express & Electronic Mail

[d.centrelli@bernards.org](mailto:d.centrelli@bernards.org)

David Schley  
Bernards Township  
~~1 Collyer Lane~~  
Basking Ridge, NJ 07920

**RE: Stream Buffer Conservation Area  
Waiver Justification  
Proposed Guardhouse  
300 North Maple Ave  
Block 803; Lots 2, 3, 5, 6 & 23  
Bernards Township  
Somerset County, New Jersey  
BENJ File No. J210758**

Dear Mr. Schley:

In accordance with the Bernards Township Zoning Ordinance Section 21-14: Critical Area Regulations; Stream Buffer Conservation Area (§21-14.4.h), we request relief in accordance with §21-14.4.b.3(d) as noted below:

***h. Management of a Stream Buffer Conservation Area.***

***1. Stream Buffer Management Plan. With the exception of uses permitted by right pursuant to Subsection 21-14.4c1(a) or Subsection 21-14.4c2(a), no construction, development, use, activity, encroachment or structure shall be permitted within any stream buffer conservation area unless the effects of same are mitigated by implementation of an approved stream buffer management plan.***

***(a) At the time of submission of an application to the Construction Code Office for a construction permit or to the Planning Board or Board of Adjustment for approval of a development plan, or prior to commencing any use/activity that does not require a construction permit or development plan approval, the landowner or developer shall submit to the approving authority a proposed stream buffer management plan prepared by a landscape architect, professional engineer or other qualified professional. The proposed plan shall fully evaluate the effects of all proposed uses/activities on the stream buffer conservation area and shall identify existing conditions (vegetation, one-hundred-year floodplain, NJDEP special water resource protection areas, soils, slopes, etc.), all proposed uses/activities and all proposed management techniques, including proposed vegetation and any other measures necessary to offset disturbances to the stream buffer conservation area. The proposed plan shall be subject to approval by the approving authority.***

***(b) Vegetation Selection. Dominant vegetation in the stream buffer management plan shall consist of plant species that are suited to the stream buffer environment. The approving authority may require species suitability to be verified by qualified experts in the Somerset-Union Soil Conservation District, Natural Resources Conservation Service, NJ Department of Environmental Protection, US Fish and Wildlife Service and/or state or federal forest agencies.***

- (1) In Zone One, dominant vegetation shall consist of a variety of native trees, shrubs and tall grasses and shall include species that will provide streambank stabilization.*
- (2) In Zone Two, dominant vegetation shall consist of a variety of trees and shrubs, with an emphasis on native species and species that will provide soil stabilization.*
- (3) The stream buffer management plan shall provide for the revegetation of all disturbed areas to the extent possible. Where revegetation is not possible, the stream buffer management plan shall set forth the proposed measures for restoration.*

**Under proposed conditions, native plantings are proposed along the northerly portion of the proposed improvements. The existing vegetation in the vicinity of the proposed improvements provides sufficient screening from adjacent properties. The proposed development does not significantly impact the existing stream buffer conservation area as it is a regularly maintained landscape area in the existing condition. The development proposes revegetation of all disturbed areas to the extent possible. All required soil erosion and sediment controls in accordance with the 2017 New Jersey standards will be provided to prevent exposure of soils to erosion and off site sedimentation from stormwater runoff impacts.**

If you have any questions or require any additional information, please do not hesitate to contact me.  
Thank you for your assistance with this matter.

Sincerely,

BOHLER ENGINEERING NJ, LLC



Bryan Ehnes, P.E.



Robert Streker, P.E.

JM/mp/gs

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Enclosure



**Zoning Variance and/or Land Use Design Standard Waivers**

**FOR**

**Verizon Corporate Services Group, Inc.**

**Bernards Township, New Jersey**

**December 22, 2021, Revised February 2, 2022**

**BE #: Job No. J210758**

**Prepared by:**

**BOHLER ENGINEERING NJ LLC**

**30 Independence Blvd., Warren, NJ 07059**

**ZONE: E-1 (Office / Laboratory) & R-4 (One Acre Residential)**

**Bernards Township, New Jersey**

**Variances - Zoning Code**

1		Section 21-16.1b	Accessory Building shall not be located in a front yard	Proposed Guardhouse structure is within the Front Yard.
2		Section 21-17.2g	All illuminated signs shall be externally illuminated.	Proposed sign is internally illuminated
3		Section 21-16.2a	Walls shall be constructed so that at least 50% thereof is open	Screen wall is not at least 50% open

**Waivers - Land Development Regulations**

1		Section 21-41	Max. Average Maintained Horizontal Illumination for Vehicular Roadways - Non Residential : 0.9 FC	Proposed Average Maintained Horizontal Illumination for Vehicular Roadways - Non Residential = 7.26 FC
2		Section 21-42.11.b(1)	Stormwater Management Minor Development Rate/volume control	A waiver for compliance with the stormwater management volume control for a minor development (§21-42.11.b.1) is requested
3		Section 21-14.4.b.3(d)	To permit the proposed improvements to be located within zone two of the stream buffer conservation area	A zone two waiver is requested pursuant to §21-14.4.b.3(d).



**CHECKLIST WAIVER LIST  
FOR  
Verizon Corporate Services Group, Inc.  
Bernards Township, New Jersey  
December 22, 2021, Revised February 2, 2022  
BE #: Job No. J210758  
Prepared by:  
BOHLER ENGINEERING NJ LLC**

**30 Independence Blvd., Warren, NJ 07059**

**ZONE: E-1 (Office / Laboratory) & R-4 (One Acre Residential)  
Bernards Township, New Jersey**

**Checklist Waiver - Per Preliminary Site Plan Checklist**

<b>1</b>		Item 16	A waiver is requested for the LOI - presence/absence determination. An application has been filed with DEP, and a memorandum has been submitted regarding the accuracy of the depiction of the wetlands on the plans. It is requested that the LOI be provided as a condition of site plan approval and prior to construction.
<b>2</b>		Item 38	A waiver is requested for providing soil logs. A waiver for Stormwater Management Minor Development Rate/volume control is requested and soil logs won't be necessary due to the minimal improvements proposed. Formal Waiver request for stormwater is provided.

**Checklist Waiver - Per Final Site Plan Checklist**

<b>1</b>		Item 7	Final plans and profiles of all storm sewers. Final plans for all proposed storm sewers are provided. Waiver requested for storm sewers given limited nature of pipe improvements.
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**TOWNSHIP OF BERNARDS  
APPLICATION FOR TREE REMOVAL PERMIT**

Date 1/31/2022

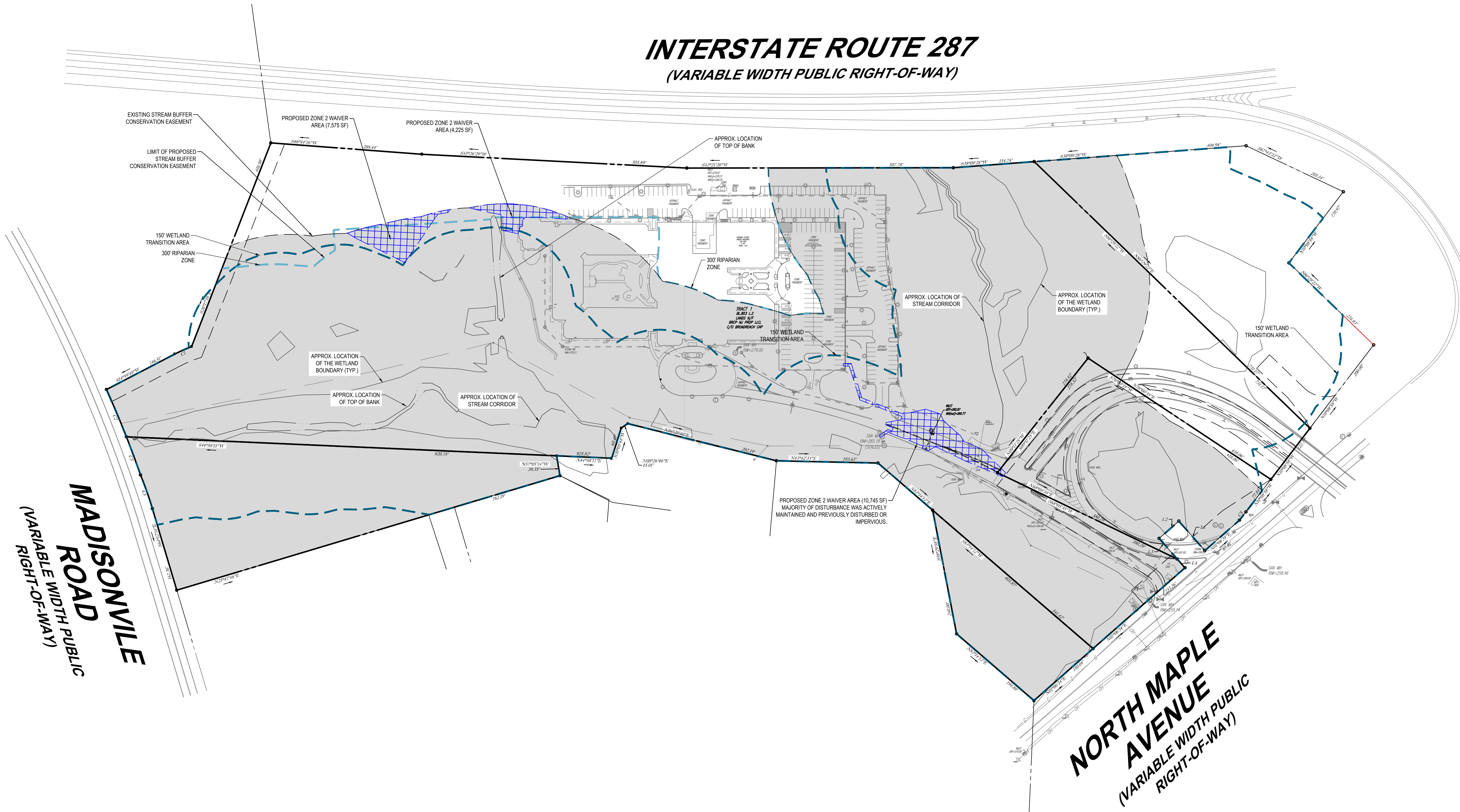
1. Name and address of the owner of the premises and status of legal entity (individual, partnership, corporation of this or any other state, etc.) Verizon Corporate Services Group, Inc  
One Verizon Way, Basking Ridge, NJ 07920 - NJ Corporation  
\_\_\_\_\_  
\_\_\_\_\_
2. Status of the applicant with respect to land (owner, lessee, tenant, purchaser, under contract, etc.) Owner  
\_\_\_\_\_  
\_\_\_\_\_
3. Name and address of the applicant for the permit if other than the owner (attach owner's written consent) Owner  
\_\_\_\_\_  
\_\_\_\_\_
4. Description of the premises where tree removal is to take place, including lot and block numbers and street address 300 N Maple Ave, Basking Ridge, NJ 07920  
Block 803, Lots 2,3,5,6,23  
\_\_\_\_\_  
\_\_\_\_\_
5. A list of all trees to be removed with a DBH equal to or greater than six inches identified by size and species, including total number of each species to be removed (attach separate sheet if necessary) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Purpose for tree removal (construction, street or roadway, driveway, utility easement, recreation areas, patio, parking lot, etc.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Proof that there are no delinquent property taxes or assessments due on the property for which the application is submitted (attach certification from tax collector)
8. Trees that had been removed within the past two years \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





XXXX

# INTERSTATE ROUTE 287 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

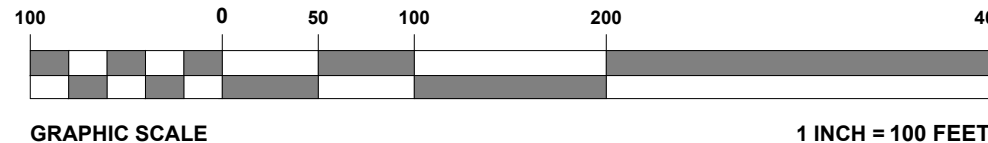


**EXHIBIT BASED ON  
"CONSERVATION EASEMENT  
MAP PREPARED BY GLADSTONE  
DESIGN, INC. DATED JULY 20,  
2018" AND "ALTAINSPS LAND  
TITLE SURVEY PREPARED BY  
U.S. SURVEYOR DATED  
DECEMBER 8, 2016, LAST  
REVISED DECEMBER 15, 2016".**

## AREA KEY:

- |  |                            |                                                      |
|--|----------------------------|------------------------------------------------------|
|  | 1,158,504 SF<br>(26.60 AC) | EXISTING STREAM BUFFER<br>EASEMENT CONSERVATION AREA |
|  | 11,800 SF<br>(27.1 AC)     | PROPOSED ZONE 2 WAIVER AREA                          |

NOTE: EXISTING CONSERVATION EASEMENT IS PER  
"CONSERVATION EASEMENT MAP" PREPARED BY  
GLADSTONE DESIGN, INC. DATED JULY 20, 2018.



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

## REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/24/2022	PER SCD AND COUNTY SUBMISSION	YG	JM
2	01/26/2022	REV. PER SCD COMMENTS	RK	JM
3	01/28/2022	REV. PER COMPLETENESS	RK	JM



NEW JERSEY  
YOU MUST CALL 811 BEFORE ANY EXCAVATION  
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.  
1-800-272-1000  
www.nj.gov/call811

## ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: J210758  
DRAWN BY: RK  
CHECKED BY: BE  
DATE: 12/22/2021  
CAD ID: J210758-EASE-0A

PROJECT:  
**PRELIMINARY /  
FINAL LAND  
DEVELOPMENT  
PLANS**  
FOR  
**VERIZON  
CORPORATE  
SERVICES GROUP  
INC.**  
PROPOSED  
DEVELOPMENT  
BLK: 803 | LOT: 2, 3, 5, 6, 23  
300 NORTH MAPLE AVE  
BERNARDS TOWNSHIP  
SOMERSET COUNTY,  
NEW JERSEY 07920

**BOHLER**  
BOHLER ENGINEERING NJ, LLC

30 INDEPENDENCE BLVD., SUITE 200  
WARREN, NJ 07059  
Phone: (908) 665-5300  
Fax: (908) 724-4401  
www.BohlerEngineering.com  
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

**R.L. STREKER**

PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 45344  
NEW YORK LICENSE No. 079512

SHEET TITLE:  
**STREAM BUFFER  
CONSERVATION  
EASEMENT  
EXHIBIT**

SHEET NUMBER:

1

REVISION 3 - 01/28/2022

February 3, 2022

Via Federal Express & Electronic Mail  
[d.centrelli@bernards.org](mailto:d.centrelli@bernards.org)

David Schley  
Bernards Township  
1 Collyer Lane  
Basking Ridge, NJ 07920

**RE: Stormwater Management Plan  
Waiver Justification  
Proposed Guardhouse  
300 North Maple Ave  
Block 803; Lots 2, 3, 5, 6 & 23  
Bernards Township  
Somerset County, New Jersey  
BENJ File No. J210758**

Dear Mr. Schley:

In accordance with the Bernards Township Stormwater Management Requirements for Minor Development (§21-42.11.b), we request relief in accordance with §21-42.12 as noted below:

***b. Minor Development. Minor developments shall be designed to include the following stormwater management measures:***

*1. Rate/volume control. Seepage pits or other infiltration measures shall be provided with a capacity of three inches of runoff for each square foot of new impervious area. Stone used in the infiltration devices shall be 2 1/2 inches clean stone and design void ratio of 33% shall be used. The infiltration measures shall be designed with an overflow to the surface which shall be stabilized and directed to an existing stormwater conveyance system or in a manner to keep the overflow on the developed property to the greatest extent feasible.*

**The proximity of the proposed improvements to the adjacent wetlands impact infiltration into the subsoil and as a result a waiver for compliance with the stormwater management volume control for a minor development (§21-42.11.b.1) is requested. The additional impervious is de-minimus and will result in a negligible increase in surface runoff/volume. The stormwater report will address the requirements accordingly.**

*2. Water quality. Soil erosion and sediment control measures shall be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.*

**Soil Erosion and sediment control measures have been noted in accordance with New Jersey standards for Soil Erosion and Sediment Control. The soil erosion and sediment control plans were submitted to the soil conservation district for review.**



If you have any questions or require any additional information, please do not hesitate to contact me. Thank you for your assistance with this matter.

Sincerely,

BOHLER ENGINEERING NJ, LLC



Bryan Ehnes, P.E.



Robert Streker, P.E.

JM/mp/gs

G:\2021\J210758\Admin\Reports\Stormwater\Stormwater management Waiver Request.docx

Enclosure

**TOWNSHIP OF BERNARDS**  
**ZONING BOARD OF ADJUSTMENT**  
**APPLICATION STATUS FORM**

Application No: ZB22.002 Block: 803 Lot: 23.5, 6.23 Zone: E-1/R-4

Applicant: VERIZON CORPORATE SERVICES GROUP INC

Address of Property: 300 NORTH MAPLE AVENUE

Description: PRELIM/FINAL SITE PLAN, CONDITIONAL USE, VARIANCES, WAIVERS TO CONSTRUCT A GUARD HOUSE.

**APPLICATION CHECKLIST**

<u>④</u>		
<input type="checkbox"/>	Original + 16 copies of Application	<input checked="" type="checkbox"/> Engineering Plan/Plot Plan
<input checked="" type="checkbox"/>	W-9	<input checked="" type="checkbox"/> Architectural Plans
<input checked="" type="checkbox"/>	Site Visit Consent (A)	<input checked="" type="checkbox"/> Survey
<input checked="" type="checkbox"/>	Ownership Form (B)	<input type="checkbox"/> Photographs
<input checked="" type="checkbox"/>	200' Property Search List (C)	<input checked="" type="checkbox"/> Wetlands Report/LOI
<input checked="" type="checkbox"/>	Tax Certification (D)	<input checked="" type="checkbox"/> Application Fee
<input checked="" type="checkbox"/>	Notice to be Served/Published (E)	<input checked="" type="checkbox"/> Escrow Deposit
<input checked="" type="checkbox"/>	Dimensional Statistics Form (F)	<input checked="" type="checkbox"/> Imaging Fee
<input checked="" type="checkbox"/>	Contributions Disclosure Form (G)	<input type="checkbox"/> Tax Map Revision Fee
		<input checked="" type="checkbox"/> Checklist

**SCHEDULING**

1.13.2022 Original Submission Date  
2.27.2022 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
\_\_\_\_ Time to Act (45/95/120 days)  
    \* FROM DATE OF COMPLETION \*

**HEARING**

\_\_\_\_ Notice to Property Owners  
\_\_\_\_ Date of Publication  
2.9.2022 Completeness Hearing  
4.6.2022 Public Hearing  
\_\_\_\_ Carried to Date  
\_\_\_\_ Decision - Approved/Denied  
\_\_\_\_ Resolution Memorialized  
\_\_\_\_ Resolution Published

**DISTRIBUTION**

1.18.2022 Environmental Comm  
\_\_\_\_ Fire Official  
\_\_\_\_ LCFAS  
\_\_\_\_ Police

**NOTES**

# WILENTZ

—ATTORNEYS AT LAW—

STEVEN J. TRIPP, ESQ.

T: 732.855.6076  
F: 732.726.6524  
stripp@wilentz.com

90 Woodbridge Center Drive  
Suite 900 Box 10  
Woodbridge, NJ 07095-0958  
732.636.8000

January 13, 2022

**VIA HAND DELIVERY**

Cyndi Kiefer, Secretary  
Planning Board/Zoning Board of Adjustment  
Township of Bernards  
277 South Maple Avenue  
Basking Ridge, New Jersey 07920

**RE: Verizon Corporate Services Group, Inc.  
300 North Maple Avenue  
Block 803, Lots 2, 3, 5, 6, and 23  
Bernards, New Jersey 07920  
PROPOSED GUARDHOUSE**

Dear Ms. Kiefer:

Please be advised that this firm represents the Applicant, Verizon Corporate Services Group, Inc., in the above-referenced matter. Enclosed, for filing, please find the following:

1. Check in the amount of \$150.00, made payable to "Township of Bernards," representing payment of the document imaging fee;
2. Check in the amount of \$3,051.44, made payable to "Township of Bernards," representing payment of the application fees;
3. Check in the amount of \$6,376.44, made payable to "Township of Bernards," representing payment of the escrow fees;
4. Four (4) Copies of the 2022 Zoning Board of Adjustment Application for preliminary and final major site plan and variance approval, with the following attached:

- a. Rider;
  - b. Site Inspection Consent Form;
  - c. Statement of Ownership;
  - d. Dimensional Statistics form;
  - e. Contribution Disclosure Statements, as follows:
    - i. Verizon Corporate Services Group, Inc.
    - ii. Wilentz, Goldman & Spitzer, P.A.;
    - iii. Bohler Engineering NJ, LLC;
    - iv. Silverberg Associates, Inc.
    - v. Claitman Engineering Associates, Inc.
5. Four (4) copies of the Checklist for Preliminary Approval;
  6. Four (4) copies of the Checklist for Final Approval;
  7. Four (4) copies Checklist Waiver List, prepared by Bohler Engineering NJ, LLC;
  8. Four (4) copies Zoning Variance and/or Land Use Design Standard Waivers, prepared by Bohler Engineering NJ, LLC;
  9. Four (4) copies Addendum to the Application, regarding Approvals Required by Local, County, State and Other Agencies;
  10. One (1) executed W-9 Form;
  11. Four (4) copies of the certified list of property owners within 200 feet;
  12. Three (3) copies of letter from Kevin Sant'Angelo, Tax Collector, dated December 23, 2021, certifying that the taxes are current;
  13. Four (4) copies of the proposed legal notice for service and publication;
  14. Four (4) Copies of Application for Tree Removal Permit;
  15. Four (4) copies of Deed Between BRCP NJ Properties, LLC to Verizon Corporate Services Group, Inc., dated December 22, 2016;
  16. Four (4) copies of Wetlands Delineation Memorandum, dated December 22, 2021, prepared by Bohler Engineering NJ, LLC;
  17. Four (4) copies of proof of submission to New Jersey Department of Environmental Protection, Division of Land Resource Protection for Freshwater Wetlands Letter of Interpretation - - Footprint of Disturbance. The Wetlands General Permit 10-B and the Flood Hazard Area Individual Permit submissions are being prepared and copies of submission of the same will be provided under separate cover.

18. Four (4) Copies of the Stream Buffer Conservation Easement dated April 7, 2020, recorded by the Somerset County Clerk's Office in Book 7245, Page 2515-2531;
19. Four (4) Copies of the Wetlands Conservation Easement dated July 28, 2020, recorded by the Somerset County Clerk's Office in Book 7245, Pages 2199-2217;
20. Four (4) copies of Deed Notice recording NJDEP Flood Hazard Area Verification – Delineation of Riparian Zone Only;
21. Four (4) Copies of the Stormwater Management Report, prepared by Bohler Engineering NJ, LLC and dated December 2021;
22. Four (4) Copies of the Environmental Impact Assessment prepared by Bohler Engineering NJ, LLC, dated December 2021;
23. Four (4) signed and sealed sets of the Topographic & Utility Survey prepared by Control Point Associates, Inc., dated July 23, 2021, last revised August 2, 2021, and consisting of (1) sheet;
24. Four (4) signed sets of the ALTA/NSPS Land Title Survey prepared by First Order, LLC, dated December 8, 2016, last revised December 15, 2016, consisting of two (2) sheets;
25. Four (4) signed and sealed sets of the Conversation Easement Exhibit prepared by Bohler Engineering NJ, LLC, dated December 22, 2021, consisting of one (1) sheet;
26. Four (4) signed and sealed Architectural Plan & Elevations, prepared by Claitman Engineering Associates, dated December 22, 2021, and consisting of one (1) sheet;
27. Four (4) signed and sealed sets of site plans entitled "Preliminary/Final Land Development Plans for Verizon Corporate Services Group, Inc. Proposed Guardhouse, Block 803, Lot 2, 3, 5, 6, 23, 300 North Maple Ave., Bernards Township, Somerset County, New Jersey 070920," prepared by Bohler Engineering NJ, LLC, dated December 22, 2021, and consisting of fourteen (14) sheets; and
28. One (1) CD containing digital files of submission materials.

If you need any further documentation, please advise. Thank you for your time and assistance in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'STEVEN J. TRIPP', with a small flourish at the end.

STEVEN J. TRIPP

Enc.

cc: Steven D. Cohen, Esq., Verizon  
Marybeth Holgate, AIA, Verizon  
Robert L. Streker, PE, Bohler  
Bryan Ehnes, PE, Bohler  
Joseph Mendez, PE, Bohler  
Paul Silverberg, AIA, Silverberg Associates  
Dave Ruthberg, Silverberg Associates



**TOWNSHIP OF BERNARDS  
2022 ZONING BOARD OF ADJUSTMENT APPLICATION**

- |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Bulk or Dimensional ("c") Variance<br><input type="checkbox"/> Use ("d") Variance<br><input checked="" type="checkbox"/> Conditional Use ("d") Variance<br><input type="checkbox"/> Floor Area Ratio, Density, or Height ("d") Variance<br><input checked="" type="checkbox"/> Site Plan - Preliminary / Final | <input type="checkbox"/> Appeal of Zoning Officer's Decision<br><input type="checkbox"/> Interpretation of Zoning Ordinance<br><input type="checkbox"/> Minor Subdivision<br><input type="checkbox"/> Major Subdivision - Preliminary / Final<br><input type="checkbox"/> Other (specify): _____ |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**1. APPLICANT:** Verizon Corporate Services Group, Inc.

Address: One Verizon Way, Basking Ridge, NJ 07920

Phone: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (mobile) 267-572-1212

Email (will be used for official notifications): marybeth.holgate@verizon.com

**2. OWNER (if different from applicant):** Verizon Corporate Services Group, Inc.

Address: One Verizon Way, Basking Ridge, NJ 07920

Phone: \_\_\_\_\_ Email (will be used for official notifications): \_\_\_\_\_

**3. ATTORNEY:** Steven J. Tripp / Wilentz, Goldman & Spitzer, P.A.

Address: 90 Woodbridge Center Dr, Suite 900, Woodbridge, NJ 07095

Phone: 732-855-6076 Email (will be used for official notifications): STripp@Wilentz.com

**4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):**

Name: Robert L. Streker, P.E. / Bohler Profession: Engineer

Address: 30 Independence Blvd., Suite 200, Warren, NJ 07059

Phone: 908-668-8300 Email (will be used for official notifications): RStreker@bohlereng.com

**5. PROPERTY INFORMATION:** Block(s): 803 Lot(s): 2, 3, 5, 6, 23 Zone: E1 & R-4

Street Address: 300 N Maple Ave, Basking Ridge Total Area (square feet/acres): 1,524,215 SF/ 34.99 AC

**6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY?** ☐ No ☒ Yes (if yes, explain or attach Board resolution) Resolutions attached. See Rider for details.

**7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY?** ☒ No ☐ Yes (if yes, explain) \_\_\_\_\_

**8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?**

[ ] No [X] Yes (if yes, explain) Wetlands Conservation Easement, Stream Buffer Conservation Easement and Deed Notice of Flood Hazard Area Verification.

**9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:** The existing property contains a conference inn, which includes surface parking and various amenities, and was granted site plan approval between 1986 and 1197. Verizon Corporate Services Group, Inc. is proposing a guardhouse and related improvements, including gates and a pull-off area.

**10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):**  
A variance is required for the construction of a guardhouse in the front yard in accordance with Section 21-16.1 (minimum lot size of 130 acres required, 34.99 acres is the existing lot size).

**11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:** The guardhouse will help control access to the Ridge, which operates as a central meeting area for the applicant's clients and employees during their visits.

**12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):**

**APPLICANT(S) SIGN HERE:**

I/we, Marybeth Holgate and N/A hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): Marybeth Holgate and N/A

Sworn and subscribed before me, this 7<sup>th</sup> day of January, 2021

Felice C Parker  
Notary

Commonwealth of Pennsylvania - Notary Seal  
Felice C Parker, Notary Public  
Montgomery County  
My commission expires February 7, 2024  
Commission number 1364549

**OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):**

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, Marybeth Holgate the owner(s) of the property described in this application, hereby authorize Township of Bernards Wilentz to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): Marybeth Holgate

Sworn and subscribed before me, this 7<sup>th</sup> day of January, 2021

Felice C Parker  
Notary

Commonwealth of Pennsylvania - Notary Seal  
Felice C Parker, Notary Public  
Montgomery County  
My commission expires February 7, 2024  
Commission number 1364549



## **Rider**

### **A. Introduction**

The Applicant, Verizon Corporate Services Group Inc. (“Verizon,” or the “Applicant”), is seeking preliminary and final site plan approval, a conditional use variance, and a design waiver in connection with the proposed construction of a guardhouse and related site improvements, including gates and a pull-off area, on property located at 300 North Maple Avenue, Bernards Township, New Jersey 07920, identified as Block 803, Lots, 2, 3, 5, 6, and 23 on the Bernards Township Tax Map (the “Site”).

The Site is located in the E-1 (Office / Laboratory) Zone and contains the Ridge, a conference inn, which is a conditionally permitted use in the E-1 Zone. See Bernards Township Land Use Ordinance Section 21-10.5a(3)(b); see also, Section 21-12.3(i). The Applicant is proposing to build a guardhouse on the main driveway of the Ridge, just past the entrance from Verizon Way. The purpose of the guardhouse is to control access to the Site, and to provide safety and security.

### **B. Background**

The Bernards Township Planning Board (the “Planning Board”) previously granted site plan and amended site plan approvals for the Site, in four (4) resolutions dating from 1986 to 1997. (See Exhibits A through D) In 2018, the Bernards Township Zoning Board of Adjustment (the “Zoning Board”) granted variances to permit the replacement of two freestanding signs (See Exhibit E). In 2020, the Zoning Board granted approvals to permit the installation of six test nodes for 5G wireless communications testing and research. Most recently, in 2021, the Applicant received approval from the Zoning Board for an additional parking area. (See Exhibit F)

### **C. Proposed Guardhouse and Conditional Use Variance**

In this application, Verizon is proposing a 48 square foot guardhouse, located on the main driveway just after the entrance from Verizon Way. The guardhouse, which is considered an accessory structure, is located between the main building and North Maple Avenue, and therefore is within the front yard, as that term is defined in the Ordinance. Pursuant to Section 21-16.1b, accessory buildings shall not be located in a front yard. There is an exception for guardhouses within the E-1 Zone, provided that the following requirements are met: the lot contains a minimum of 130 acres; there is a maximum of 700 square feet of floor area; the guardhouse shall be no closer than 400 feet to the North Maple Avenue Right-of-Way, no closer than 200 feet to the Madisonville Road Right-of-Way and no closer than 100 feet to any property line that does not coincide with a street right-of-way; the guardhouse is designed to be consistent with the architectural style and general appearance of the principal building; the number of guardhouses located within a front yard on the lot does not exceed one along North Maple Avenue or Madisonville Road; and the guardhouse otherwise complies with the requirements for accessory uses, including the 20 foot height limitation. The proposed guardhouse meets all of the requirements of this section, with one exception. The site is 34.99 acres, and therefore does not meet the 130-acre minimum lot requirement for a guardhouse.

Pursuant to Section 21-12.3(i)(19), one of the conditions for a conference inn, as a conditional use, is that it must meet “[a]ll other applicable requirements of this chapter for the zone.” Thus, the Applicant requires a conditional use variance from N.J.S.A. 40:55D-70d(3) to permit a guardhouse on a lot with less than 130 acres.

An applicant’s burden of proof for a conditional use variance is to demonstrate that the site continues to be appropriate for the conditional use notwithstanding the deviation from one or more

conditions. In this regard, an applicant must show that the site will accommodate the problems associated with the use even though the proposal does not comply with the conditions established to address those problems. See Coventry Square v. Westwood Zoning Board of Adjustment, 138 N.J. 285 (1994). Here, the Land Use Ordinance specifically permits guardhouses within the E-1 Zone as an exception to the prohibition on accessory structures within the front yard. The exception is subject to a lengthy series of stringent requirements, all of which are met, except for the minimum lot size requirement. For example, all of the minimum setback requirements are exceeded and the guardhouse is designed to blend in with the principal building. Significantly, the proposed guardhouse is only 48 square feet, well below the maximum of 700 square feet that would be permitted on a 130-acre lot. As such, the guardhouse is of an appropriate scale for the smaller lot size. Locating the guardhouse in the main driveway within the front yard is the only possible location to control access and provide site safety and security. As such, the location is appropriate and does not implicate any of the problems associated with the minimum lot size requirement.

#### **D. Design Waiver**

The Applicant is also requesting one design waiver, as follows:

Pursuant to Section 21-41.3, the maximum average maintained horizontal illumination for nonresidential vehicular roadways shall be 0.9 footcandles. The Applicant has proposed 7.26 footcandles limited to the area of the guardhouse and turn-around area. Due to the low mounting heights of the lights, the illumination is limited to the guardhouse area, and will not impact adjacent properties.

# **EXHIBIT A**

A. T. & T. RESOURCE MANAGEMENT CORPORATION  
Preliminary Site Plan Approval

WHEREAS, owner applicant, A. T. & T. Resource Management Corporation has applied for preliminary site plan approval for property on the westerly side of North Maple Avenue known as Lots 2, 3, 13, 14 and 15, Block 15 and Lot 2, Block 7, all as shown on and in accordance with a plan entitled "Conference Inn, Basking Ridge, Somerset County, N.J." prepared by Bowers Design Associates, Fred L. John Architect and Garmen Associates, dated January 14, 1986 revised March 18, 1986 and October 30, 1986, consisting of Sheets SP-1 through SP-15 and SP-3a and SP-6a; and

WHEREAS, the applicant requires the following in order to comply with the minimum standards of the Bernards Township Land Development Ordinance:

1. variance from Section 405C.II for number of parking spaces provided on-site; and
2. modification from Section 610A.2 for parking stall width; and

WHEREAS, the Planning Board of Bernards Township has conducted public hearings on this application at its meetings held on August 19, September 16, October 21 and November 3, 1986 of which public notice and notice by the applicant have been given as required by law; and

WHEREAS, the Planning Board, after considering the application, documents, testimony and argument of counsel has made the following findings of fact and conclusions of law:

1. The property which is the subject of this application is shown as Lots 2, 3, 14 and 15, Block 15 and Lot 2, Block 7 on the Tax Map of Bernards Township, consists of 35.03 acres and is located in the E-1 zone.
2. The documents which constitute this application are as follows:
  - a. "Conference Inn, Basking Ridge, Somerset County, N.J." prepared by Bowers Design Associates, Fred L. John Architect and Garmen Associates, dated January 14, 1986 revised March 18, 1986 and October 30, 1986 consisting of sheets SP-1 through SP-15 and SP3a and SP6a; and
  - b. "Storm Water Management Report for A. T. & T. Conference Inn, Bernards Township, New Jersey" prepared by Garmen Associates, dated March 1986 and revised through October, 1986.
  - c. "Environmental Impact Assessment and Project Reports" prepared by Jason M. Cortell and Associates, Inc. dated March 25, 1986;
  - d. "Environmental Impact Assessment and Project Reports Addendum No. 1" prepared by Jason M. Cortell and Associates, Inc., dated August 1986;
3. The Planning Board received and reviewed the following:
  - a. Letter from the Somerset County Planning Board dated June 2, 1986; and
  - b. Letter from the Township of Bernards Bureau of Fire Prevention dated August 26, 1986.



4. The project will be serviced by public water and sewer facilities.
5. The location of the building, the grading and landscaping will minimize the visual impact of the building.
6. The proposed design of the site minimizes adverse environmental impact.
7. The applicant's treatment of stormwater runoff, lighting, traffic, landscaping, parking and placement of utilities is in conformance with the standards of the Bernards Township Land Development Ordinance for the E-1 zone.
8. The applicant requires the following in order to comply with the minimum standards of the Bernards Township Land Development Ordinance:
  - a. variance from Section 405C.11 for number of parking spaces provided on-site;
  - c. modification from Section 610a.2 for parking stall width.
9. The variance sought by the applicant can be granted for the reason that the purposes of the Municipal Land Use Law and the Bernards Township Land Development Ordinance would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation will substantially outweigh any detriment.
10. The modification sought by the applicant can be granted for the reason that the resulting change proposed will satisfy the intent of the standard sought to be modified, will be designed in accordance with acceptable engineering practices, will not have an adverse impact on the Township or the surrounding area and will not reduce the useful life of the proposed improvement nor increase the cost of maintenance.
11. All relief sought by the applicant can be granted without substantial detriment to the public good and same will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

NOW THEREFORE, be it RESOLVED by the Planning Board of Bernards Township on this third day of November, 1986, that the action taken by the aforesaid Planning Board on November 3, 1986, in approving the application of A. T. & T. Resource Management Corporation for preliminary site plan approval together with the variance, exception and modification sought for Lots 2, 3, 13, 14 and 15, Block 15 and Lot 2, Block 7 on the Tax Map of Bernards Township and as shown on and in accordance with the aforesaid plan is hereby AFFIRMED and MEMORIALIZED subject, however, to the following conditions:

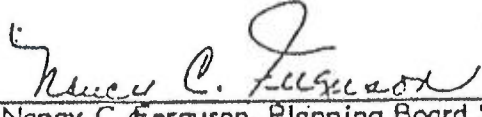
1. The payment of all fees required by the Bernards Township Land Development Ordinance.
2. Approval from any and all Boards, authorities including specifically the Bernards Township Sewerage Authority and Board of Health, agencies or departments whether Federal, State, County or local which shall be required by law in connection with this application.
3. Proof shall be submitted by the applicant that all real estate taxes have been paid in full.
4. Compliance with all laws and regulations applicable to the property.

5. The limit of clearing and trees to be removed shall be staked out and identified, respectively, prior to the start of any construction and that provision be made for proper soil erosion protection in accordance with the approved plan.

6. The applicant shall enter into an agreement with the Township to contribute a sum of money to the Township for off-tract transportation improvements as required by law and pursuant to Section 904 of the Bernard Township Land Development Ordinance. Said payment shall be on account of the improvement of North Maple Avenue, the intersections of North Maple Avenue and Madisonville Road and North Maple Avenue and Morristown Road which have a rational nexus to and will be impacted by the traffic generated by the project proposed by this applicant.

7. Approval of the detention basin by Somerset County and the New Jersey Department of Environmental Protection.

I hereby certify that this is a true copy of a resolution adopted by the Bernards Township at a regularly scheduled meeting held on November 3, 1986.

  
\_\_\_\_\_  
Nancy C. Ferguson, Planning Board Secretary

# **EXHIBIT B**



AT&T RESOURCE MANAGEMENT CORPORATION  
Amended Preliminary Site Plan Approval

WHEREAS, owner/applicant AT&T Resource Management Corporation has applied for amended preliminary site plan approval for property on the westerly site of North Maple Avenue known as Lots 2, 3, 13, 14 and 15, Block 15, Lot 2, Block 7, (The "Property") all as shown on and in accordance with a plan entitled "Conference Inn, Basking Ridge, Somerset County, N.J.", prepared by Bowers Design Associates, Fred L. John, Architect, and Garmen Associates, and consisting of twenty sheets numbered SP-1 through SP-15 and SP-2a through SP-6a dated January 14, 1986 and last revised May 22, 1991, and June 20, 1991 (Sheet SP-8); and

WHEREAS, the applicant requires the following in order to comply with the standards of the Bernards Township Land Development Ordinance:

1. a variance from Section 21-12.3K.9 for number of parking spaces provided on site; and
2. a modification or exception from Section 21.39.1 to permit 9' x 18' parking stall size; and

WHEREAS, the Planning Board of Bernards Township has conducted a public hearing on this application at its meeting held on July 16, 1991, of which public notice and notice by the applicant were given as required by law; and

WHEREAS, the Planning Board, after considering the application, documents, testimony, argument of counsel and reports by its professionals has made the following findings of fact and conclusions of law:

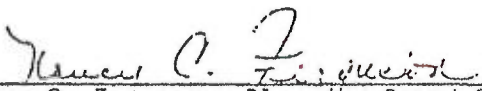
1. The Property which is the subject of this application is shown as Lots 2, 3, 13, 14 and 15, Block 15, Lot 2, Block 7, on the Tax Map of Bernards Township, consists of 35.03 acres, and is located in the E-1 zone.
2. The Planning Board granted preliminary site plan approval for proposed conference inn development of the Property on November 3, 1986, which approval was memorialized by the resolution of even date attached hereto as Exhibit A (the "Resolution") and has granted extensions of that preliminary site plan approval through November 12, 1991.
3. The amended preliminary site plans submitted with the present application differ from those previously approved by the Planning Board only in that a portion of the proposed entrance roadway and detention facility have been modified to address current wetlands delineation and permit requirements established by the U.S. Army Corps of Engineers and to incorporate a revised drainage design detail requested by the Somerset County Planning Board.
4. Approval of the applicant's amended preliminary site plan application will confer the protection afforded by N.J.S.A. 40:55D-49 for a period ending on the date three years following the date of the Planning

Board's resolution memorializing approval of said amended preliminary site plans.

NOW, THEREFORE, be it RESOLVED by the Planning Board of Bernards Township on this 6th day of August, 1991, that the action taken on July 16, 1991 approving the application by AT&T Resource Management Corporation for amended preliminary site plan approval, together with the variance and exception or modification requested, is hereby AFFIRMED and MEMORIALIZED subject, however to the following conditions:

1. The applicant shall comply with all of the conditions of the Resolution attached hereto as Exhibit A.
2. The applicant shall obtain from the New Jersey Department of Environmental Protection and shall submit to the Bernards Township Planning Board Secretary a letter of exemption of the proposed conference inn development, as amended, from regulation pursuant to New Jersey's Freshwater Wetlands Protection Act.
3. The amended plans submitted for signature on behalf of the Planning Board shall be further revised to indicate removal of trees from and their relocation outside of, the sewer easement on the Property, to add a tree transplanting and stockpiling note, and to provide enclosure details for the dumpster area.

I hereby certify that this is a true copy of a resolution adopted by the Bernards Township Planning Board at a regularly scheduled meeting held on August 6, 1991.

  
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Nancy C. Ferguson, Planning Board Secretary

# **EXHIBIT C**

**AT&T RESOURCE MANAGEMENT CORPORATION**  
**Amended Preliminary Site Plan Approval**

WHEREAS, owner/applicant AT&T Resource Management Corporation has applied for amended preliminary site plan approval for property on the westerly side of North Maple Avenue known as Lots 2, 3, 13, 14 and 15, Block 15, and Lot 2, Block 7 (the "Property"), all as shown on and in accordance with plans entitled "Amended Preliminary Site Plan for AT&T Conference Inn, Basking Ridge, Somerset County, New Jersey", prepared by Garmen Associates and plans entitled "AT&T Conference Inn, Basking Ridge, New Jersey," prepared by Richard Baumann, Architect, consisting of Sheets SP-1 through SP-9, I-1 through I-16, and A-1 through A-3, dated November 18, 1992, unrevised; and

WHEREAS, the applicant requires the following in order to comply with the standards of the Bernards Township Land Development Ordinance:

1. A modification from Section 21-39.1 to permit 9'x 18' parking stall size; and
2. Exceptions from Sections 21-16.1.c and 21-16.2.b to allow a transformer and portions of tennis courts and 10 foot high fence within a side yard setback; and

WHEREAS, the Planning Board of Bernards Township has conducted a public hearing on this application at its meeting held on January 5, 1993, of which public notice and notice by the applicant were given as required by law; and

WHEREAS, the Planning Board, after considering the application, documents, testimony, arguments of counsel and reports by its professionals, has made the following findings of fact and conclusions of law:

1. The Property which is the subject of this application is shown as Lots 2, 3, 13, 14 and 15, Block 15, and Lot 2, Block 7, on the Tax Map of Bernards Township, consists of 35.03 acres, and is located in the B&T-zone.
2. The Planning Board granted preliminary site plan approval for proposed conference inn development of the Property on November 3, 1986, which approval was memorialized by resolution of even date, and granted amended preliminary site plan approval for conference inn development of the



Property on July 16, 1991, and memorialized that approval by resolution adopted on August 6, 1991 (the "Resolutions"), which Resolutions are attached hereto as Exhibit A.

3. The amended preliminary site plans submitted with the present application are a minor modification of the plans previously approved by the Planning Board, provide a more efficient and aesthetic design, and reduce surface parking and impervious coverage.
4. The applicant's application meets the minimum standards of the Bernards Township Land Development Ordinance except that the applicant requires the following:
  - (1) A modification from Section 21-39.1 to allow 9'x 18' parking spaces; and
  - (2) Exceptions from Sections 21-16.1.c and 21-16.2.b to allow a transformer and portions of tennis courts and surrounding fence within a side yard setback.
5. The modification requested can be granted because the applicant has demonstrated that the purposes of the Municipal Land Use Law and of the Bernards Township Land Development Ordinance will be advanced by deviation from Section 21-39.1 and that the benefits of the deviation substantially outweigh any detriment. Further, the resulting change satisfies the intent of the standards set forth in the Ordinance, will be designed in accordance with acceptable engineering and/or architectural practice and will have no adverse impact on the Township or on the surrounding area.
6. The exceptions from Sections 21-16.1.c and 21-16.2.b can be granted because approval of the exceptions will result in an improvement in the design and layout of the development plan when compared to the design and layout which would result from strict application of those sections and the resulting design and layout are reasonable and fulfill the general purpose and intent of the regulations.
7. The modification and exceptions requested can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zoning plan and

zoning ordinance.

8. Approval of the applicant's amended preliminary site plan application will confer the protection afforded by N.J.S.A. 40:55d-49 for a period ending on the date three years following the date of the Planning Board's resolution memorializing approval of said amended preliminary site plans.

NOW, THEREFORE, be it RESOLVED by the Planning Board of Bernards Township on this 19 day of January, 1993, that the action taken on January 5, 1993, approving the application by AT&T Resource Management Corporation for amended preliminary site plan approval, together with the modification and variance requested, is hereby AFFIRMED and MEMORIALIZED subject, however, to the following conditions:

1. The applicant remains bound by and shall comply with all applicable conditions set forth in the Resolutions dated November 3, 1986, and August 6, 1991, and attached hereto as Exhibit A.
2. The amended plans submitted for signature on behalf of the Planning Board shall provide loading dock area turn radii, handicapped parking sign details and such other details as are required by the Township Engineer.

I hereby certify that this is a true copy of the Resolution adopted by the Bernards Township's Planning Board at a regularly scheduled meeting held on January 19, 1993.

Maria Eula  
Maria Eula, Planning Board Secretary

# **EXHIBIT D**



AT&T/LEARNING CENTER  
AMENDED PRELIMINARY AND FINAL SITE PLAN  
BLOCK 15, LOTS 2, 3, 13, 14 AND 15

WHEREAS, the owner applicant, AT&T, has applied for amended preliminary and final site plan approval for property fronting on North Maple Road and abutting Madisonville Road as well as I-287 and designated on the Tax Map of Bernards Township as Block 15, Lots 2, 3, 13, 14 and 15 (the "property"); and

WHEREAS, the Planning Board of Bernards Township conducted a public hearing on the application at its meeting held on May 20, 1997 of which public notice and notice by the applicant has been given as required by law; and

WHEREAS, the Planning Board after considering the application, documents and testimony has made the following findings of fact and conclusions:

1. The property is located in the E-1 Zone and was previously the subject of a preliminary and final site plan application which was granted on March 16, 1993 and approved the construction of The Learning Center, a hotel/conference center.
2. The applicant has experienced certain parking shortage problems at The Learning Center and has therefore applied for amended preliminary and final site plan approval to permit construction of 66 additional parking spaces and installation of various related improvements, all as shown on and in accordance with plans entitled "Preliminary and Final Site Plan for The Learning Center," prepared by Garmen Associates, Consulting Engineers, consisting of the following 8 pages bearing the following dates: SP1 undated; SP2 dated 2/3/97, last revised 3/25/97; and SP3 through SP8 dated 12/3/96, with no revisions.
3. In order to construct the additional parking spaces, the applicant proposes to cut into the back side of the berm which was installed to buffer the complex from I-287 and install a retaining wall. The construction and the parking spaces cut into the berm will not be seen from I-287.
4. The retaining wall, some of the proposed lighting stanchions, and some of the parking spaces will be located as close as 30 feet to the property line. Ordinance §21-22.1b3(b) is a site design standard (and not a zoning regulation) which provides that parking areas must be a minimum of 50 feet from the property lines. The applicant has therefore applied for an exception or waiver from this site design standard along with the amended preliminary and final site plan application.
5. Provided that the exception or waiver mentioned above is granted and two additional lighting stanchions are added to the site plan to the satisfaction of the Township Engineer, all Township Ordinance requirements will be met.

6. The Board finds that granting the waiver or exception will result in an improvement in the design and layout of the complex when compared to the design and layout which would result from the strict application of the design standard at issue. The Board further finds that the waiver or exception can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance but only if all trees removed during the construction of the improvements are transplanted and/or replaced in the area between the parking and I-287 and the conditions set forth below are imposed and complied with.

NOW THEREFORE be it RESOLVED by the Planning Board of Bernards Township on this 17<sup>th</sup> day of June, 1997, that the action taken by the Board on the 20<sup>th</sup> day of May, 1997, in approving the application of AT&T for amended preliminary and final site plan approval and granting the exception or waiver required to permit construction of the improvements shown on and in accordance with the plans set forth above is hereby AFFIRMED and MEMORIALIZED subject, however, to the following conditions:

1. The site plans shall be revised to the satisfaction of the Township Engineer to include two additional lighting stanchions and to show that any trees removed during the construction of the improvements will be transplanted and/or replaced in the area between the parking and I-287.
2. Approval from any and all Boards, authorities, whether Federal, State, County or local of whatsoever nature which shall be required by law in connection with this application.
3. Payment of all fees required by the Bernards Township Land Development Ordinance.
4. All real estate taxes shall be paid in full and proof to that effect shall be submitted by the applicant.
5. Compliance with all laws and/or regulations applicable to the property.

THOSE IN FAVOR OF APPROVAL: McTernan, Draper, Holmes,  
Guibord, & Lobal

THOSE OPPOSED TO APPROVAL: Struck

I hereby certify that the foregoing is a true and accurate copy of the resolution duly adopted by the Planning Board of the Township of Bernards in the County of Somerset, State of New Jersey, at its meeting held on the 17<sup>th</sup> day of June, 1997, by the following vote of Board Members that votes in favor of approval of the application on the 20<sup>th</sup> day of May, 1997:

YES

NO

ABSTAIN

ABSENT

McTERNAN  
DRAPER  
HOMES  
GUIBORD  
LOBAI

ATTEST:

Marie Eula

Marie Eula  
Secretary, Planning Board

# **EXHIBIT E**

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF BERNARDS**

**VERIZON CORPORATE SERVICES GROUP INC.  
300 NORTH MAPLE AVENUE  
BLOCK 803, LOTS 2, 3, 5, 6 & 23  
Case No. ZB18-006**

**RESOLUTION**

WHEREAS, Verizon Corporate Services Group Inc. (the "Applicant"), has applied to the Zoning Board of Adjustment of the Township of Bernards (the "Board"), seeking bulk variance relief as set forth below, in connection with the proposed replacement of two existing freestanding identification signs with new, internally illuminated signs in the same locations, to be located on property identified as Block 803, Lots 2, 3, 5, 6 & 23 on the Township Tax Map, and more commonly known as 300 North Maple Avenue (the "Property" or "Site"):

- (1) A variance for the internal illumination of two freestanding signs, whereas no sign shall be internally illuminated pursuant to Section 21-17.2g of the Land Development Ordinance ("LDO");
- (2) A variance for the sign area of two freestanding signs, Sign 1 having an area of 57.5 square feet and Sign 2 having an area of 34.5 square feet, whereas the existing sign area is 84.9 square feet and 43.1 square feet, respectively, and whereas the maximum permitted sign area is 30 square feet and 24 square feet, respectively, pursuant to Section 21-17.4.a.1 of the LDO;
- (3) A variance for sign lettering having a height of 2.75 inches (Sign 1), whereas all sign lettering/numbering shall not be less than 4 inches high, pursuant to Section 21-17.2.L.1 of the LDO; and
- (4) A variance for the location of a freestanding sign (Sign 2) having no setback, whereas the minimum required freestanding sign setback from all property lines is 20 feet, pursuant to Section 21-17.4.a.1 of the LDO; and

WHEREAS, a public hearing on notice was held on such application on June 6, 2018, at which time interested citizens were afforded an opportunity to appear and be heard; and

WHEREAS, the Board, after carefully considering the evidence presented by the Applicant and members of the public, and the reports from consultants and reviewing agencies, has made the following factual findings and conclusions;

1. The Board previously reviewed the application and deemed it complete.
2. The Property is located on the westerly side of North Maple Avenue across from the Verizon Corporate Campus. The Property is improved with a hotel, previously known as Dolce Inn and now known as The Ridge. The Property can be accessed from North Maple Avenue. Northbound traffic enters the Site via an overpass that also serves the Verizon Corporate Campus and southbound traffic has direct driveway access from North Maple Avenue.
3. The Applicant proposes to replace two existing freestanding signs with two internally illuminated freestanding signs to be located in the same location as the existing signs. Sign 1, as designated on the submitted plans, is located approximately 400 feet from North Maple Avenue, where the overpass roadway intersects the North Maple Avenue driveway, and Sign 2 is located in the driveway island at North Maple Avenue. Sign 1 will be 9.58' high by 6' wide (57.5 square feet) and will replace the existing sign which is 7.75' high by 10.96' wide (84.9 square feet). Sign 1 will remain a one-sided sign. Sign 2 will be 4.31' high by 8' wide (34.5 square feet) and will replace the existing sign which is 4.83' high by 8.92' wide (43.1 square feet). Sign 2 will remain a two-sided sign.
4. The Applicant submitted a Sign Location Plan, prepared by Robert C. Moschello, P.E., of Gladstone Design, dated March 2, 2018, unrevised, same consisting of one



(1) sheet, and an ALTA/NSPS Land Title Survey prepared by Jack W. Shoemaker, P.L.S., December 8, 2015, last revised December 15, 2016, same consisting of two (2) sheets.

5. David Schley, P.P., A.I.C.P., the Township/Board Planner, Thomas Quinn, P.E., C.M.E., the Board Engineer, and Joseph A. Fishinger, Jr., P.E., P.P., P.T.O.E., the Board Retained Traffic Engineer, were duly sworn according to law.

6. Steven J. Tripp, Esq., of Wilentz, Goldman & Spitzer, P.A., appeared on behalf of the Applicant. Mr. Tripp explained that the Applicant was seeking approval to replace externally illuminated signs with internally illuminated signs on the property across from the Verizon Corporate Campus, which is currently being operated by Verizon as a hotel/conference center. Mr. Tripp further explained that the Applicant was reducing the size of the proposed signs and maintaining the current sign locations.

7. Robert C. Moschello, having a business address of 265 Main Street, Gladstone, New Jersey, was duly sworn according to law, provided his qualifications and was accepted by the Board as an expert in the field of civil engineering.

8. Mr. Moschello introduced into evidence, as Exhibit A-1, a Powerpoint presentation explaining the application. He provided the Board with a digital copy of same, as well as a printed copy.

9. Referencing Exhibit A-1, Mr. Moschello described the Property and gave an overview of its ownership and development history. Mr. Moschello described the existing conditions, particularly focusing on the environmental constraints, such as wetlands and wetland buffers, stream buffers and riparian zones. The Applicant stipulated to providing the Township with easements for the environmentally constrained portions of the Property as

required by the LDO.

10. As to Sign 1, Mr. Moschello testified that it is located approximately 400 feet from North Maple Avenue, where the overpass roadway intersects the North Maple Avenue driveway, and includes a logo that looks similar to an upside down "V" with "The Ridge" written under it. He explained that the proposed sign was smaller than the existing sign. Mr. Moschello further explained that only the logo and the writing under it would be internally illuminated and the rest of the sign would be dark gray. On questioning by the Board, he testified that the proposed signs would utilize the same electricity conduits that supported the existing floodlights.

11. Mr. Moschello testified that the Applicant would plant seasonal landscaping in front of the sign and that said landscaping would be updated throughout the year. Mr. Moschello explained that the Applicant is seeking variance relief relating to the lettering on the sign ("The Ridge") because the height of the lettering is only 2.75 inches, whereas the minimum required letter height is 4 inches. Mr. Schley, the Township Planner, explained that the rationale for having a minimum letter height is to ensure that signs are large enough for someone to safely read while driving at a higher rate of speed. As to the safety concerns regarding the smaller lettering, he further explained that the sign is located at an intersection where drivers will come to a complete stop and, therefore, the size of the lettering may not be critical for safety purposes. As to the reasoning behind the small lettering, Mr. Moschello testified that the Applicant is more interested in the visibility of the logo, rather than the lettering underneath it. On questioning by the Board regarding whether employees and visitors were already familiar with The Ridge's logo, Mr. Moschello explained that they were because

the logo had been being used throughout the Verizon Corporate Campus. As such, Mr. Moschello opined that the small lettering on the sign would not create unsafe conditions for motorists.

12. On questioning by the Board, Mr. Moschello testified that the proposed signs would be located in the same locations as the existing signs. He further testified that the Applicant would remove the existing signs in their entirety, as well as the floodlights associated with same, but would attempt to reuse the existing foundations for the new signs. On questioning by the Board, Mr. Moschello explained that the proposed signs would be constructed out of cold-rolled steel and would have a rubbed black finish.

13. As to Sign 2, Mr. Moschello testified that it was located adjacent to the right-of-way along North Maple Avenue. He explained that the proposed sign matched the existing Verizon Corporate Campus signage, particularly because it would have white lettering and a red checkmark logo, and only the lettering and the checkmark would be internally illuminated. Mr. Moschello explained that, even though the sign was located immediately adjacent to the right-of-way, it was set back 15 feet from the curb line. He opined that locating the sign even further back from the road actually would have a detrimental impact on the visibility of the sign, particularly as viewed by motorists traveling under the nearby overpass. Mr. Moschello testified that the proposed replacement sign is slightly smaller than the existing sign and confirmed that the entire existing sign and floodlights would be removed.

14. Keenan Hughes, P.P., of Phillips, Preiss, Grygiel, LLC, having an address of 33-41 Newark Street, Third Floor, Suite D, Hoboken, New Jersey, was duly sworn according to law, provided his qualifications, and was accepted by the Board as an expert in the field of

professional planning.

15. As to the bulk variances for internally illuminated signage, maximum sign area, minimum freestanding sign setback for Sign 2, and the height of the lettering on Sign 1, Mr. Hughes opined that the Applicant had demonstrated entitlement to the requested relief under the c(2) standard. Specifically, Mr. Hughes opined that the proposal advances purposes (a) and (i) of the Municipal Land Use Law ("MLUL") in that it promotes the public health, safety, morals and general welfare and promotes a desirable visual environment, respectively. In this regard, he explained that the improved signage would be more attractive than the existing signs, would reduce light spillage, and would provide a unified visual environment to the public because all of the external signs would be consistent. As to the proposed internal illumination of the signs, Mr. Hughes opined that same would reduce the amount of light spillage and glare as compared to the existing external flood lights. Further, Sign 1, an internal sign, would only be visible to those already on the Property, and Sign 2 would only be visible to pass-by traffic. Mr. Hughes further opined that the proposed signage would not have a negative impact on the surrounding residential properties and would improve the existing conditions. As to the freestanding sign setback and height of signage lettering deviations, Mr. Hughes reminded the Board that the existing signs were located in the same location as the proposed signs and that, as to Sign 1, the height of the lettering would not have an impact on safety because Verizon was focused on the logo, rather than the lettering. He further reminded the Board that motorists looking at Sign 1 would be stopped at an intersection and would not be passing by the sign at a high rate of speed. As to Sign 2, which has a setback of zero feet from the right-of-way, Mr. Moschello opined that the sign could not be relocated without

negatively impacting the visibility of the sign. As to the size of the proposed signs, Mr. Hughes testified that the proposed signs were not as large as the existing signs; thereby bringing the signage closer to conformity with the LDO requirements. Based on the aforementioned, Mr. Hughes opined that the benefits of the requested deviations substantially outweighed the detriments associated with same.

16. As to the negative criteria, Mr. Hughes opined that the Applicant demonstrated that the deviations from the LDO would neither be substantially detrimental to the public welfare nor would they substantially impair the zone plan and zoning ordinance. In this regard, Mr. Hughes opined that the proposed signage would have a positive impact on the public welfare because the signs would be more attractive, more consistent, and would reduce any potential detrimental impacts relating to light spillage and/or glare. As to whether the signage would impair the zoning ordinance or master plan, Mr. Hughes opined that the purpose of the internal illumination regulation was to prevent signage from having a negative impact on the streetscape and here, one of the signs is entirely internal and cannot be seen from the street, and the other sign is replacing a larger, older sign and will eliminate the existing floodlights.

17. No member of the public commented on, or objected to, the proposed development application.

#### **BOARD DECISION**

18. After reviewing the evidence submitted, the Board, by a vote of 7 to 0, finds that the Applicant has demonstrated its entitlement to all of the bulk variance relief sought herein.

19. The Board finds that the Applicant has satisfied the positive criteria for "c(2)"



or “flexible c” variance relief for all of the bulk variances requested, specifically the internally illuminated signage, the height of sign lettering, the sign area, and the minimum sign setback relief.

20. The Board recognizes that, in 2017, the Board granted variances to permit three (3) internally illuminated signs on the Verizon Corporate Campus, located across the street at 295 North Maple Avenue. In that case, the Board found that the proposed internal illumination would create less light spillage and glare and would be more aesthetically pleasing than the existing flood lights, which would be removed. The Board also found that the signs would only be visible to pass-by traffic and would have no negative impact on the surrounding residential properties.

21. Here, the Board finds that the Applicant has satisfied its burden of demonstrating that the purposes of the MLUL will be advanced by the requested deviations from the zoning requirements, and that the benefits to be derived therefrom will substantially outweigh any detriments associated therewith. In this regard, the Board adopts the unrefuted testimony of Mr. Hughes, the Applicant’s Planner, that the proposal advances purposes (a) and (i) of the MLUL in that it promotes the public health, safety, morals and general welfare and promotes a desirable visual environment, respectively. Here, the proposed signage contains less sign area than the exiting signage, will be lit internally rather than with flood lights, is more aesthetically pleasing and is more consistent with the existing signage, particularly as to Sign 2. The Board finds that the very modest potential detriment resulting from the granting of the requested relief is mitigated by the conditions stipulated to by the Applicant, the reduction of light spillage and glare, and the overall reduction of the sign area of the proposed signs.



22. As to the negative criteria for the bulk variance relief, the Board finds that the Applicant's proposal will not result in substantial detriment to the public good nor will it result in substantial impairment to the master plan or zoning ordinance. Here, the proposed signs are replacing existing signs which have existed for many years. Moreover, the Board finds that the proposed signs are consistent with the existing signage and will be more aesthetically pleasing, and notes that no member of the public objected to the proposal.

23. As to whether the proposal results in substantial impairment of the master plan or zoning ordinance, the Board recognizes that internally illuminated signs have been specifically prohibited since 2001 and that the LDO was amended in 2013 (Ordinance #2240) to provide clarification as to what constitutes internal and external illumination. As stated in the explanatory statement of Ordinance #2240, the prohibition of internal illumination "is intended to maintain the Township's rural community character, protect the integrity of existing neighborhoods, and prevent the intrusion of incompatible new structures within the attractive streetscapes throughout the Township, consistent with the goals and objectives of the Township Master Plan." Here, the signs are located around and within a single-user corporate campus and will not have a negative impact on any existing neighborhoods, particularly since the proposed signs result in less lighting spillage and glare and are more aesthetically pleasing and consistent with the existing signage.

WHEREAS, the Board took action on this application at its meeting on June 6, 2018, and this Resolution constitutes a Resolution of Memorialization of the action taken in accordance with N.J.S.A. 40:55D-10(g);

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Bernards, on the 6th day of June, 2018, that the application of Verizon Corporate Services Group, Inc., for variance relief, as aforesaid, be and is hereby granted, subject to the following conditions:

1. The Applicant shall post sufficient funds with the Township to satisfy any deficiency in the Applicant's escrow account;
2. The Applicant shall revise the Sign Tabulation table on the plan to reflect that the maximum permitted sign area is 30 square feet for one sign and 24 square feet for a second sign, and the list of variances shall be amended to include variances for sign area and lettering height;
3. The Applicant shall revise the plans to reflect the height of the lettering of "The Ridge" on Sign 1;
4. The internal illumination in both signs shall be limited to the lettering/graphics portion of the signs, not the background;
5. The Applicant shall, once the internally illuminated signs become operable, remove the existing lighting at both signs. The signs shall not be lighted by any means other than the approved internal illumination;
6. The Applicant shall revise the plans to depict the existing and proposed landscaping around the signs;
7. The Applicant shall revise the plans to delineate all wetlands and wetland transition areas. If any disturbance is proposed within an area regulated pursuant to the Freshwater Wetlands Protection Act Rules, compliance with the Rules shall be documented prior to the issuance of any sign permit;
8. All wetlands and wetlands transition areas shall be contained within a wetlands conservation easement deeded to the Township. The easement shall be prepared by the Township Attorney, and shall be executed by the Applicant and recorded with the Somerset County Clerk prior to issuance of any sign permit. The easement boundaries shall be delineated with Township standard markers and/or signs, subject to review and approval by the Township Engineering Department. The markers/signs shall be installed or bonded prior to issuance of any permit;

9. All Township stream buffer conservation areas shall be delineated on the plan. If any disturbance is proposed within a stream buffer conservation area, the Applicant shall document that the proposed disturbance is permitted. Pursuant to §21-14.4.e.1, an existing nonconforming structure within a stream buffer may be continued provided the existing footprint is not enlarged;
10. All stream buffer conservation areas shall be contained within a stream buffer conservation easement deeded to the Township. The easement shall be prepared by the Township Attorney, and shall be executed by the Applicant and recorded with the Somerset County Clerk prior to issuance of any sign permit;
11. All riparian zones required pursuant to NJDEP Flood Hazard Area Control Act Rules shall be delineated on the plan. If any disturbance is proposed within a riparian zone, compliance with the Rules shall be documented prior to issuance of any sign permit;
12. All conditions of prior Board of Adjustment and Planning Board approvals not eliminated or modified by approval of the current application shall remain in place;
13. The Applicant shall submit digital copies of all plans and documents in formats acceptable to the Township Engineering Department;
14. The aforementioned approval shall be subject to all State, County and Township statutes, ordinances, rules and regulations affecting development in the Township, County and State. The Applicant shall obtain permits and/or approvals from all applicable agencies and/or departments;
15. The aforementioned approval shall be subject to all requirements, conditions, restrictions and limitations set forth in all prior governmental approvals, to the extent same are not inconsistent with the terms and conditions set forth herein; and
16. Pursuant to Section 21-5.10 of the Land Development Ordinance, the variance relief granted herein shall expire unless such construction or alteration permitted by the variance relief has actually commenced within one year of the date of this Resolution.

ROLL CALL VOTE:

Those in Favor: Genirs, Lane, Mastrangelo, Pozner, Zaidel

Those Opposed: NONE

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the Township of Bernards at its meeting on July 12, 2018.



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Cyndi Kiefer, Secretary  
ZONING BOARD OF ADJUSTMENT  
OF THE TOWNSHIP OF BERNARDS,  
COUNTY OF SOMERSET,  
STATE OF NEW JERSEY

Dated: July 12, 2018

# **EXHIBIT F**



**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF BERNARDS**

**VERIZON CORPORATE SERVICES GROUP INC.  
300 NORTH MAPLE AVENUE  
BLOCK 803, LOTS 2, 3, 5, 6 and 23  
Case No. ZB21-001**

**RESOLUTION**

WHEREAS, Verizon Corporate Services Group Inc. (hereinafter referred to as the "Applicant"), has applied to the Zoning Board of Adjustment of the Township of Bernards (hereinafter referred to as the "Board"), seeking preliminary and final site plan approval, together with subsection d(3) conditional use and, bulk variance relief, and site plan exception/waiver relief as set forth below, in connection with the proposed demolition of two (2) existing tennis courts (hereinafter referred to as the "Tennis Courts") and the construction of a proposed fifty (50) parking space parking lot accessed from an existing on-site parking area situated on an environmentally constrained property, identified as Block 803, Lots 2, 3, 5, 6 and 23 on the Township of Bernards Tax Map, more commonly known as 300 North Maple Avenue (hereinafter referred to as the "Property" or the "Site"):

**Use and Bulk Variance Relief:**

1. A conditional use variance pursuant to N.J.S.A. 40:55D-70(d)(3) as a conference inn is a conditional use in the E-1 Zone and the present application does not meet the following condition: Section 21-12.3(i)(19) Minimum parking setback from a front property line, whereas one hundred fifty (150') feet is required
2. A bulk variance pursuant to N.J.S.A. 40:55D-70(c) as no parking area shall be located within 150 feet of a front property line pursuant to Section 21-22.1.b.3(b) and parking is currently situated 33.8' from the Route 287 right-of-way and the additional parking lot is proposed to be setback 51.2' from the Route 287 right-of-way;

Site Plan Exception/Design Waiver Relief:

3. Section 21-39.3.a.3(c): Parking areas with more than twenty-five (25) spaces shall have separate entrances and exits, whereas the proposed parking area has fifty (50) parking spaces and a combined entrance and exit driveway;
4. Section 21-41.2: Maximum permitted height of light poles within two hundred fifty (250) feet of a residential zone is twelve (12) feet, whereas the proposed height of four (4) light poles within two hundred fifty (250) feet of a residential zone is twenty (20) feet;
5. Section 21-41.3: Maximum average maintained horizontal illumination permitted in a non-residential vehicular roadway area is 0.9 footcandles, whereas 1.79 footcandles is proposed;
6. Section 21-41.3: Maximum average maintained horizontal illumination permitted in a non-residential sidewalk area is 0.9 footcandles, whereas 1.32 footcandles is proposed; and

Zone Two Waiver Relief:

7. Section 21-14.4.d.10: A zone two waiver to eliminate the portion of zone two occupied by the proposed parking area is required; and

WHEREAS, a special public hearing on notice was held on such application on March 11, 2021, at which time interested citizens were afforded an opportunity to appear and be heard; and

WHEREAS, the Board, after carefully considering the evidence presented by the Applicant and members of the public, and the reports from consultants and reviewing agencies, has made the following factual findings and conclusions:

1. Chairman Breslin recused himself from hearing the case.
2. The Board reviewed the application and deemed it complete.
3. The Property is located on the westerly side of North Maple Avenue across from the Verizon Corporate Campus in the E-1 Office and R-4 residential zones. It is comprised of five (5) contiguous lots totaling 34.99 acres. The majority of the development consists of "The Ridge"

hotel and associated ancillary uses and improvements. The Ridge constitutes a conference inn pursuant to Section 21-3.1 of the Township's Land Development Ordinance, which defines a "conference inn" as follows:

*Conference Inn – Shall mean one or more structures on a site designed to accommodate individuals or groups of persons with the primary purpose of providing formal or informal education, training facilities, lectures and business and commerce meeting facilities for those individuals or groups of persons. A conference inn shall provide living accommodations, dining and entertainment facilities as well as resource centers, media rooms and meeting rooms and may also provide indoor and outdoor recreation areas, indoor and outdoor swimming pools and other such accessory uses as may be subordinate and customarily incidental to the principal use.*

4. The existing conference inn and surface parking areas were constructed pursuant to Planning Board approvals between 1986 and 1997. In 2018, the Board of Adjustment granted variances to permit replacement of two (2) existing freestanding identification signs, and in 2020, the Board of Adjustment granted site plan and variance approvals to permit the installation of six (6) test nodes (a/k/a antennas) for 5G wireless communications testing/research.

5. Pursuant to Section 21-10.5.a.3(b) of the Township's Land Development Ordinance, a conference inn is a conditional use in the E-1 Zone. Since the Application does not meet all of the conditional use standards set forth in Section 21-12.3.i, the Applicant is seeking "d(3)" conditional use variance approval pursuant to N.J.S.A. 40:55D-70d(3). The Applicant also seeks preliminary and final site plan approval, and "c" (bulk) variance and design exception relief as indicated above.

6. All of the existing improvements and all proposed improvements/disturbances are in the E-1 Zone. The following is a partial list of those conditions that must be met for a conditional

use within the E-1 zone:<sup>1</sup>

- a. *Section 21-12.3.i.5. The maximum coverage of all impervious surfaces shall be 70% allowed for the zone.* - The E-1 Zone permits a maximum coverage of 40%, so the maximum permitted coverage for a conference inn is 28%. The proposal results in a net increase in impervious surfaces of 0.15 acres, which increases the coverage from 17.7% to 18.2%, and complies with this conditional use standard.
- b. *Section 21-12.3.i.7. At least 25% of the entire tract, whether or not the tract lies wholly within the "E-1" or "E-2" Zone, shall be retained as undisturbed open space and protected by a conservation easement running to the Township.* The Applicant will be revising the plans to specify the exact amount of undisturbed open space proposed to be protected by conservation easements, as set forth in the conditions below, though it is clear that the proposal complies with this conditional use standard.
- c. *Section 21-12.3.i.9. The applicant shall demonstrate that adequate parking will be provided to serve the proposed development. The development plan shall show a minimum of one parking space per bed in addition to those spaces required by Section 21-22 of this chapter for restaurant(s) and lounge(s) open to the public. The Board may, however, approve a reduction in the number of spaces to be constructed initially pursuant to Subsection 21-22.1, Paragraph a.1.* Based on two hundred eleven (211) beds (the restaurant/lounge is not open to the public), the minimum parking requirement is two hundred eleven (211) spaces. The proposed parking expansion increases the parking supply from three hundred sixty-eight (368) to four hundred eighteen (418) spaces. The proposal complies with the conditional use standard.
- d. *Section 21-12.3.i.10. All recreation and parking areas shall be screened from view from all property lines.* The Applicant relies on the existing woods for screening of the parking area and proposes house-side shields to screen any glare caused by the pole mounted parking area lighting. The Applicant will be revising the plans to include supplemental plantings to adequately screen any vehicle headlight glare from the adjoining residential properties to the south and east, as set forth in the conditions below, to fully satisfy this conditional use standard.
- e. *Section 21-12.3.i.19. All other applicable requirements of this chapter for the zone shall be met.* The proposal does not comply with Section 21-22.1.b.3(b), which requires a minimum parking setback of one hundred fifty (150') feet from a front property line in the E-1 Zone. The applicant proposes a 51.2' parking setback from

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<sup>1</sup> Most of the conditional use standards applicable to a conference inn, as set forth in §21-12.3.i, are intended to regulate the amount of floor area and the operation of the various uses permitted within the building (guest rooms, educational/training facilities, indoor recreation, restaurant/lounge, etc.), and will not be affected by the proposed parking expansion.



the Route 287 right-of-way. This deviation requires a “c” (bulk) variance and results in the proposal requiring a “d(3)” conditional use variance pursuant to N.J.S.A. 40:55D-70d(3), to permit deviation from a standard pertaining to a conditional use.

7. The Township Land Development Ordinance in Section 21-3.1 defines “front lot line” as *“the lot line separating the lot from the street right-of-way.”* While the Planning Board in 1997 and earlier did not consider the Route 287 right-of-way to be a front property line, the Planning Board has more recently found that the Route 287 right-of-way does constitute a front property line. For example, in separate applications decided in 2011 and 2015 involving the property directly across Route 287 from the subject property (131 Morristown Road Investors, LLC), the Planning Board considered the Route 287 right-of-way to be a front property line. And in 2015, the Board of Adjustment concluded the same as related to an application site at the corner of Route 287 and North Maple Avenue (The Silverman Group). In each of these applications, each board granted a variance from Section 21-22.1.b.3(b) to permit a front parking setback less than one hundred fifty (150) feet from the Route 287 right-of-way.

8. The Applicant proposes to remove the existing Tennis Courts and construct an additional fifty (50) parking space parking lot accessed from an existing on-site parking area by a single combined entrance/exit driveway at a single location.

9. The Applicant submitted the following documents for review by the Board:

- Preliminary and Final Site Plans prepared by David F. Wisotsky, P.E., of Bohler Engineering, with a business address of 30 Independence Blvd., Suite 200, Warren, New Jersey 07059, dated October 14, 2020, last revised January 21, 2021, same consisting of nineteen (19) sheets.
- ALTA/NSPS Land Title Survey prepared by Jack W. Shoemaker, P.L.S., of U.S. Surveyor, with a business address of 4929 Riverwind Point Drive, Evansville, Indiana 47715, dated December 8, 2016, last revised December 15, 2016, same consisting of two (2) sheets;



- Conservation Easement Exhibit prepared by David F. Wisotsky, P.E., of Bohler Engineering, with a business address of 30 Independence Blvd., Suite 200, Warren, New Jersey 07059, dated November 2, 2020, same consisting of one (1) sheet;
- Boundary and Topographic & Utility Survey prepared by James D. Sens, P.L.S., of Control Point Associates, Inc., with a business address of 30 Independence Boulevard, Suite 100, Warren, New Jersey 07059, dated May 5, 2020, same consisting of two (2) sheets;
- The Applicant submitted a Limited Geotechnical Investigation & SWM Area Evaluation prepared by Kyle J. Kopacz, P.E., and Lawrence W. Keller, P.E., of Whitestone Associates, Inc., with a business address of 30 Independence Boulevard, Suite 250, Warren, New Jersey 07059, dated December 4, 2020, same consisting of twenty (20) pages;
- Environmental Impact Assessment prepared by Bohler Engineering, with a business address of 30 Independence Blvd., Suite 200, Warren, New Jersey 07059 dated October 2020, same consisting of fifty-two (52) pages;
- Stormwater Management Report, prepared by David F. Wisotsky, P.E., of Bohler Engineering, with a business address of 30 Independence Blvd., Suite 200, Warren, New Jersey 07059, dated November 2020, same consisting of one hundred thirty-six (136) pages and attachments;
- Flood Area Applicability Determination, prepared by Dennis Contois, P.E., of the New Jersey State Department of Environmental Protection regarding Flood Hazard applicability Determination, dated November 16, 2020, same consisting of two (2) pages;
- Flood Hazard Area Verification – Delineation of Riparian Zone Only, prepared by Dennis Contois, P.E., of the New Jersey State Department of Environmental Protection, same consisting of three (3) pages; and
- Correspondence from County of Somerset Planning Board, dated December 15, 2020, regarding Verizon Corporate Services Group – Parking Expansion, same consisting of one (1) page.

10. David Schley, P.P., A.I.C.P., the Township/Board Planner, Thomas Quinn, P.E., C.M.E., the Board Engineer were duly sworn according to law.

11. Steven J. Tripp, Esq., of Wilentz, Goldman & Spitzer, P.A., appeared on behalf of

the Applicant.

12. Abhilasha Bhalani Patel, Manager of Global Real Estate of Verizon Corporate Services Group, Inc., having a business address of One Verizon Way, Basking Ridge, New Jersey 07920, was duly sworn according to law as a factual witness on behalf of the Applicant, and testified to the following:

- a. There are currently three hundred sixty-eight (368) parking spaces on the Property and the Applicant seeks to add an additional fifty (50) parking spaces with the construction of the new parking lot in place of the existing Tennis Courts, which are no longer in use, for a total of four hundred eighteen (418) parking spaces.
- b. In response to questions by the Board, Ms. Patel testified that three hundred sixty-eight (368) parking spaces, plus the additional fifty (50) spaces, are required because the Ridge hotel contains a conference center and ballrooms as well.
- c. In response to a question from the Board, Ms. Patel testified that when the conference center is full, i.e., all eighteen (18) meeting rooms and two (2) ballrooms<sup>2</sup> are in use, additional parking is needed. She further testified that the conference center operates daily from 8:00 a.m. to 5:00 p.m. However, the additional parking will be used primarily for employees and hotel/conference inn overflow parking.
- d. In response to a question by the Board, Ms. Patel testified that there are one hundred seventy-three (173) hotel rooms at Ridge Hotel.
- e. In response to a question by the Board, Ms. Patel testified that employees will be walking along sidewalks from the proposed parking lot to the Ridge hotel and ancillary facilities without the aid of public transportation.

13. Kyle McKenna, P.E., the Applicant's professional engineer from Bohler Engineering, who was duly sworn according to law as a witness for the Applicant, provided his professional credentials, was accepted by the Board as an expert in the field of civil engineering, and testified to the following:

- a. The Property is accessed from North Maple Avenue to the east, with street frontage

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<sup>2</sup> Ms. Patel acknowledged that at the time of the application/hearing, COVID-19 quarantining restrictions were in place and that the Hotel and Conference rooms were not being occupied to full capacity.

along the Route 287 right-of-way to the northwest and Madisonville Road to the south.

- b. The existing conference inn located on the Property, including the surface parking areas, was constructed pursuant to Planning Board approvals granted between 1986 and 1997.
- c. The site was most recently before the Board of Adjustment in 2020, when the Board granted site plan and variance approvals to permit the installation of six (6) test nodes (a/k/a antennas) for 5G wireless communications testing/research, and in 2018, when the Board granted variances to permit replacement of two (2) existing freestanding identification signs.
- d. The Applicant proposes to remove the Tennis Courts to accommodate the construction of a fifty (50) parking space parking lot, approximately one hundred fifty (150) feet southwest of the existing building.
- e. The Applicant proposes a drive aisle, constructed in the location of existing walkways and emergency access road on the Property, which will provide access to the new parking area from an existing parking area on the northwest side of the building.
- f. The proposal includes the installation of seven (7) new light poles, four (4) of which will be within two hundred fifty (250) feet of a residential zone, as well as landscaping and an underground stormwater detention basin beneath the proposed parking area.
- g. The existing parking areas in the front yard of the existing Ridge hotel were approved by the Planning Board under two (2) different scenarios, one (1) conforming and one (1) requiring relief. In all of the prior approvals (1997 and earlier), the Planning Board did not consider the Route 287 right-of-way line to be a front yard, so when applying the parking setback requirements of Section 21-22.1.b.3(b) of the Ordinance, the Planning Board applied the fifty (50) foot side/rear yard setback, not the one hundred fifty (150) foot setback currently being enforced.
- h. As per the Applicant's 1997 approval of a sixty-six (66) space parking expansion, the Planning Board granted relief to permit the now-existing 33.8 foot parking setback from Route 287.
- i. A color version of page C-101 of the Applicant's original submission, an aerial view of the Property, dated March 11, 2021, depicting the existing conditions on the Property, including but not limited to environmental conditions and restrictions, was introduced as Exhibit A-1.



- j. Page C-302 of the Applicant's original submission, last revised March 11, 2021, describing the current and proposed conditions of the Property with the Tennis Courts to be removed and the proposed fifty (50) space parking lot to be added, containing both nine (9') foot by eighteen (18') foot parking spaces with a two (2') foot overhang and nine (9') foot by twenty (20') foot parking spaces without a two (2') foot overhang, which was introduced as Exhibit A-2.
- k. The Americans with Disability Act ("ADA") requirements and development standards applicable to the parking stalls and drive aisles will be met.
- l. With regard to the Ordinance requirement that a separate entrance and exit for parking areas with twenty-five (25) or greater parking spaces, here, the main entrance to the Ridge hotel has the required separated entrance and exit, and the proposed lot is merely ancillary.
- m. With regard to the proposed lighting on the Site, the proposed light poles that exceed the twelve (12') foot maximum height point inward at a downward direction to avoid any possible light spillage to adjoining properties. Due to the height of the proposed light poles, less lights are needed, therefore further reducing the possibility of light spillage onto adjacent properties.
- n. With regard to stormwater management, the Applicant's proposal includes an underground detention basin below the proposed parking area to control runoff from the proposed development.

14. Keenan Hughes, P.P., the Applicant's professional planner from Phillips Preiss, was duly sworn according to law as a witness for the Applicant, provided his professional credentials, was accepted by the Board as an expert in the field of professional planning, and testified to the following:

- a. The Site is within the E-1 zone, which permits a conference inn as a conditional use under the Ordinance standards, from which the Applicant is seeking conditional use variance relief.
- b. Prior approvals for the Property considered the Route 287 right-of-way as a side yard and parking was approved with an approximately thirty (30) foot setback therefrom.
- c. For the proposed parking, the Applicant is seeking relief to provide parking within the front yard at 51.2 from the Route 287 right-of-way.

- d. Pursuant to Coventry Square v. Westwood Zoning Bd. of Adjustment, 138 N.J. 285 (1994), the Applicant can demonstrate that the Site can accommodate the use notwithstanding the nonconformity with the condition set forth within the Ordinance for a conditional use.
- e. With regard to the positive criteria required to grant a d(3) conditional use variance:
  - i. The Site is appropriate notwithstanding the setback, as prior resolutions permitted parking within approximately thirty (30) feet of Route 287, from which there have not been any issues over the past thirty (30) years;
  - ii. The Applicant proposes parking further away from the Route 287 right-of-way than is already existing;
  - iii. The Applicant's proposal will make the Property more compliant as to the front parking setbacks along the Route 287 right-of-way; and
  - iv. Given the environmental constraints on the Property, any additional parking would be precluded but for this particular part of the Site that is already developed, replacing tennis courts with a parking area, which is a better planning alternative than constructing parking in another location, which would be adversely environmentally impacted.
- f. With regard to the negative criteria required to grant a d(3) conditional use variance:
  - i. There is no substantial detriment to the public good as can be seen by the prior approvals;
  - ii. The only reason that relief is required is the change in the interpretation of the Ordinance as to whether the frontage along Route 287 is a front yard or a side yard;
  - iii. The parking lot is set further back than the existing parking and the existing Tennis Courts, which brings the site closer to compliance with the Zone, even considering the discussion as to lighting and site design; and
  - iv. There is no impairment to the zone plan/zoning ordinance.
- g. With regard to the relevant conditional use standards in Section 21-12.2 and .3 of the Ordinance, the following considerations were made:
  - i. Preservation of existing natural resources. This Application will not impact environmentally sensitive areas making this proposal the appropriate location for a parking area;



- ii. Safe and efficient circulation. This Site is designed to all standards in the Zone as to sidewalks and access ways; and
  - iii. Proposed screening and lighting. Substantial distance from the neighboring properties is proposed with the addition of landscaping to screen headlight glare resulting in no substantial impacts along those sight lines.
- h. With regard to design waivers, full compliance is not practical, but the Applicant still meets the intent of the zoning ordinance:
- i. The Applicant's overall proposed illumination is appropriate for the area;
  - ii. From a planning perspective, the height of the light poles is appropriate and within the intent of the Ordinance as fewer light poles results in a smarter design for the Site with better lighting and less hotspots; and
  - iii. Separate entrances and exits are likely intended for entrances and exits onto a public right-of-way, whereas the Applicant proposed an entrance/exit that is completely interior, eliminating the purpose of separating the exit/entrance, which would result in additional impervious surface coverage.
- i. With regard to the Zone 2 waiver, same is considered a technical requirement; the Applicant stipulates to complying with the requirement of providing a stream buffer management plan.

15. As to the comments set forth in the March 9, 2021 Memorandum prepared by Township/Board Planner, David Schley, the Applicant stipulated to submitting the requested plan revisions discussed within the memorandum and at the hearing and as set forth below.

16. As to the comments set forth in the March 8, 2020 Memorandum prepared by Thomas J. Quinn, P.E., C.M.E., Board Engineer, the Applicant stipulated to complying with any and all comments contained therein and at the hearing and as set forth below.

17. No member of the public commented or objected to the Applicant's proposal.

### **BOARD DECISION**

After reviewing the evidence submitted, the Board, by a vote of seven to zero (7 to 0), finds

that the Applicant has demonstrated its entitlement to preliminary and final site plan approval, and the variance and site plan exception/waiver relief sought herein. The Board found the following:

**The d(3) Variance Relief:**

1. As to the requested d(3) conditional use variance pursuant to N.J.S.A. 40:55D-70d(3), the positive criteria requires the Board to find that the Site can accommodate the problems associated with the proposed use despite the violation of the condition. The Board finds that the replacement of non-conforming Tennis Courts with a fifty (50) space parking lot is an adaptive reuse of an existing nonconformity therefore meeting this requirement. The Board finds that the location of the proposed fifty (50) space parking lot, an adaptive reuse of space occupied by an existing nonconforming accessory use tennis court between the existing Ridge hotel and Route 287 right-of-way, poses no substantial detriment to the public good, nor does it impair the intent of the purpose of the zone plan or zoning ordinance within the Township.

2. As to the d(3) variance relief sought by the Applicant herein, the Board finds that, consistent with the standards set forth in Coventry Square, 138 N.J. 285 (1994), the Applicant has established that the Site can accommodate the problems associated with the proposed use, despite the violation of one of the conditions imposed by Section 21-12.3 of the Land Development Ordinance. Here, the Applicant's proposal will not exacerbate any of the current nonconforming conditions set forth in Section 21-12.3 except for parking within one hundred fifty (150) feet of the front property line (Route 287 right-of-way). Due to environmental constraints, the Applicant proposes to construct the proposed parking area in an area that is currently occupied by the unused Tennis Courts, nevertheless increasing the magnitude of the nonconforming condition. In this regard, the Board recognizes that the condition for which the Applicant seeks a variance, parking within one hundred fifty (150) feet of the Route 287 right-of-way is an existing condition that is

only being slightly intensified. The Board finds that the intensification of this variance is de minimis. Additionally, the Board recognizes that the Tennis Courts have existed in this location for some time and the location is being improved such that any detrimental impacts associated with the Tennis Courts are being eliminated. In addition, the setback for the new parking area from Route 287 will actually be greater than the existing setback of the Tennis Courts. Further, the Board acknowledges the benefits associated with the proposed parking area which allows the Applicant to preserve environmentally sensitive areas of the Site. Specifically, the Board finds that the proposed location of the parking area is more appropriate than placement of same in a conforming location as the proposed location allows for maximum utilization of the space in an aesthetically pleasing and safe manner. In sum, the Board finds that the Applicant has satisfied the positive criteria required for the grant of d(3) conditional use variance relief.

3. The Board next finds that the Applicant has satisfied the negative criteria for d(3) conditional use variance relief by demonstrating that the requested variance can be granted without substantial detriment to the public good (i.e., not substantially out of character with the neighborhood) and without substantial impairment of the intent and purpose of the zone plan (Master Plan) and the Zoning Ordinance (i.e., not spot zoning).

4. The focus of the “substantial detriment” prong of the negative criteria is on the impact of the variance on nearby properties. Here, the Board recognizes the significant distances between the proposed parking area and the nearby residential areas, the substantial landscape screening (proposed and existing) between same and the lack of any public opposition to the proposal, makes the granting of the same appropriate.

5. The focus of the “substantial impairment” prong of the negative criteria is the extent to which a grant of the variance would constitute an arrogation of the governing body and planning

board authority to zone. Here, the Board recognizes the relatively modest nature of the proposal. Accordingly, the Board finds that the proposed development would not be substantially detrimental to the public good, nor would a grant of the requested variance relief substantially impair the intent and purpose of the Master Plan or the Zoning Ordinance.

**The c(2) “Bulk” Variance Relief – Positive Criteria:**

6. With regard to the setback distance to the parking area from the Route 287 right-of-way, the Board finds, as to the “positive criteria” under subsection c(2) of N.J.S.A. 40:55D-70, that the Applicant has satisfied its burden of demonstrating that the purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (hereinafter referred to as the “MLUL”), will be advanced by the requested deviation from the zoning requirement and that the benefits to be derived therefrom will substantially outweigh any detriments associated therewith. The proposed parking and lighting will promote safety and enhance the visual compatibility of the new parking area with the surrounding Site and adjoining properties and otherwise promote the general welfare. Specifically, the Board finds that the construction of additional parking in an area of the Site that is already developed is a better planning alternative than constructing parking in another location, which would have adverse environmental impacts. These benefits substantially outweigh the relatively modest detriments associated with thenonconforming parking setback from the Route 287 right-of-way. The Board finds that the Applicant has satisfied its burden of demonstrating that the purposes of the MLUL will be advanced by the requested deviations from the zoning requirements and that the benefits to be derived therefrom will substantially outweigh any detriments associated therewith. In this regard, the Board adopts the testimony of the Applicant’s Planner that the proposal advanced purposes (a), (g), and (i) of the MLUL in that it promotes the



public health, safety, morals and general welfare; provides sufficient space for commercial uses; and promotes a desirable visual environment. In addition, the Board finds that any potential detriment resulting from the granting of the requested relief is mitigated by the substantial landscape buffering and existing topographical conditions. As such, the Board finds that the Applicant has satisfied the positive criteria for “c(2)” or “flexible c” variance relief for all of the bulk variances requested.

**The c(2) “Bulk” Variance Relief – Negative Criteria:**

7. The Board further finds that the Applicant has satisfied the “negative criteria” for the requested bulk variance relief. Specifically, the Board finds that the Applicant has demonstrated that the requested relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Master Plan and Zoning Ordinance. In this regard, the Board recognizes that the Applicant has mitigated the detrimental impacts of the proposal, particularly given the stipulated conditions as set forth below. As to the first prong of the negative criteria, the Board finds that granting the requested relief will not result in any substantial detriment to the public good nor substantial impairment to the Master Plan or Zoning Ordinance. Here, the Applicant is proposing to construct a parking lot within, and appurtenant to, the existing Ridge hotel and related parking facilities, and same will only result in an additional fifty (50) parking spaces, an adaptive reuse of the Tennis Courts, that will be used primarily for employee and overflow parking. The Board recognizes that the proposed parking lot is located such that it is nearly imperceptible to the surrounding residential neighbors due to the natural topographic conditions and the existing and proposed landscape buffering. As to the second prong of the negative criteria, the Board finds that granting the requested relief will not



result in substantial impairment of the Master Plan and Zoning Ordinances. In this regard, the Board recognizes that the parking lot will eliminate an existing nonconforming accessory use, the Tennis Courts, in the front yard setback and will improve the functionality of the Site for both employees and visitors. The Board further recognizes that granting the requested relief will not result in a rezoning of the Property. As such, the Board finds that the Applicant has satisfied the negative criteria for the “c(2)” or “flexible c” variance relief for all of the bulk variances requested.

**Zone Two Waiver:**

8. The Site is traversed by unnamed tributaries to the Passaic River and as a result, contains overlapping Township-regulated stream buffer conservation areas and DEP regulated riparian zones. The stream buffer conservation area is comprised of a “zone one”, which extends twenty-five (25) feet from the top of each stream bank, and a “zone two”, which extends an additional two hundred seventy-five (275) feet. The outer boundaries of the stream buffer conservation areas coincide with the outer boundaries of the three hundred (300) foot wide riparian zones.

9. The easterly portion of the proposed parking area encroaches upon both the stream buffer conservation area (zone two) and the riparian zone. As to the riparian zone, the Applicant has obtained from the DEP a determination that the proposed construction of a parking area within a previously disturbed riparian zone qualifies for a permit by rule. As to the stream buffer conservation area, within which parking areas are not permitted under Section 21-14.4.d.10 of the Township Ordinance, the Applicant may request a zone two waiver to eliminate the portion of zone two occupied by the parking area. Pursuant to Section 21-14.4.b.3(d):

*“If the applicant submits a stream buffer management plan, in consideration of Subsection 21-14.4a, that proves to the*

*satisfaction of the approving authority that a proposed vegetative or other enhancement to Zone One will eliminate the need for a Zone Two or a portion of Zone Two, the approving authority shall waive the requirement for a Zone Two or a portion of Zone Two, provided that the approved stream buffer management plan is implemented by the applicant."*

10. Here, the Board finds that the Applicant will submit a stream buffer management plan that will eliminate the need for a portion of the required buffer and grants the requested waiver relief.

**The Site Plan Exception Relief:**

11. Pursuant to Section 21-34 of the Township's Land Development Ordinance, an exception may be granted from the ordinance requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions of such ordinance provisions if the literal enforcement of one (1) or more provisions of the ordinance is impracticable or would exact undue hardship because of peculiar conditions pertaining to the land in question. The Board finds that the four (4) site plan exceptions sought by the Applicant should be granted, since literal enforcement of the Land Use Ordinances would be impracticable and exact undue hardship upon the Applicant due to the size of the Property and the location, and configuration, of the structures lawfully existing thereon. The four (4) proposed exceptions relate to the lack of separate entrances to/from the proposed parking lot for employees and visitors, the height of light poles within two hundred fifty (250) feet of a residential zone and the average illumination of said lighting in both vehicular and sidewalk areas. The Board accepts the Applicant's expert testimony that the Applicant does not have sufficient space for separate entrances and exits in the parking areas given the design and location of the proposed parking and the internal connecting roads. The evidence

revealed that the ingress/egress to the parking lot and the interior traffic circulation would be sufficient and would comply with generally required standards, notwithstanding the relatively modest deviation from the Township's Land Development Ordinance. With respect to the lighting, the Board finds that the proposed height and number of proposed lights is appropriate and necessary to ensure the safety of the employees and visitors to the Site, and the increased height of the light poles is a function of being located in such an area where the increase in pole height will reduce the number of light poles required and reduce any potential for light spillage onto the surrounding properties. As to the average illumination in vehicular and sidewalk areas, the Board finds that the increased lighting improves public safety in these areas. As such, the Board finds that the Applicant has demonstrated an entitlement to the requested site plan exception relief.

**Preliminary and Final Site Plan Approval:**

12. The Board finds that good cause exists for granting the application for preliminary and final site plan approval, subject to the conditions of approval set forth below.

WHEREAS, the Board took action on this application at its meeting on March 11, 2021, and this Resolution constitutes a Resolution of Memorialization of the action taken in accordance with N.J.S.A. 40:55D-10(g) and finds that the Applicant has satisfied all of the necessary conditions to approve the Application;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Bernards, on the 5<sup>th</sup> day of May, 2021, that the application of Verizon Corporate Services Group, Inc., for preliminary and final site plan approval and variance and exception relief, as aforesaid, be and is hereby granted, subject to the following conditions:

1. The Applicant shall post sufficient funds with the Township to satisfy any deficiency in the Applicant's escrow account and shall satisfy any outstanding taxes and/or municipal

assessments prior to the issuance of any building permits;

2. The Applicant shall make the following plan revisions, if not set forth above, as set forth in the March 9, 2021 Memo of David Schley, P.P., A.I.C.P., Township Planner:

- a. Sheet C-101 – amend the drawing sheet index to include the Conservation Easement Exhibit;
- b. Sheet C-201, etc. – revise the plans to show the boundaries of the existing gravel area south of the tennis courts and specify its removal and proposed restoration/seeding of the area;
- c. Sheet C-301 – Revise the plan to show that the proposed parking area provides a conforming one hundred fifty (150') foot setback from the residential zone boundary, consistent with the rest of the plans;
- d. Sheet C-301 – show the existing emergency access road;
- e. Sheet C-302 – add a note(s) referencing the obtained and pending DEP wetlands and flood hazard area determinations and verifications;
- f. Sheet C-302 – revise the parking table to specify the existing parking setback from a zone line is conforming (the centerline, not right-of-way line, of Route 287 is the zone boundary).
- g. Sheet C-302 – Revise the parking table to specify a total of nine (9) ADA (handicapped) parking spaces are required.
- h. Sheet C-703 – The proposal includes the removal of twenty-two (22) living trees  $\geq 10''$  caliper, requiring fifty-eight (58) replacement trees. The Applicant proposes to satisfy this requirement by planting thirty-one (31) trees in the project area and making an in-lieu contribution to the Township Tree Fund for twenty-seven (27) trees as per the requirements of Section 21-45.4.b of the Township's Land Development Ordinance, "Tree Replacement Alternatives", which states the following:

*b. In lieu of planting replacement trees, the Board may permit the applicant to make a contribution to be deposited in the Township Tree Fund as established by this chapter. The contribution, in lieu of planting trees, shall be \$300 for each tree and shall be deposited in the Township Tree Fund prior to the Township issuing any building permits for the development.*

- i. Sheet 704 – The Applicant shall show a line that represents a distance of two hundred fifty (250') feet from the residential zone boundary.



- j. Sheet C-901 – the Applicant shall revise the decorative aluminum fence detail to specify a maximum fence height of four (4') feet.
  - k. Sheet C-904 – the Applicant shall revise the steep slope map to identify the boundaries of the study area, to show the ten (10') foot contour intervals used for the mapping and to identify the slope categories of all land within the study area. The map presently shows only the areas that will be disturbed. Based on the slopes table, the proposal complies with the Township steep slopes ordinance.
  - l. The Applicant shall revise the Conservation Easement Exhibit (Sheet 1) to show both existing conservation easements (wetlands and stream buffer) and to illustrate the proposed amendments to each and to show the existing and proposed locations of the wetlands conservation easement boundary markers.
  - m. The Applicant shall revise the plans to include a statement addressing compliance with each conditional use standard set forth in Section 21-12.3.i, including necessary corrections to the specified numbers of required, existing and proposed parking spaces, and a note indicating the acreage of undisturbed open space protected by conservation easements.
  - n. The Applicant shall revise the plans to include proposed evergreen plantings to supplement the existing wooded area in screening vehicle headlight glare from the adjoining residential properties to the south and east.
3. Based upon the conditions as set forth in the March 8, 2021 Memo of Thomas J. Quinn, P.E., C.M.E., Board Engineer, the Applicant shall:
- a. Submit its Riparian Zone Verification plan for review by the Board's Engineer and for the file.
  - b. Confirm that all ADA stalls be van accessible and that all existing ADA stall signs are present and current.
  - c. Review and revise the plans, as necessary, to reflect the drainage and grading inconsistencies raised in paragraphs 4, 5, 6 and 11 of Mr. Quinn's Memo.
  - d. Conduct a meeting with the Board Engineer and the design engineers to discuss clarification of the stormwater management calculations contained in paragraph 13 of Mr. Quinn's Memo, changes from which will be submitted to the Township Engineering Department for resolution compliance.
4. The Applicant shall revise the plans ensure that any additions or changes to the current Geo-Block Fire Access Road meet the required gross vehicle weight rating of eighty-two thousand (82,000 lbs.) pounds or forty-one (41) tons.

- a. The Applicant shall utilize the following dimensions on the revised plan to show Liberty Corner Fire Company Tower Forty (40) vehicle:
    - i. Overall length – 569.25 inches (47 feet and 5.25 inches);
    - ii. Overall width – 117 inches (9 feet and 9 inches);
    - iii. Minimum turning radius – 475 inches (39 feet and 2.75 inches);  
and
    - iv. Gross vehicle weight rating – 82,000 pounds (41 tons).
  - b. Utilizing the above turning radius, the Applicant shall ensure that the appropriate turning radius is met from the rear Geo-Block Fire Access Road to the new asphalt driveway that leads to the proposed parking lot.
5. The Applicant shall submit for approval and thereafter shall implement a stream buffer management plan including measures necessary to offset the proposed disturbance to the stream buffer conservation area in accordance with Section 21-14.4.h.1 of the Townships Land Development Ordinance. The portion of zone two (2) that is requested to be waived shall be delineated on the current plans and all future plan submissions and same shall be subject to the review and approval of the Township Engineering Department.
6. The existing Wetlands Conservation Easement and Stream Buffer Conservation Easement shall be amended to reflect changes in easement boundaries resulting from this application. Existing wetlands conservation easement boundary markers shall be relocated and/or supplemented accordingly. The amended easements shall be prepared by the Township Attorney, or by the Applicant's attorney, at the discretion of the Township Attorney, and shall be subject to review and approval by the Township Attorney and Township Engineer, and shall be executed by the Applicant and recorded with the Somerset County Clerk prior to issuance of any permit. The wetlands conservation easement boundary markers shall be installed, or bonded, prior to issuance of any permit.
7. A stormwater management easement deeded to the Township shall be provided for the proposed stormwater management facilities. The easement shall include a maintenance manual, which shall be subject to review and approval by the Board Engineer. The easement shall be prepared by the Township Attorney, or by the Applicant's attorney, at the discretion of the Township Attorney, and shall be subject to review and approval by the Township Attorney and Township Engineer, and shall be executed by the Applicant and recorded with the Somerset County Clerk prior to issuance of any permit.
8. The Applicant shall conduct construction activities during only those hours permitted by the Township's Construction Noise Ordinance (Section 3-9.1), which are 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday. Construction



activities are not permitted on Sundays or holidays.;

9. With the exception of security lighting, the Applicant shall ensure that the proposed light poles are turned off between the hours of 1:00 a.m. and 4:30 a.m., and at all times when the proposed parking area is not being used;
10. The Applicant shall revise the plans as necessary to specify native hardwood species as replacement trees, wherever practicable;
11. The soil erosion and sediment control plan shall be subject to the review and approval of the Somerset-Union Soil Conservation District;
12. The Applicant shall attend a pre-construction meeting with the Township Engineering Department prior to the start of any construction activity;
13. The Applicant shall submit digital copies of all plans and documents in formats acceptable to the Township Engineering Department;
14. The aforementioned approval shall be subject to all State, County and Township statutes, ordinances, rules and regulations affecting development in the Township, County and State. The Applicant shall obtain permits and/or approvals from all applicable agencies and/or departments, including but not necessarily limited to the New Jersey Department of Environmental Protection, and the Somerset-Union Soil Conservation District;
15. The aforementioned approval shall be subject to all requirements, conditions, restrictions and limitations set forth in all prior governmental approvals, including prior Planning Board and Zoning Board of Adjustment approvals, to the extent same are not inconsistent with the terms and conditions set forth herein; and
16. Pursuant to the Board's Rules and Regulations, the following time limitation conditions shall apply:
  - a. Revisions to Plans. Revisions to the submitted plans and other documents, as may be required as conditions of approval, shall be made, and the plans signed by the Board Secretary, within six (6) months of the adoption of the Board's resolution. In the event that the applicant fails to make the revisions as required and/or fails to obtain signatures on the plans as required, all within said time period, or extension thereof as granted by the Board, the approval shall expire and become automatically null and void.
  - b. Time to Obtain Construction Permits, Commence and Complete Construction, and Obtain Certificates of Occupancy. The Applicant shall apply for and obtain a construction permit within two (2) years of the adoption of the Board's resolution. If during said two (2) year period, or extension thereof as granted by the Board, the Applicant fails to obtain a construction permit, the approval shall automatically expire

and become null and void. The Applicant shall also have one (1) year from the date of issuance of the construction permit to commence construction and obtain a permanent certificate of occupancy. If during said one (1) year period, or extension thereof as granted by the Board, work is not commenced and/or a permanent certificate of occupancy is not obtained, the approval shall automatically expire and become null and void.

ROLL CALL VOTE:

Those in Favor: Baumann, Cambria, Genirs, Kraus, Pochtar, Tancredi

Those Opposed: NONE

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the Township of Bernards at its meeting on May 5, 2021.



---

Cyndi Kiefer, Secretary  
ZONING BOARD OF ADJUSTMENT  
OF THE TOWNSHIP OF BERNARDS, COUNTY OF SOMERSET,  
STATE OF NEW JERSEY

Dated: May 5, 2021

SUBMIT ORIGINAL AND 16 COPIES

FORM A

**TOWNSHIP OF BERNARDS  
PLANNING BOARD / BOARD OF ADJUSTMENT**

**SITE INSPECTION CONSENT FORM**

Applicant: Verizon Corporate Services Group, Inc.

Block: 803 Lot: 2, 3, 5, 6 and 23

Street Address: 300 N. Maple Avenue

I, Verizon Corporate Services Group, Inc., owner of the above property, hereby acknowledge that, upon determination of completeness of the application, a site inspection may be scheduled with the Board for a mutually convenient date and time. I hereby authorize members of the Planning Board/Board of Adjustment and their representatives and consultants to enter onto the property at the time of the site inspection for the purpose of evaluating the application.

Signature: Marybeth Holgate Date: 1-6-22  
Marybeth Holgate  
Manager - Infrastructure Engineering & Construction

**SUBMIT ORIGINAL + 2 COPIES**  
**For Corporations, LLC, LLP ONLY**

**STATEMENT OF OWNERSHIP**

Corporate or Partnership  
 Name of Applicant:

Verizon Corporate Services Group, Inc.

Address:

One Verizon Way

Basking Ridge, New Jersey 07920

The following is a list of all shareholders and/or partners owning beneficially or having registered in their names not less than ten percent (10%) of the stock of the corporation or interest in a partnership involved in an application hereinabove referred to:

SEE ATTACHED STATEMENT OF OWNERSHIP

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

I hereby certify under penalty of perjury that the foregoing is true:

Signature: \_\_\_\_\_

Marybeth Holgate

Manager - Infrastructure Engineering & Construction

Date: 1-6-22

## Rider

### Verizon Corporate Services Group Inc. – Statement of Ownership

Verizon Corporate Services Group Inc. is 100% owned by GTE LLC. GTE LLC is 91.3096% owned by Verizon Communications Inc., 7.2396% by NYNEX LLC and 1.4508% by Verizon Ventures LLC. Verizon Ventures LLC is 100% owned by Verizon Communications Inc. NYNEX LLC is 100% owned by Verizon Communications Inc. Verizon Communications Inc. is a publicly traded company, the stock of which is traded on the New York Stock Exchange under the symbol VZ. No stockholder owns 10% or more shares of Verizon Communications Inc.



SUBMIT 17 COPIES TOTAL

FORM F

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	20 Ac	34.99± Ac	34.99± Ac
LOT WIDTH	400'	738.6'	738.6'
FRONTAGE	100'	721.7'	721.7'
FRONT YARD SETBACK	150'	100.4' (TO EAVE - ROUTE 287) (E) 838.0' (TO EAVE) 845.5' (TO BUILDING)	100.4' (TO EAVE - ROUTE 287) (E) 838.0' (TO EAVE) 845.5' (TO BUILDING)
REAR YARD SETBACK	150'	501.4' (TO EAVE) 506.9' (TO BUILDING)	501.4' (TO EAVE) 506.9' (TO BUILDING)
COMBINED SIDE YARD	N/A		
SIDE YARD	100'	906.9' (TO EAVE) 911.0' (TO BUILDING)	906.9' (TO EAVE) 911.0' (TO BUILDING)
COVERAGE	28% (9.798 Ac)	17.73% (6.206 AC.)	17.74% (6.208 AC)
HEIGHT	35'	±45' (E)	±45' (E)
IF REQUIRED, GROSS FLOOR AREA	N/A		
IF REQUIRED, FLOOR AREA RATIO	13.5%	10.5%(160,764 SF)	10.5%(160,764 SF)
IF REQUIRED, IMPROVABLE LOT AREA	N/A		

(E) - Existing Non-conformity

SUBMIT ORIGINAL + 2 COPIES  
Not for "Bulk" or "C" variances

FORM G

**TOWNSHIP OF BERNARDS  
PLANNING BOARD/ZONING BOARD OF ADJUSTMENT  
CONTRIBUTION DISCLOSURE STATEMENT**

**Contribution Disclosure Statement Required.** Pursuant to Bernards Township Ordinance Section 21-7A (Ordinance #1745, adopted October 26, 2004), Contribution Disclosure Statements are required for certain types of development applications that include a request for a variance or other relief. When required, a Contribution Disclosure Statement must be submitted by all applicants and property owners, as well as all professionals who apply for or provide testimony, plans or reports in support of the application. See Section 21-7A for details.

Applicant: Verizon Corporate Services Group, Inc. Application: Proposed Guardhouse

Pursuant to Bernards Township Ordinance Section 21-7A, I hereby certify that I, or the firm or entity with which I am associated, made the following contributions to or on behalf of a candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee of, or pertaining to, the Township of Bernards, within one year prior to the filing of the above application.

☒ I made no contributions.

☐ I made the following contributions:

Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Marybeth Holgate

Marybeth Holgate

Manager - Infrastructure Engineering & Construction

Verizon Corporate Services Group, Inc.

1050 Virginia Drive

Fort Washington, PA 19034

Date: 1-6-22

**SUBMIT ORIGINAL + 2 COPIES**  
**Not for "Bulk" or "C" variances**

**FORM G**

**TOWNSHIP OF BERNARDS**  
**PLANNING BOARD/ZONING BOARD OF ADJUSTMENT**

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☐ I made the following contributions:

Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____

Signature:   
Name: Steven J. Tripp, Esq.  
Title: Shareholder  
Firm: Wilentz, Goldman & Spitzer, P.A.  
Address: 90 Woodbridge Center Drive

Date: 1/11/2022

Woodbridge, NJ 07095

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**Not for "Bulk" or "C" variances**

**FORM G**

**TOWNSHIP OF BERNARDS**  
**PLANNING BOARD/ZONING BOARD OF ADJUSTMENT**  
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Applicant: Verizon Corporate Services Group Inc. Application: Proposed Guardhouse

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Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_



Robert L. Streker, P.E.

Associate

Bohler Engineering NJ, LLC

30 Independence Blvd, Suite 200

Warren, NJ 07059

Date: 12/29/2021

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**FORM G**

**TOWNSHIP OF BERNARDS**  
**PLANNING BOARD/ZONING BOARD OF ADJUSTMENT**

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Applicant: Verizon Application: Proposed Guardhs. Block 803, Lots 2,3,5,6,23

Pursuant to Bernards Township Ordinance Section 21-7A, I hereby certify that I, or the firm or entity with which I am associated, made the following contributions to or on behalf of a candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee of, or pertaining to, the Township of Bernards, within one year prior to the filing of the above application.

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☐ I made the following contributions:

Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

  
Paul Silverberg

President

Silverberg Associates

182 Nassau St., suite 302, Princeton, NJ

Date: 12-28-21



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**FORM G**

**TOWNSHIP OF BERNARDS**  
**PLANNING BOARD/ZONING BOARD OF ADJUSTMENT**

**CONTRIBUTION DISCLOSURE STATEMENT**

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Applicant: Verizon-Corporate Services Group, Inc. Application: Guardhouse at 300 Maple Avenue

Pursuant to Bernards Township Ordinance Section 21-7A, I hereby certify that I, or the firm or entity with which I am associated, made the following contributions to or on behalf of a candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee of, or pertaining to, the Township of Bernards, within one year prior to the filing of the above application.

☒ I made no contributions.

☐ I made the following contributions:

Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____

Signature: Jim Boris/ljf Date: 01-03-2022  
Name: Jim Boris  
Title: Vice President  
Firm: Claitman Engineering Associates, Inc.  
Address: 700 Blaw Ave., Suite 300, Pittsburgh, PA 15238

## APPENDIX B, ARTICLE III

### Checklist

#### Application for Preliminary Approval of a Major Subdivision or Site Plan (See Article VII for Details)

\*Important: Each item must be marked Submitted, Not Applicable or Waiver Requested\*

No.	Item	Submitted	Not Applicable	Waiver Requested
1	A completed application form and checklist(s). If the application involves a wireless telecommunications tower and/or antennas, all items listed on the Wireless Telecommunications Facilities Checklist must be also be submitted.	X		
2	A certificate from the tax collector indicating that taxes are paid.	X		
3	All required application and escrow deposit fees.	X		
4	Names and addresses of property owners within 200' of the subject property, as disclosed by current tax records and identified by block & lot numbers.	X		
5	Title block indicating:			
	a. Name of development and street location.	X		
	b. Name and address of applicant, owner and authorized agent, if any.	X		
	c. Name and address of professional(s) preparing plans including signature, date, license number and seal.	X		
	d. Tax map block and lot numbers.	X		
	e. Date of plan preparation and revision box with date of each revision.	X		
	f. Development application number.		X	
	g. Written and graphic scale.	X		
6	Signature of applicant and, if applicant is not owner, signed consent of the owner.	X		
7	Name and address of the attorney representing parties, if any, and the name of each client represented.	X		
8	Signature blocks as required by the Map Filing Law.	X		
9	North arrow giving reference meridian.	X		
10	Copies of any protective covenants or deed restrictions applying to the subject property, including a statement as to whether such covenants or deeds are of record. A copy or abstract of the deed or deeds or other instruments by which title is derived with the names of all owners must also be provided.	X		
11	A key map showing the entire tract and its relation to the surrounding areas, including all roads, zone boundaries and municipal boundaries within one-half (1/2) mile of the subject property at a scale of one (1) inch equals not more than two thousand (2,000) feet.	X		
12	A zoning schedule indicating the zone(s) within which the property is located and required, existing & proposed conditions relative to lot area, width, frontage, yard setbacks, lot coverage, height, floor area, floor area ratio, density, open space, parking, loading, signs, etc.	X		
13	A list of required and obtained regulatory approvals and permits.	X		
14	A list of requested variances and exceptions.	X		
15	The location and dimensions of existing & proposed property lines, existing streets, streets shown on the Township's official map or master plan, structures (indicating the use of each structure and whether existing structures will remain or be removed), building setbacks, rights-of-way, easements, parking & loading areas, driveways, railroads, bridges, culverts, drain pipes, gas transmission lines, overhead utilities, historic sites/structures, wooded areas, watercourses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of the subject property.	X		
16	A wetlands delineation or wetlands absence determination prepared by a qualified consultant and verified by a letter of interpretation from the New Jersey Department of Environmental Protection, if required pursuant to § 21-14.1.a.			X

No.	Item	Submitted	Not Applicable	Waiver Requested
17	Plans & profiles of proposed utility layouts, including water supply, sewage disposal, stormwater drainage, gas, telephone and electricity, showing feasible connections to existing or proposed systems. Plans for individual on-site water supply and/or sewage disposal systems shall be accompanied by the necessary local, county and/or state agency approvals. If service will be provided by an existing utility company, a letter from that company stating that service will be available before occupancy is required.		X	
18	The locations of percolation tests on each existing/proposed lot and a copy of the written approval of the tests and locations from the Bernards Township Health Department, if sewage disposal is to be handled by individual septic system(s). For each lot, the applicant shall submit test locations and written approvals from the Health Department for both a primary and secondary septic disposal field. The applicant must show on the development plan the locations and dimensions of both septic disposal fields.		X	
19	All means of vehicular and pedestrian access to the site from public streets, including locations and dimensions of driveways and curbcuts and any traffic signs, signals, channelization, acceleration and deceleration lanes or other traffic control devices.	X		
20	Site identification sign and street sign locations and details.		X	
21	Existing & proposed topographic contour intervals based on U.S.C. & G.S. datum on and within 200' of the subject property as follows: - up to 3% grade = 1' intervals      - over 3% grade = 2' intervals	X		
22	A steep slope map in accordance with § 21-14.2.b, if the property contains any existing slopes of 15% or greater.	X		
23	Spot and finished elevations at all property corners.	X		
24	A landscaping plan showing shade trees, screening, buffering, existing vegetation and limits of clearing, a planting schedule, details of plantings, landscape treatments and other amenities, etc. (see § 21-54.4 for detailed requirements).	X		
25	A tree identification plan and an application for tree removal permit including the following (see § 21-45.3 for detailed requirements):	X		
	a. Location of existing tree canopy and labeling of the canopy areas to be removed and to be preserved.	X		
	b. Location of individual trees with a DBH equal to or greater than six inches identified by size and species within the limit of disturbance and 30 feet beyond the limit of disturbance, labeled to be removed or to be preserved.	X		
	c. Location of individual trees with a DBH equal to or greater than ten inches identified by size and species within the property boundaries, labeled to be removed or to be preserved.	X		
	d. Tree protection details.	X		
	e. A list of all trees to be removed and, if replacement trees are required, a schedule in accordance with the table in § 21-45.1 indicating the number of replacement trees required and the number of replacement trees proposed.	X		
26	A lighting plan in accordance with Section 21-41, including the location, type, height, graphic details and specifications of all existing & proposed lighting. The plan shall show the proposed illumination in footcandle values throughout the site and shall identify the average maintained horizontal illumination in vehicular areas and in sidewalk areas.	X		
27	A soil erosion and sediment control plan, if required pursuant to Section 21-27.	X		
28	A solid waste management plan and a recycling plan, including locations and details of outdoor refuse and recycling storage areas and means of screening, in accordance with Sections 21-40 and 21-40A.		X	



No.	Item	Submitted	Not Applicable	Waiver Requested
29	Plans and profiles of proposed driveways.		X	
30	Plans, typical cross-sections, centerline profiles, tentative grades, curb radii and details of all streets on the site or off the site which are proposed to be improved, including curbing, sidewalks and drainage structures.		X	
31	Construction details in accordance with Township standards.	X		
32	Existing & proposed easements or land reserved for or dedicated to public use, utility use or for the common use of property owners in the development, including a statement of the limits and purpose of the easement rights or dedicated land.	X		
33	Existing & proposed sight triangles.		X	
34	Development staging plans.		X	
35	Existing & proposed block and lot numbers.	X		
36	The area in square feet and to the nearest tenth of an acre of all existing and proposed lots.	X		
37	A sketch of the proposed or possible layout or disposition of remaining lands, if any.		X	
38	General soil information including soil logs.	X		
39	Source and date of the current property survey and a copy of the survey showing all existing tract boundary or lot lines with lengths of courses to hundredths of a foot and bearings to half minutes, the error of closure not to exceed one (1) to ten thousand (10,000). The tract boundary or lot lines shall be clearly delineated. All bearings shall be in the New Jersey Plane Coordinate System, with coordinates shown on at least three (3) corners.	X		
40	Appropriate certification blocks as required by the Map Filing Law	X		
41	Monumentation as specified by the Map Filing Law.	X		
42	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and rights-of-way and centerline curves on streets.	X		
43	Plans and computations for any storm drainage systems, including locations, details and specifications of all storm sewer lines, catch basins, inlets, manholes, culverts, headwalls, dry wells, ground water recharge basins, detention basins, etc. and existing and proposed drainage area maps.	X		
44	When a stream is proposed for alteration, improvement or relocation or when a drainage structure or fill is proposed over, under, in or along a running stream, intermittent stream, swale or drainageway, evidence of approval or of the request for approval, required modifications or lack of jurisdiction over the improvement by the New Jersey Department of Environmental Protection shall accompany the application (see § 21-54.4 for additional required details).		X	
45	When ditches, streams or watercourses are to be altered, improved or relocated, the method of stabilizing slopes and measures to control erosion and siltation, as well as typical ditch sections and profiles, shall be shown.		X	
46	For a site plan, preliminary elevations and plans of all buildings and structures, showing windows, doors, architectural treatment, roof treatment, roof appurtenances and screening, floor elevations and proposed methods of energy conservation and the locations, dimension and legend(s) of all proposed signs. For a subdivision, the approximate basement and first floor elevation for each house.		X	
47	A list of names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be.	X		

No.	Item	Submitted	Not Applicable	Waiver Requested
48	A Project Report, which may be submitted separately or as part of the Environmental Impact Assessment, including the following (see § 21-54.6 for details). Where individual maps or exhibits are submitted separately to satisfy other checklist requirements, they may be referenced in the Project Report.			
	a. Project Description and Statistics Report.	X		
	b. Land Classification Map and Report.	X		
	c. Natural Features Report.	X		
	d. Open Space Plan and Report.	X		
	e. Land Coverage and Drainage Plan and Report.	X		
	f. Soil Erosion and Sedimentation Control Plan and Report.	X		
	g. Sewer and Water Plan and Report.		X	
	h. Circulation Plan and Traffic Report.		X	
	i. Utilities Plan and Report.		X	
	j. Development Schedule Plan.	X		
	k. Variances and Exceptions Report.	X		
	l. Easements and Covenants Report.	X		
49	An Environmental Impact Assessment, including the following (see § 21-54.6.m for details).			
	a. Plan and description of the development plan.	X		
	b. Inventory of existing natural resources.	X		
	c. Assessment of environmental impacts.	X		
	d. Unavoidable adverse environmental impacts.	X		
	e. Steps to minimize environmental damage.	X		
	f. Alternatives.	X		
	g. Details and matters to be evaluated:			
	(1) Sewerage facilities.		X	
	(2) Water supply.		X	
	(3) Storm water.	X		
	(4) Stream encroachments.	X		
	(5) Floodplains.	X		
	(6) Solid waste disposal.	X		
	(7) Air pollution.	X		
	(8) Traffic.	X		
	(9) Social/economic factors.	X		
	(10) Aesthetics.	X		
	(11) Licenses, permits, etc.	X		
	(12) A copy of the development plan and application form.	X		
50	Delineations of existing and proposed stream buffer conservation areas and stream buffer management plans, if required pursuant to Section 21-14.4.b.	X		
51	Contribution Disclosure Statement, if required pursuant to Section 21-7A.	X		
52	A plan showing all the details required in the procedures of Table 401-A, entitled Maximum Permitted Lot Yield & Minimum Improvable Lot Area Standards, Residential Development, R-1 Through R-7 Zones.	X		
53	For each proposed dwelling, cross sections shall be provided from the center of the road to the rear of the house in existing and proposed conditions; cross sections shall be provided perpendicular to the road through the center of the dwelling to a point 50' to the rear of the dwelling; the cross section shall be provided at a scale of 1" = 10' horizontal and 1" = 10' vertical.		X	
54	A fire service plan, showing on a separate plan sheet(s) information relating to fire safety and emergency response, including: existing and proposed water lines, fire department connections, hydrants and cisterns; widths and turning radii of streets, driveways, parking aisles, emergency access roads and fire lanes; public building entrances; parking spaces; and stormwater drainage basins.	X		



### APPENDIX C, ARTICLE III

#### Checklist

#### Application for Final Approval of a Major Subdivision or Site Plan

#### (See Article VII for Details)

\*Important: Each item must be marked Submitted, Not Applicable or Waiver Requested\*

No.	Item	Submitted	Not Applicable	Waiver Requested
1	All items required for preliminary approval as set forth in § 21-54.4, unless previously waived by the Board.	X		
2	All additional items required by the Board as a condition of preliminary approval.	X		
3	A certificate from the tax collector indicating that taxes are paid.	X		
4	All required application and escrow deposit fees.	X		
5	Final detailed architectural renderings of each building and sign, including front, side and rear elevations.		X	
6	Final cross-sections, profiles and established grades of all streets, aisles, lanes and driveways and construction documents for all public improvements.		X	
7	Final plans and profiles of all storm sewers.			X
8	Final plans and profiles of all sanitary sewers.		X	
9	Final plans and profiles of all water mains.		X	
10	All dimensions of the exterior boundaries of any subdivision, balanced and closed to a precision of one to 10,000, and the dimensions of all lot lines to within one to 20,000. All dimensions, angles and bearings must be tied to at least two permanent monuments not less than 300 feet apart and all information shall be indicated on the plat. At least one corner of the subdivision shall be tied to U.S.C. and G.S. benchmarks with data on the plat as to how the bearings were determined.		X	
11	Proposed street names.		X	
12	A Final Application Comparison Report, including:		X	
	a. The number and type of dwelling units.		X	
	b. The amount of nonresidential floor space.		X	
	c. The type of community facilities and/or structures.		X	
	d. The amount of open space to be preserved.		X	
	e. The nature and cost of public improvements.		X	
	f. The anticipated value of residential and nonresidential construction.		X	
	g. Finalized landscaping and tree removal information pursuant to Sections 21-43 through 21-45.	X		
	h. A comparison to the preliminary development approval, indicating the nature and reasons for any changes to the preliminary approval.		X	

No.	Item	Submitted	Not Applicable	Waiver Requested
13	Organization documents, including:			
	a. Articles of incorporation, by-laws and membership rules/regulations for any homeowner's association, condominium association or other organization to maintain the common open space or community facilities.		X	
	b. A copy of the master deed detailing the rights and privileges of individual owners of common property.		X	
	c. A copy of all materials submitted to the Department of Community Affairs as required by the New Jersey Planned Real Estate Development Full Disclosure Act Regulations and evidence of the status of acceptance of and/or approval by the Department of Community Affairs.		X	
	d. Covenants or easements restricting the use of the common open space or elements.		X	
	e. Covenants or agreements requiring homeowners or residents to pay the organization for the maintenance of the common open space and/or community facilities. This shall include a proposed schedule of membership fees for at least the first three years of operation.		X	
14	All easements or covenants affecting any land in the development.	X		
15	All maintenance agreements under which private roads and other facilities will be maintained, refuse collected and other supplementary services provided, if there is to be no homeowners' association, condominium association, open space organization or similar arrangement.		X	
16	An offer of dedication including all legal requirements for valid dedication to the Township or, where appropriate, to another governmental body of roads or other improvements intended for public ownership.		X	



**CHECKLIST WAIVER LIST  
FOR  
Verizon Corporate Services Group, Inc.  
Bernards Township, New Jersey  
December 22, 2021  
BE #: Job No. J210758  
Prepared by:  
BOHLER ENGINEERING NJ LLC  
30 Independence Blvd., Warren, NJ 07059**

**ZONE: E-1 (Office / Laboratory)  
Bernards Township, New Jersey**

**Checklist Waiver - Per Preliminary Site Plan Checklist**

1		Item 16	A waiver is requested for the LOI - presence/absence determination. An application has been filed with DEP, and a memorandum has been submitted regarding the accuracy of the depiction of the wetlands on the plans. It is requested that the LOI be provided as a condition of site plan approval and prior to construction.
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**Checklist Waiver - Per Final Site Plan Checklist**

1		Item 7	Final plans and profiles of all storm sewers. Final plans for all proposed storm sewers are provided. Waiver requested for storm sewers given limited nature of pipe improvements.
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# BOHLER //

Zoning Variance and/or Land Use Design Standard Waivers

FOR

Verizon Corporate Services Group, Inc.

Bernards Township, New Jersey

December 22, 2021

BE #: Job No. J210758

Prepared by:

BOHLER ENGINEERING NJ LLC

30 Independence Blvd., Warren, NJ 07059

ZONE: E-1 (Office / Laboratory) & R-4 (One Acre Residential)

Bernards Township, New Jersey

## Variances - Zoning Code

1		Section 21-16.1b	Accessory building shall not be located in a front yard.	Proposed Guardhouse structure is within the Front Yard.
---	--	------------------	----------------------------------------------------------	---------------------------------------------------------

## Waivers - Land Development Regulations


1		Section 21-41	Max. Average Maintained Horizontal Illumination for Vehicular Roadways - Non Residential : 0.9 FC	Proposed Average Maintained Horizontal Illumination for Vehicular Roadways - Non Residential = 7.26 FC
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ADDENDUM TO THE BERNARDS TOWNSHIP  
ZONING BOARD OF ADJUSTMENT APPLICATION

APPROVALS REQUIRED BY LOCAL, COUNTY,  
STATE AND OTHER AGENCIES

PERMITS	APPLICABLE	N/A	PENDING	RECEIVED
Somerset County Planning Bd. ***	√		√	
Somerset County Road Opening Permit		√		
Bernards Sewerage Authority		√		
NJDEP:				
a) Stream Encroachment		√		
b) Flood Hazard Area Verification		√		
c) Other – Wetlands LOI - - Footprint of Disturbance; Wetlands General Permit 10-B; and Flood Hazard Area Individual Permit	√		√	
Army Corps of Engineers:				
a) Section 404		√		
b) Other		√		
NJDOT:				
a) Road opening permit		√		
b) Drainage permit		√		

\*\*\* All applications for subdivision or site plan, whether Preliminary, Final, Minor or Major, must be submitted to Somerset County Planning Board by the applicant and proof of submittal must be received by Bernards Township prior to scheduling of the application for the first hearing before the Bernards Township Zoning Board of Adjustment.

  
Applicant's Engineer

45344  
PE Number

December 30, 2021  
Date





# OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

ONE COLLYER LANE

BASKING RIDGE, NJ 07920

(908) 204-3082 Fax (908) 766-1644

## \*\*\* 200 Foot Property Search \*\*\*

\*\* VALID FOR 90 DAYS \*\*

**Date:** 01/31/2022

**Block:** 803 **Lot(s):** 2, 3, 5, 6, and 23 **Qual:**

**Property Location:** 300 North Maple Avenue

**Applicant:** Wilentz Attorneys at Law

**Phone :** 732-855-6076 **Fax:** 732-726-6524 **Email:** stripp@wilentz.com

### PROPERTY OWNER INFORMATION

**Name:** Verizon Corporate Services

**Address:** 300 North Maple Avenue

**City, State, Zip:** Basking Ridge, NJ 07920

Due to the location of the referenced  
Block and Lot, the following  
Fire Company Should be notified:



Basking Ridge Fire Company  
P.O. Box 326  
Basking Ridge, NJ 07920

Wilentz Attorneys at Law

90 Woodbridge Center Dr., Ste 900 Box 10

Woodbridge, NJ 07095

**CERTIFIED BY:**

David Centrelli, Assessor - Township Of Bernards

**Amount Paid:** \$10.00

**Paid By:** Check (No. 454568)



## Bernards Township

### Parcel Offset List

**Target Parcel(s):** Block-Lot: 803-23  
VERIZON CORP SERVICES GROUP INC  
124 MADISONVILLE RD  
Block-Lot: 803-6  
VERIZON CORP SERVICES GROUP INC  
286 N MAPLE AVE  
Block-Lot: 803-5  
VERIZON CORP SERVICES GROUP INC  
304 N MAPLE AVE  
Block-Lot: 803-3  
VERIZON CORP SERVICES GROUP INC  
N MAPLE AVE  
Block-Lot: 803-2  
VERIZON CORP SERVICES GROUP INC  
300 N MAPLE AVE

18 parcels fall within 200 feet of this parcel(s).

**Block-Lot: 901-23**

MAPLE RUN ASSOC C/O EXEC PROP MGMT  
4-08 TOWNE CENTER DR  
NORTH BRUNSWICK NJ 08902  
RE: :

**Block-Lot: 901-9**

HOWANSKY, MARK S & HRYWNA, MARIA  
139 MADISONVILLE RD  
BASKING RIDGE NJ 07920  
RE: 139 MADISONVILLE RD

**Block-Lot: 901-8**

JOHNSON, STEPHEN & JOANNE  
133 MADISONVILLE RD  
BASKING RIDGE NJ 07920  
RE: 133 MADISONVILLE RD

**Block-Lot: 901-6**

CAMPOS, ANGELO  
127 MADISONVILLE RD  
BASKING RIDGE NJ 07920  
RE: 127 MADISONVILLE RD

**Block-Lot: 901-5**

IVES, MARTIN G & DABROWSKA, AGNIESZKA  
11 MAPLE RUN  
BASKING RIDGE NJ 07920  
RE: 11 MAPLE RUN

**Block-Lot: 901-4**

LYGA, JOHN W & MARILYN T  
105 MADISONVILLE RD  
BASKING RIDGE NJ 07920  
RE: 105 MADISONVILLE RD

**Block-Lot: 803-22**

BEASLEY, JOSEPH E  
134 MADISONVILLE RD  
BASKING RIDGE NJ 07920  
RE: 134 MADISONVILLE RD

**Block-Lot: 803-21**

BOIVIN, BRET & MEGHAN  
140 MADISONVILLE RD  
BASKING RIDGE NJ 07920  
RE: 140 MADISONVILLE RD

**Block-Lot: 804-5**

VERIZON CORPORATE SVCS GROUP INC  
PO BOX 152206  
IRVING TX 75015  
RE: 265 N MAPLE AVE

**Block-Lot: 804-4.01**

295 NORTH MAPLE LLC % VERIZON CORP  
PO BOX 2749  
ADDISON TX 75001  
RE: 275 N MAPLE AVE

**Block-Lot: 804-3.01**

295 NORTH MAPLE LLC % VERIZON CORP  
PO BOX 2749  
ADDISON TX 75001  
RE: 285 N MAPLE AVE

**Block-Lot: 804-2.01**

295 NORTH MAPLE LLC % VERIZON CORP  
PO BOX 2749  
ADDISON TX 75001  
RE: 295 N MAPLE AVE

**Block-Lot: 803-14**

BERGER, DAVID ADAM & VANESSA MARIE  
28 BRENTWOOD CT  
BASKING RIDGE NJ 07920  
RE: 28 BRENTWOOD CT

**Block-Lot: 803-13**

RATZ, WILLIAM & LORENA  
27 BRENTWOOD CT  
BASKING RIDGE NJ 07920  
RE: 27 BRENTWOOD CT

**Block-Lot: 803-8**

SIMMONS, AARON T & CARYN M  
262 N MAPLE AVE  
BASKING RIDGE NJ 07920  
RE: 262 N MAPLE AVE

**Block-Lot: 803-7**

CACCAVO, MARK A & DEVOE, TAMARA L  
274 N MAPLE AVE  
BASKING RIDGE NJ 07920  
RE: 274 N MAPLE AVE

**Block-Lot: 803-4**

JCP&L C/O GPU SERVICE TAX DEPT  
PO BOX 4747  
OAKBROOK IL 60522  
RE: 312 N MAPLE AVE

**Block-Lot: 803-1**

ANDERSON, SCOTT & JENNIFER  
100 MADISONVILLE RD  
BASKING RIDGE NJ 07920  
RE: 100 MADISONVILLE RD





## OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

ONE COLLYER LANE  
BASKING RIDGE, NJ 07920  
(908)-204-3082 FAX (908)-766-1644

# 200 FOOT PROPERTY SEARCH

List of names and addresses of all owners of property as shown on the current tax duplicate located within 200 feet of any part of the property affected by this application. The Township of Bernards accepts no liability for errors hereon. ***The attached list was compiled by the Engineering Department.***

If the property is within 200 feet of an adjoining municipality, the Township Clerk of that municipality should be notified. In addition, the applicant must also obtain the names and addresses of the owners of the land in such adjoining municipalities that are located within 200 feet of the subject premises.

The following is a list of utility companies located within Bernards Township. It is not to be construed as utilities being on or within 200 feet of the property being searched.

- |                                                                                                              |                                                                                                                                               |                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. ALGONQUIN GAS TRANSMISSION CO<br>1 Lindbergh Rd<br>Stony Point, NY 10980<br>(908) 757-1212                | 6. NEW JERSEY AMERICAN WATER CO<br>Donna Short, GIS Supervisor<br>NJ-American Water Company, Inc.<br>1025 Laurel Oak Rd<br>Voorhees, NJ 08043 | 10. NEW JERSEY BELL TELEPHONE CO<br>Edward D. Young III, Secretary<br>Verizon Legal Dept.<br>540 Broad St – Room 2001<br>Newark, NJ 07101<br>(201) 649-2233 |
| 2. BELL ATLANTIC CORPORATION<br>Secretary, 46 <sup>th</sup> Floor<br>1717 Arch<br>Philadelphia, PA 19102     | 7. CABLEVISION OF RARITAN VALLEY<br>275 Centennial Ave; CN6805<br>Piscataway, NJ 08855<br>Attn: Margurite Prenderville<br>Construction Dept   | 11. TRANSCONTINENTAL GAS PIPELINE<br>Division Office<br>3200 S Wood Ave<br>Linden, NJ 07036                                                                 |
| 3. JCP & L/ GPU<br>Service Tax Dept<br>PO Box 1911<br>Morristown, NJ 07962-1911                              | 8. BERNARDS TWP SEWERAGE AUTHORITY<br>1 Collyer Ln<br>Basking Ridge, NJ 07920<br>(908) 204-3002                                               | 12. VERIZON BUSINESS/MCI<br>Right of Way Dept.<br>2400 N Glenville Dr<br>Richardson, TX 75082                                                               |
| 4. PUBLIC SERVICE ELECTRIC & GAS<br>Manager – Corporate Properties<br>80 Park Plaza, T6B<br>Newark, NJ 07102 | 9. ENVIRONMENTAL DISPOSAL CORP<br>William Halsey, President<br>PO Box 709<br>Pluckemin, NJ 07978<br>(908) 234-0677                            |                                                                                                                                                             |
| 5. VERIZON COMMUNICATIONS<br>Engineering<br>290 W Mt Pleasant Ave; Ste 1400<br>Livingston, NJ 07039-2763     |                                                                                                                                               |                                                                                                                                                             |

**PLEASE NOTE:**  
Numbers 1,3,4,5 and 7 are  
registered with the Township and  
REQUIRE NOTIFICATION

If the property is adjacent to a State Highway, the  
COMMISSIONER OF TRANSPORTATION  
must be notified at

NEW JERSEY DEPT OF TRANSPORTATION  
1035 Parkway Ave., CN600  
Trenton, NJ 08625

If the property is adjacent to a County Road, the  
SOMERSET COUNTY PLANNING BOARD  
must be notified at

SOMERSET COUNTY PLANNING BOARD  
PO Box 3000  
Somerville, NJ 08876





# Township of Bernards

Kevin Sant'Angelo, Tax Collector  
1 Collyer Lane, Basking Ridge, NJ 07920

Phone: 908-204-3080; Fax: 908-766-1941; Website: [www.bernards.org](http://www.bernards.org)

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December 23, 2021

This is to certify that the property located at Block 803 Lots 2, otherwise known as 300 N. Maple Ave. Basking Ridge, NJ is assessed to Verizon Corp Services Group Inc. and the property taxes are paid current through 4<sup>th</sup> Quarter 2021.

Please note the values for lots 2, 3, 5, 6, and 23 are all placed on lot 2, therefore Block 803 Lot 2 is the only lot with an actual assessed value attached to it and is the only lot that has billing.

Very truly yours,

Kevin Sant'Angelo  
Tax Collector

## LEGAL NOTICE

### BERNARDS TOWNSHIP

PLEASE TAKE NOTICE that Verizon Corporate Services Group, Inc. (the "Applicant") has applied to the Bernards Township Zoning Board of Adjustment for the relief described below in connection with the proposed construction of a guardhouse and associated site improvements on premises located at 300 North Maple Avenue and identified as Lots 2, 3, 5, 6, and 23 in Block 803 on the Tax Maps of the Township of Bernards (the "Premises"), which is in the E-1 (Office/Laboratory 1) Zone and contains a conference inn known as the Ridge. The relief requested is as follows:

1. Preliminary and Final Site Plan approval;
2. A conditional use variance pursuant to N.J.S.A. 40:55D-70(d)(3) from Bernards Township Land Development Ordinance Sections 21-12.3(i)(19) and 21-16.1b, with regard to the requirement that accessory buildings shall not be located in a front yard, except for guardhouses on lots in the E-1 Zone containing a minimum of 130 acres and meeting other specific requirements. The proposed guardhouse is located within the front yard and the lot contains approximately 34.99 acres, thus necessitating a variance;
3. A design waiver from Section 21-41 with regard to maximum average maintained horizontal illumination for vehicular roadways -- non-residential: 0.9 footcandles permitted; 7.26 footcandles proposed; and
4. Such other relief as may be required, including any variances, design waivers or exceptions, submission waivers, or other relief as may be deemed necessary by the Zoning Board of Adjustment or its professionals, including confirmation of any variances, design waivers or exceptions previously granted.

Copies of the application, plans and supporting documents are on file at the office of the Secretary, Planning Offices located at 277 South Maple Avenue, Basking Ridge, New Jersey, and are available there for inspection Monday through Friday during normal business hours (8:30 a.m. and 4:30 p.m.). If at all possible, call to make an appointment at (908) 204-3026.

PLEASE TAKE FURTHER NOTICE that a public hearing has been scheduled before the Bernards Township Zoning Board of Adjustment on \_\_\_\_\_, 20\_\_ at 7:30 p.m. in the Warren Craft Meeting Room, Municipal Building, 1 Collyer Lane, Basking Ridge, New Jersey, 07920, at which time you may appear in person or by an attorney to present any comments or objections you may have to the relief sought.

In addition, the public will be able to view the meeting live on Optimum/Cablevision TV -- Channel 15 and Verizon FIOS TV -- Channel 35 and the meeting will also be streamed live for those interested in watching on their computers. The link will be available at 7:30 p.m. by clicking on the "Watch the Meeting Live" icon on the Bernards Township homepage, [www.bernards.org](http://www.bernards.org). Questions/comments from the public will be accepted only during the public questions/comments periods of the meeting which will be announced by Chairman Breslin. Those questions/comments may be offered in person at the hearing or by calling 908-202-6426. If you are calling in, please turn off your computer/television and use Google "Duo" for your call. You will be required to provide your name and address and be sworn in prior to making comments.

VERIZON CORPORATE SERVICES GROUP, INC.  
One Verizon Way  
Basking Ridge, New Jersey 0792

*\*FOR ADMINISTRATIVE USE ONLY\**

PERMIT # GCP- \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Date Received \_\_\_\_\_

Land Disturbance Fee (\$250) ☐ n/a ☐ paid ☐ check # \_\_\_\_\_

Building Permit (if applicable) # \_\_\_\_\_

Date Sent to Tree Protection Committee \_\_\_\_\_

☐ Approved ☐ Denied \_\_\_\_\_

Signed: \_\_\_\_\_

## TOWNSHIP OF BERNARDS

### TREE REMOVAL / LAND DISTURBANCE

#### PERMIT APPLICATION



#### LOCATION OF TREE REMOVAL / WORK SITE

Block 803 Lot 2, 3, 5, 6, & 23 Address One Verizon Way, Basking Ridge, NJ 07920

Property Owner Verizon Corporate Services Group Inc. Phone # 267-572-1212 E-Mail marybeth.holgate@verizon.com

#### *\*IF APPLICANT IS OTHER THAN PROPERTY OWNER\**

Applicant's Name Same as Property Owner Phone # \_\_\_\_\_

Address \_\_\_\_\_ E-Mail \_\_\_\_\_

#### PERSON PERFORMING WORK

Company or Individual TBD Phone # TBD

Address TBD E-Mail TBD

#### TYPE OF WORK (CHECK ALL THAT APPLY)

- ☒ Tree Removal
- ☒ Changes in Grade
- ☐ Septic Alterations

- ☒ Demolition
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

#### *\* MARK TREE(S) TO BE REMOVED WITH A RED "X" ON SITE PRIOR TO REMOVAL \**

##### SUBMIT DIAGRAM SHOWING THE FOLLOWING:

- Scale
- Location of proposed trees(s) to be removed (identified by number with corresponding species and reason for removal)
  - Location of trees near building and driveway
  - Dimensions and distance from lot lines
    - Location of building foundations
    - Access driveways
  - Lawns and other special use areas
- Proposed changes in grade and total land disturbance in square feet (if applicable) <sup>1,2</sup>

<sup>1</sup> As per Township Ordinance #1853, soil erosion and sediment control measures shall be implemented if land disturbance exceeds 2,500 square feet. A \$250 Land Disturbance Review Fee will also be required.

<sup>2</sup> Should the proposed land disturbance for this permit exceed a total of 5,000 square feet, the soil erosion and sediment control plans shall be submitted to the Somerset-Union Soil Conservation District for certification and approval. For application to the Township, include plans stamped/signed by the District and a copy of the District's certification letter for permit approval, or a copy of the District's approved Request for Determination of Non-Applicability.

Applicant's Signature: Marybeth Holgate  
Marybeth Holgate (Jan 13, 2022 11:07 EST)

Date: 1-13-22



# DEED

This Deed is made *as is* on December 22, 2016

Prepared By:

ALEXANDRA R. COLE, ESQ.

BETWEEN BRCP NJ Properties, LLC, a Delaware limited liability company, whose address is at c/o Broadreach Capital Partners, 248 Homer Avenue, Palo Alto, CA 94301, referred to as the Grantor,

AND

Verizon Corporate Services Group Inc., a New York corporation, whose address is One Verizon Way, Basking Ridge, New Jersey 07920, 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 Thirty Million and 00/100 (\$29,500,000.00) Dollars. The Grantor acknowledges receipt of this consideration.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Township of Bernards Block 803, Lots 2, 3, 5, 6 and 23

Property. The property consists of the land and all the buildings and structures on the land in the Township of Bernards, County of Somerset and State of New Jersey (the "Property"). The legal description is:

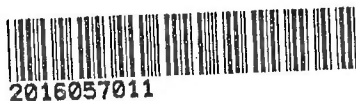
ALL that certain tract or parcel of land and premises situate, lying and being in the Township of Bernards, in the County of Somerset, State of New Jersey, more particularly described herein.

SEE LEGAL DESCRIPTION ATTACHED HERETO AS  
EXHIBIT A AND MADE A PART HEREOF

BEING the same property granted and conveyed to BRCP NJ Properties, LLC under Deed from Pharmacia Learning Center Corporation dated May 31, 2007, and recorded in the Office of the Register of Somerset County on June 8, 2007 in Deed Book 6033, Page 3437.

Promises 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 affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

133891852.1



2016057011

BRETT A. RAOI COUNTY CLERK  
SOMERSET COUNTY, NJ  
2016 DEC 28 02:07:14 PM  
BK: 6033 PG: 578-592  
CONS: \$29,500,000.00 EXEMPT: OS  
NJ XFER FEE: \$354.425.00  
INSTRUMENT # 2016057011

IN WITNESS WHEREOF, Grantor has duly executed this Deed as of the date at the top  
the first page hereof.

GRANTOR:

BRCF NJ PROPERTIES, LLC,  
a Delaware limited liability company

By: 

Name: Kenneth Reinke

Title: Authorized Signatory

[Signature Page to Deed]



## Legal Description

### LEGAL DESCRIPTION EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF BERNARDS, COUNTY OF SOMERSET, AND STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

Tract 1: (Block 803 Lot 2 formerly Block 15 Lot 2)

Beginning at a point in the westerly right-of-way line of North Maple Avenue, said point being the common corner between lots 2 and 15, Block 15, thence;

1. Running along the southerly line of Lot 15, South  $86^{\circ} 27' 22''$  West, 731.17 feet to a point in the southeasterly right-of-way line of N.J.S.H. Route 287, thence the following four courses running along said right-of-way line of Route 287,
2. South  $38^{\circ} 09' 28''$  West, 154.74 feet to a point, thence;
3. South  $42^{\circ} 21' 20''$  West, 507.78 feet to a point, thence;
4. South  $45^{\circ} 26' 29''$  West, 505.89 feet to a point, thence;
5. South  $46^{\circ} 44' 16''$  West, 288.44 feet to a point on a concrete monument, thence leaving Route 287, the following three courses running along Lot 1, Block 15,
6. South  $26^{\circ} 17' 16''$  East, 416.98 feet to a point on a concrete monument; thence;
7. On a curve to the left having a radius of 250.00 feet, an arc length of 35.06 feet, a delta of  $8^{\circ} 02' 06''$ , and a chord of South  $18^{\circ} 46' 52''$  West, 35.03 feet to a point of tangency on a concrete monument, thence;
8. South  $14^{\circ} 45' 49''$  West, 146.51 feet to a point on a concrete monument in the northerly right-of-way line of Madisonville Road, thence;
9. Running along the northerly right-of-way line of Madisonville Road, on a curve to the right having a radius of 2025.00 feet, an arc length of 97.90 feet, a delta of  $2^{\circ} 46' 12''$ , and a chord of South  $70^{\circ} 24' 04''$  East, 97.89 feet to a point, thence;
10. Leaving Madisonville Road and running along Lot 3 and 9.04, Block 15, North  $44^{\circ} 58' 11''$  East, 925.82 feet to a point, thence;

EXHIBIT A

LEGAL DESCRIPTION (Continued)

11. Running along Lot 9.04, North 30° 05' 44" West, 60.49 feet to a point, thence;
12. North 8° 26' 46" East, 15.01 feet to a point, thence;
13. Running along Lots 9.04 and 12, Block 15, North 56° 29' 40" East, 292.19 feet to a point, thence;
14. Running along Lot 12, North 43° 42' 33" East, 193.63 feet to a point on a concrete monument, thence;
15. Running along Lots 12 and 13, Block 15, North 83° 14' 12" East, 541.42 feet to a point in the westerly right-of-way line of North Maple Avenue, thence the following two courses running along the westerly right-of-way line of North Maple Avenue,
16. North 1° 06' 34" East, 233.26 feet to a point, thence;
17. North 88° 53' 26" West, 22.27 feet to a point, thence leaving North Maple Avenue the following three courses running along Lot 14, Block 15,
18. South 68° 05' 35" West, 380.29 feet to a point in the entrance road pavement, thence;
19. North 9° 11' 25" West, 278.52 feet to a point, thence;
20. North 76° 00' 35" East, 418.06 feet to a point in the westerly right-of-way line of North Maple Avenue, thence;
21. Running along the westerly right-of-way line of North Maple Avenue, North 10° 08' 58" West, 122.77 feet to the point of beginning.

EXCEPTING THEREOUT AND THEREFROM those premises conveyed to Verizon Corporate Services Group, Inc. by Deed Book 5740 page 1781.

Tract 2: (Block 803 Lot 3 formerly Block 15 Lot 15)

Beginning at a point in the westerly right-of-way line of North Maple Avenue, said point being the common corner between Lots 2 and 15, Block 15, thence;

1. Running along said westerly right-of-way line of North Maple Avenue, North 10° 08' 58" West, 200.00

## EXHIBIT A

### LEGAL DESCRIPTION (Continued)

feet to a corner of Lot 16, Block 15, thence leaving North Maple Avenue the following two courses running along Lot 16;

2. South  $86^{\circ} 29' 22''$  West, 224.83 feet to a point on a concrete monument, thence;
3. North  $10^{\circ} 08' 58''$  West, 170.97 feet to a point on a concrete monument in the southeasterly right-of-way line of N.J.S.H. Route 287, thence the following two courses running along the southeasterly right-of-way line of Route 287,
4. South  $67^{\circ} 43' 32''$  West, 205.14 feet to a point, thence;
5. South  $38^{\circ} 09' 28''$  West, 404.94 feet to a corner of Lot 2, Block 15, thence;
6. Leaving Route 287 and running along Lot 2, North  $86^{\circ} 29' 22''$  East, 731.17 feet to the point of beginning.

Tract 3: (Block 803 Lot 5 formerly Block 15 Lot 14)

Beginning at a point in the westerly right-of-way line of North Maple Avenue, said point being the common corner between Lots 2 and 14, Block 15, and being the most northeasterly corner of Lot 14, thence leaving North Maple Avenue, the following three courses running along Lot 2,

1. South  $76^{\circ} 00' 35''$  West, 418.06 feet to a point, thence;
2. South  $9^{\circ} 11' 25''$  East, 278.52 feet to a point in the entrance road pavement, thence;
3. North  $68^{\circ} 05' 35''$  East, 380.29 feet to a point in the westerly right-of-way line of North Maple Avenue, thence the following six courses running along the westerly right-of-way line of North Maple Avenue,
4. North  $88^{\circ} 53' 26''$  West, 52.23 feet to a point, thence;
5. North  $1^{\circ} 06' 34''$  East, 50.00 feet to a point, thence;
6. South  $88^{\circ} 53' 26''$  East, 75.00 feet to a point, thence;
7. North  $1^{\circ} 06' 34''$  East, 87.91 feet to a point, thence;

## EXHIBIT A

### LEGAL DESCRIPTION (Continued)

8. On a curve to the left having a radius of 975.00 feet, an arc length of 20.35 feet, a delta of  $1^{\circ} 11' 44''$ , and a chord of North  $9^{\circ} 33' 06''$  West, 20.35 feet to a point of tangency, thence;

9. North  $10^{\circ} 08' 58''$  West, 77.84 feet to the point of beginning.

Tract 4: (Block 803 Lot 6 formerly Block 15 Lot 13)

Beginning at a point in the westerly right-of-way line of North Maple Avenue, said point being the common corner between Lots 2 and 13, Block 15, thence;

1. Leaving North Maple Avenue and running along the southerly line of Lot 2, South  $83^{\circ} 14' 12''$  West, 403.87 feet to a point on a concrete monument, thence the following two courses running along Lot 12, Block 15,

2. South  $58^{\circ} 29' 58''$  East, 240.00 feet to a point on a concrete monument, thence;

3. North  $83^{\circ} 14' 12''$  East, 194.88 feet to a point in the westerly right-of-way line of North Maple Avenue, thence;

4. Running along the westerly right-of-way line of North Maple Avenue, North  $10^{\circ} 06' 34''$  East, 150.04 feet to the point of beginning.

Tract 5: (Block 803 Lot 23 formerly Block 15 Lot 3)

Beginning at a point in the northerly right-of-way line of Madisonville Road, said point being the common corner between Lots 2 and 3, Block 15, thence the following three courses running along the northerly right-of-way line of Madisonville Road,

1. On a curve to the right having a radius of 2025.00 feet, an arc length of 77.25 feet, a delta of  $2^{\circ} 11' 09''$ , and a chord of South  $67^{\circ} 55' 23''$  East, 77.25 feet to a point of curvature, thence;

2. On a curve to the right having a radius of 711.63 feet, an arc length of 68.28 feet, a delta of  $5^{\circ} 29' 50''$ , and a chord of South  $66^{\circ} 57' 10''$  East, 68.25 feet to a point of tangency on a broken concrete monument, thence;

3. South  $64^{\circ} 12' 14''$  East, 162.36 feet to a point, thence;

4. Leaving Madisonville Road and Running along Lots 4.01 and 4.02, Block 15, North  $25^{\circ} 47' 46''$  East,



EXHIBIT A

LEGAL DESCRIPTION (Continued)

762.19 feet to a point on a concrete monument, thence;

5. Running along Lot 9.04, Block 15, North  $57^{\circ} 05' 14''$  West, 38.35 feet to a point in line of Lot 2, Block 15, thence;

6. Running along Lot 2, South  $44^{\circ} 58' 11''$  West, 820.75 feet to the point of beginning.



STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 49:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Somerset County Municipal Code  
SOMERSET 1802

FOR RECORDER'S USE ONLY

Consideration \$ 29,500,000.00  
RTF paid by seller \$ 354,425.00  
Date 12/28/10 By JB

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

MUNICIPALITY OF PROPERTY LOCATION BERNARDS

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, \_\_\_\_\_, being duly sworn according to law upon his/her oath,

deposes and says that he/she is the (Name) authorized representative of Grantor in a deed dated December 20, 2016 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 803 Lot number 2, 3, 5, 6 and 23 located at

300 North Maple Avenue, Basking Ridge, New Jersey 07920 and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 29,500,000.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class (4A) 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ 12,000,000.00 + 95.83% = \$ 12,522,174.68

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over, \* (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) ☐ legally blind or \*
- DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed\*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
- ☐ owned and occupied by grantor(s) at time of sale. ☐ resident of State of New Jersey.
- ☐ one or two-family residential premises. ☐ Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
- ☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
- ☐ Not previously used for any purpose. ☐ NEW CONSTRUCTION printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #15, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
- ☐ No contributions to capital by either grantor or grantee legal entity.
- ☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this \_\_\_\_\_ day of December, 2016

Signature of Deponent

c/o BRCP NJ Properties, LLC  
300 North Maple Avenue  
Basking Ridge, NJ 07920

Deponent Address

XXX-XXX- 628

Last three digits in Grantor's Social Security Number

BRCP NJ Properties, LLC

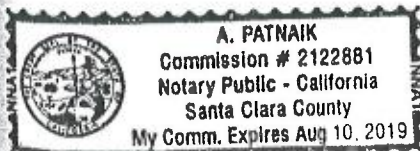
Grantor Name

c/o BRCP NJ Properties, LLC  
300 North Maple Avenue  
Basking Ridge, NJ 07920

Grantor Address at Time of Sale

Fidelity National Title Insurance Co.

Name/Company of Settlement Officer



A. Patnaik

FOR OFFICIAL USE ONLY

Instrument Number \_\_\_\_\_ County SOMERSET  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated 12/28/10 Date Recorded 12/28/10

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:  
[www.state.nj.us/treasury/taxation/tp/localtax.htm](http://www.state.nj.us/treasury/taxation/tp/localtax.htm)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

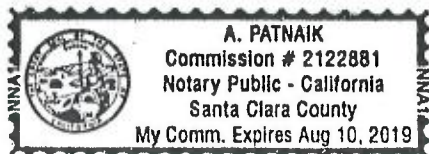
State of California **Santa Clara** )  
County of \_\_\_\_\_ )

On 12.20.16 before me, **A. Patnaik, Notary Public**  
Date **Kenneth Reinke** Here Insert Name and Title of the Officer  
personally appeared \_\_\_\_\_  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature A. Patnaik  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



RTF-1EE (Rev. 12/09)  
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER  
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY SOMERSET

SS. County Municipal Code  
1802

MUNICIPALITY OF PROPERTY LOCATION BERNARDS

FOR RECORDER'S USE ONLY

Consideration \$ 29,500,000.00  
RTF paid by buyer \$ 295,000.00  
Date 12/28/16 By WJS

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

XXX-XX-X 5 2 2  
Last three digits in grantee's Social Security Number

Deponent, \_\_\_\_\_, being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the authorized representative of Grantee in a deed dated December, 2016 transferring  
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 803 Lot number 2, 3, 5, 6, and 23 located at  
300 North Maple Avenue, Basking Ridge, New Jersey 07920 and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 29,500,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- ☐ Class 2 - Residential ☒ Class 4A - Commercial properties (if checked, calculation in (E) required below)  
☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property ☐ Cooperative unit (four families or less) (See C. 46:8D-3.)  
Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- ☐ Property class. Circle applicable class or classes: 1 3B 4B 4C 15  
Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)  
☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.  
☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☒ Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY  
Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class 1	\$ 0	+ 95.83	% = \$ 0	(Lot 3)
Property Class 1	\$ 0	+ 95.83	% = \$ 0	(Lot 5)
Property Class 1	\$ 0	+ 95.83	% = \$ 0	(Lot 6)
Property Class 1	\$ 0	+ 95.83	% = \$ 0	(Lot 23)

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value  
\$ 12,000,000.00 + 95.83 % = \$ 12,522,174.68

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 21st day of December, 2016

Pamela R. Klinger

PAMELA R. KLINGER  
Notary Public of New Jersey  
I.D. #2365464  
Commission Expires 10/18/17

By: [Signature]  
Signature of Deponent  
c/o Verizon Corporate Services Group Inc.  
One Verizon Way, Basking Ridge, NJ 07920  
Deponent Address

Verizon Corporate Services Group Inc.  
Grantee Name  
c/o Verizon Corporate Services Group Inc.  
One Verizon Way, Basking Ridge, NJ 07920  
Grantee Address at time of Sale

Fidelity National Title Insurance Company  
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION  
PO BOX 251  
TRENTON, NJ 08695-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY  
Instrument Number \_\_\_\_\_ County Somerset  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated 12/28/16 Date Recorded 12/28/16



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s) BRCP NJ Properties, LLC  
Current Street Address 300 North Maple Avenue  
City, Town, Post Office Box Basking Ridge State NJ Zip Code 07920

**PROPERTY INFORMATION**

Block(s) 2, 3, 5, 6 and 23 Lot(s) Qualifier  
Street Address 300 North Maple Avenue State NJ Zip Code 07920  
City, Town, Post Office Box Basking Ridge

Seller's Percentage of Ownership 100% Total Consideration \$29,500,000.00 Owner's Share of Consideration \$29,500,000.00 Closing Date 12/22/2016

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)**

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
8. ☐ Seller did not receive non-like kind property.
9. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. ☐ The property transferred is a cemetery plot.
15. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

**SELLER'S DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

12-20-16  
Date

Kenneth Reppke  
Signature  
(Seller) Please indicate if Power of Attorney or Attorney In Fact

\_\_\_\_\_  
Signature  
(Seller) Please indicate if Power of Attorney or Attorney In Fact



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of \_\_\_\_\_ ) ss.

On December \_\_\_\_\_, 2016, before me,

\_\_\_\_\_ a Notary Public, personally appeared Kenneth Reinke, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Affix seal here]

\_\_\_\_\_  
Signature of Notary Public

*See attached*



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Santa Clara )

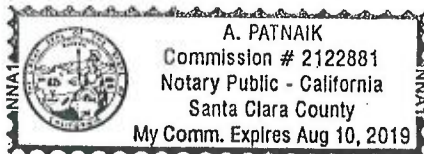
On 12.20.16 before me, A. Patnaik, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Kenneth Reinke  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature A. Patnaik  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

DEED

Dated: December 22, 2016

BRCP NJ PROPERTIES, LLC, a Delaware  
limited liability company

Grantor,

TO

VERIZON CORPORATE SERVICES  
GROUP INC., a New York corporation

Grantee.

*Record and return to:*

Laurie E. Meyers, Esq.  
Wilentz, Goldman & Spitzer, PA  
90 Woodbridge Center Drive  
Suite 900, Box 10  
Woodbridge, New Jersey 07095  
lmeyers@wilentz.com

Chicago Title Company, LLC  
2446 Church Road  
3rd floor

Toms River, N.J. 08753

2016-80543



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

\*\*\*\*\*  
Recorded: 12/28/2016 02:07:14 PM  
Book: OPR 6931 Page: 578-592  
Instrument No.: 2016057011  
DEED 15 PGS \$173.00  
CONSIDERATION: \$29,500,000.00  
EXEMPTION: OS  
NJ REALTY XFER FEE: \$354,425.00  
1% GRANTEE TAX: \$295,000.00  
Recorder: DELUCIA  
\*\*\*\*\*

**DO NOT DISCARD**



2016057011



30 Independence Blvd.  
Suite 200  
Warren, NJ 07059  
908.668.8300

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**MEMORANDUM**

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---

**DATE:** December 22, 2021

**TO:** David Schley, PP, AICP

**FROM:** Bryan Ehnes, P.E.  
Senior Project Manager

**SUBJECT:** Wetlands Delineation Block 803, Lots 2,3,5,6, & 23, Bernard's Township

**BENJ NO:** J210758

---

This memorandum is being submitted to provide written confirmation that the wetlands depicted on the Preliminary & Final Site Plans dated December 22, 2021 are accurate to the best of my professional opinion and experience. The depicted limits will be confirmed by the New Jersey Department of Environmental Protection as part of the submission made on December 17, 2021. The approved wetland letter of interpretation will be provided to your office upon receipt.



**SUMMARY****Service Information**

**Service ID:** 1317441  
**Service Type:** Apply for or Revise a Letter of Interpretation - Footprint of Disturbance LOI  
**Service Name:** VERIZON  
**Created On:** 12/19/2021

**Site Information**

**Location Address:** 300 N Maple Ave  
Basking Ridge, NJ 07920  
**Location Description:** No location description provided.  
**County:** Somerset  
**Municipality:** Bernards Twp  
**Coordinates:** 480465.93,688524.20 - 01 - NJ State Plane (NAD83) - USFEET)  
**Block and Lot:**

Block	Lot	County	Municipality
803	2	Somerset	Bernards Twp

**Uploaded File:** LOI\_shapefiles.zip

**LOI DETAILS**

**Are there any known hazards on this site?** No

**Is this permit/authorization application filed as a follow-up to No an Emergency Authorization issued by the Division of Land Resource Protection?**

**Total Acreage of Site:** 25.046  
**Total Acreage of Footprint:** 0.332  
**Total Acreage of Wetlands:** 0  
**Total Acreage of Transition Area:** 0

**Contacts**

**Name:** Marybeth Holgate  
**Title:**  
**Contact Type:** Applicant  
**Organization Name:** Verizon  
**Organization Type:**  
**E-Mail:** marybeth.holgate@verizon.com  
**Phone:** (267) 572-1212 (Cell Phone Number)



**Contact Address:** 1050 Virginia Dr  
Fort Washington, Pennsylvania 19034

**Name:** George Anderson  
**Title:**  
**Contact Type:** Property Owner  
**Organization Name:** Verizon  
**Organization Type:**  
**E-Mail:** george.g.anderson@verizon.com  
**Phone:** (978) 777-9291 (Work Phone Number)  
**Contact Address:** 63 High St  
Danvers, Massachusetts 01923

**Name:** Meredith Harris  
**Title:**  
**Contact Type:** Agent  
**Organization Name:** Roux Associates  
**Organization Type:**  
**E-Mail:** mharris@rouxinc.com  
**Phone:** (856) 423-8800 (Work Phone Number)  
**Contact Address:** 402 Heron Drive  
Logan Twp, New Jersey 08085

#### Uploaded Attachments

Attachment Type	Attachment Description	File Name
Survey	Survey	Survey-20210810.pdf
Application Information	LOI Application Information	FOD LOI Application.pdf

#### Service Specific Certifications

##### Location Description:

- ☒ I hereby certify that the location address, block(s) and lot(s), and the site location shown on the embedded map on the "Site Information" page as well as the acreages displayed on the "LOI Details" page for this LOI application are accurate

##### Additional LOI-Specific Certifications

- ☒ I hereby certify that I have written permission from the applicant(s) and property owner(s) to submit this application to the Department of Environmental Protection's Division of Land Use Regulation for a Letter of Interpretation (LOI). I will maintain a copy of the written permission for the life of the authorization and will provide a copy of this written permission upon request.

☒ I hereby certify, under penalty of law, that I have personally reviewed the information submitted herein and that, based on my inquiry of those individuals immediately responsible for obtaining and/or preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant civil and criminal penalties for submitting false or inaccurate information, including the possibility of fines and imprisonment.

- ☒ I hereby certify that, in accordance with the Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A-10.1(q), any required survey has been conducted and the documentation provided in accordance with the requirements at N.J.A.C. 7:36 Appendix 2 (Green Acres Survey Standards), specifically Scope of work: Property surveys at 3.4.2, Corner markers at

3.5.2.10.1, Deed description at 3.5.4, Metes and Bounds description, Reduced survey plan at 3.6.6., and Digital files at 3.6.7.

☒ I hereby certify that I, as the property owner(s) or a representative for the property owner(s), give unconditional consent to allow access to the site by representatives or agents of the Department for the purpose of conducting a site inspection or survey of the property which is the subject of this LOI application.

**Certification**

This submittal has not yet been certified.

**Payment Information**

<b>Status:</b>	Paid
<b>Confirmation Number:</b>	227668
<b>Payment Amount:</b>	\$1,000
<b>Payment Date:</b>	12/20/2021
<b>Payment Method:</b>	Pay via Credit Card
<hr/>	
<b>Credit Card Service Fee:</b>	\$20.50
<b>Total Amount Charged:</b>	\$1,020.50



# **Letter of Interpretation Presence/Absence Footprint of Disturbance (LOI P/A FOD) Application**

---

300 N Maple Ave  
Basking Ridge, New Jersey

December 17, 2021

*Prepared for:*

**Verizon Corporate Services Group Inc.**  
63 High Street  
Danvers, Massachusetts 01923

*Prepared by:*

**Roux Associates, Inc.**  
402 Heron Drive  
Logan Township, New Jersey 08085

**Freshwater Wetlands Letter of Interpretation  
Presence/Absence Footprint of Disturbance  
300 N Maple Ave, Basking Ridge, Somerset County, NJ**

---

**Items**

1. Property Owner Certification Form
2. Fee Information (not included in PDF)
3. Public Notification
4. Photograph Log
5. Tax Map
6. Qualification Sheets
7. Written Narrative

**Freshwater Wetlands Letter of Interpretation  
Presence/Absence Footprint of Disturbance  
*300 N Maple Ave, Basking Ridge, Somerset County, NJ***

---

**Item 1**

Property Owner Certification Form





State of New Jersey  
Department of Environmental Protection  
Division of Land Use Regulation  
501 E. State Street Mail Code 501-02A P.O. Box 420  
Trenton, NJ 08625-0420  
Phone #: (609) 777-0454 Web: www.nj.gov/dep/landuse



**PROPERTY OWNER'S CERTIFICATION**

for

**ELECTRONIC SUBMISSION OF A LETTER OF INTERPRETATION (e-LOI)**

Your e-LOI submission requires that this certification be properly endorsed and up-loaded along with all other required materials

*I hereby certify that I am the current and legally recognized **owner of the property** upon which the proposed work is to be done - located at:*

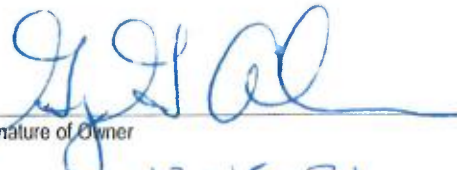
Block(s): 803

Lot(s): 2

Municipality: Bernards


County: Somerset

*In addition, this endorsement is certification that I hereby give **written consent** to allow access to the site by representatives or agents of the Department for the purpose of conducting a site inspection(s), survey(s), or compliance inspection(s) of the property in question.*

  
Signature of Owner  
12-15-21

Date

GEORGE G. ANDERSON  
Print Name  
DIRECTOR - VERIZON GLOBAL  
REAL ESTATE

  
Signature of Owner/Easement Holder  
12-15-21

Date

GEORGE G. ANDERSON  
Print Name  
DIRECTOR - VERIZON GLOBAL  
REAL ESTATE

**Freshwater Wetlands Letter of Interpretation  
Presence/Absence Footprint of Disturbance  
*300 N Maple Ave, Basking Ridge, Somerset County, NJ***

---

**Item 2**

Fee Information (not included in PDF)

**Freshwater Wetlands Letter of Interpretation  
Presence/Absence Footprint of Disturbance  
*300 N Maple Ave, Basking Ridge, Somerset County, NJ***

---

**Item 3**

Public Notification

December 17, 2021

To: Municipal Official, County Official or Property Owner

From: Meredith Harris, Roux Associates, Inc.

Re: Freshwater Wetlands Letter of Interpretation: Presence/Absence Footprint of Disturbance (LOI P/A FOD) E-Submission  
Regarding property at Block 803 Lot 2  
Bernards Township, Somerset County, New Jersey

To Whom It May Concern:

This letter is to provide you with legal notification that an application for letter of interpretation has been submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for the site shown on the enclosed plan(s). A brief description of the proposed project follows: The applicant has submitted to the NJDEP for a Letter of Interpretation: Presence/Absence Footprint of Disturbance to establish the presence or absence of any regulated freshwater wetlands, open waters, or transition areas within the footprint of disturbance on the property above and if freshwater wetlands are present, to identify their resource value. Approval is not being requested for any regulated activities.

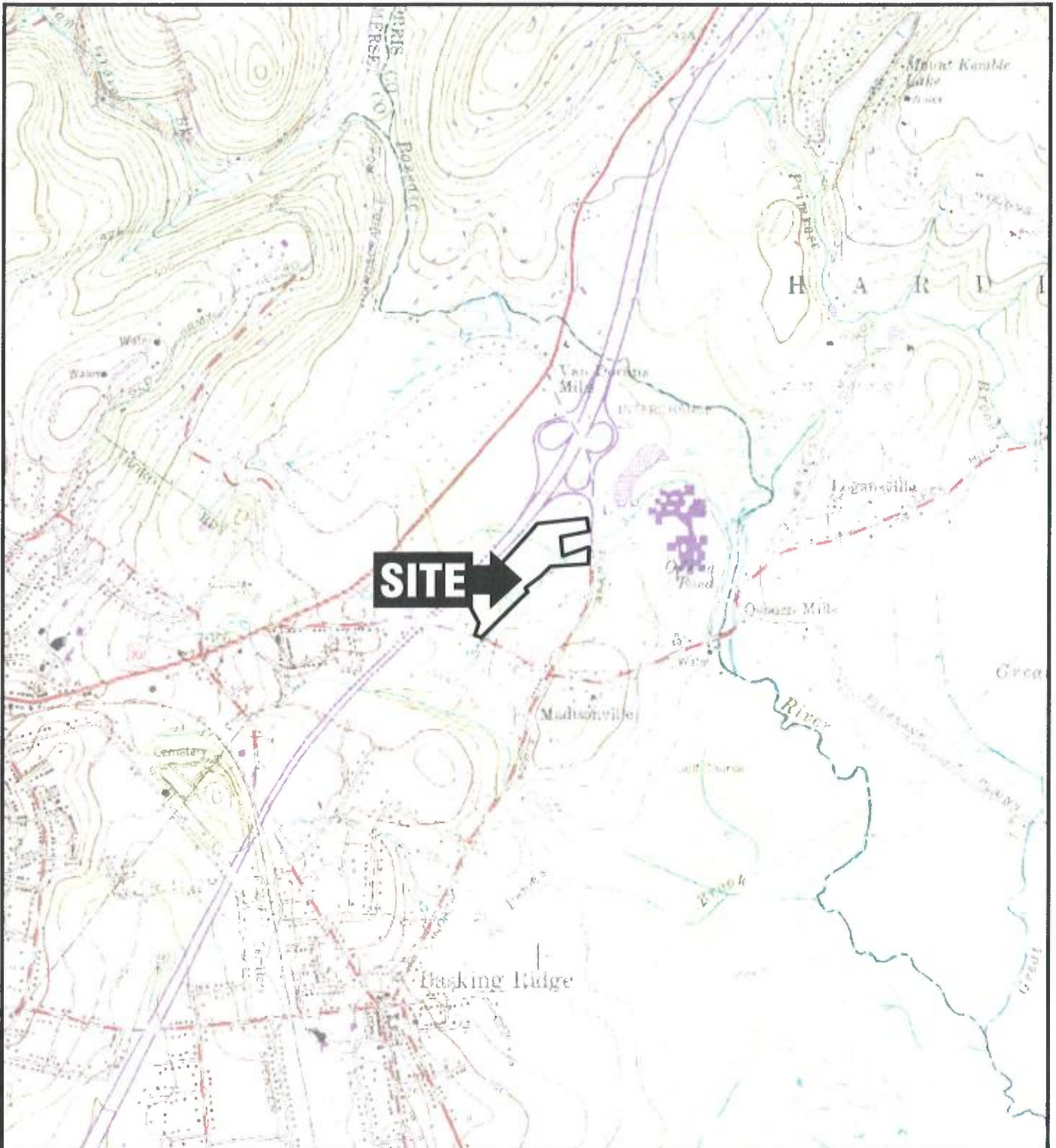
The complete permit application package can be reviewed at either the municipal clerk's office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of receiving this letter to:

New Jersey Department of Environmental Protection  
Division of Land Use Regulation  
P.O. Box 420, Code 501-02A  
Trenton, New Jersey 08625  
Attn: The Township of Bernards Supervisor

You can also contact Meredith Harris, acting as an agent for Bohler Engineering at (856) 423-8800 with questions.

Enclosed: Site Location Map





#### QUADRANGLE LOCATION



NOTES  
EASTING (X): 480483.02  
NORTHING (Y): 688540.20



Title:

#### SITE LOCATION MAP

300 N MAPLE AVE  
BASKING RIDGE, SOMERSET COUNTY, NEW JERSEY

Prepared for:

VERIZON CORPORATE SERVICES GROUP INC



Compiled by: KAN	Date: 09/03/21
Prepared by: KAN	Scale: AS SHOWN
Project Mgr: KAN	Project: 2578.0028J000
File: F1(AP)	

FIGURE

1



7020 2450 0002 1770 3549

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☐ Adult Signature Required \$ \_\_\_\_\_

☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ .53

Total Postage \$ 7.33

Sent To **CACCAVO, MARK & DEVOE, TAMARA**  
**274 N MAPLE AVE**  
**BASKING RIDGE NJ 07920**

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

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☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ .53

Total Postage \$ 7.33

Sent To **Matthew D'Alessandro, Soil Conservation**  
**District Manager**  
**308 Milltown Road**  
**Bridgewater, NJ 08807**

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

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☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ .53

Total Postage \$ 7.33

Sent To **IVES, MARTIN G &**  
**DABROWSKA, AGNIESZKA**  
**11 MAPLE RUN**  
**BASKING RIDGE NJ 07920**

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

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☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ .53

Total Postage \$ 7.33

Sent To **Walter C. Lane, AICP/PP, Somerset**  
**County Planning Board Director**  
**20 Grove Street**  
**P.O. Box 3000**  
**Somerville, NJ 08876-1262**

Street and Apt. # \_\_\_\_\_

City, State, ZIP+4 \_\_\_\_\_

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☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To **JCP&L C/O GPU SERVICE TAX-DEPT**  
**PO BOX 4747**  
**OAKBROOK IL 60522**

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☐ Adult Signature Restricted Delivery \$

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Sent To **RATZ, WILLIAM & LORENA**  
**27 BRENTWOOD COURT**  
**BASKING RIDGE NJ 07920**

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 City, State, ZIP

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☐ Adult Signature Required \$

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Sent To **BEASLEY, JOSEPH E**  
**134 MADISONVILLE RD**  
**BASKING RIDGE NJ 07920**

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 City, State, ZIP

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Postage \$ .53

**Total Postage \$ 7.33**

Sent To **295 NORTH MAPLE LLC % VERIZON CORP**  
**PO BOX 2749**  
**ADDISON TX 75001**

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☐ Adult Signature Restricted Delivery \$

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Sent To **LYGA, JOHN W & MARILYN T**  
**105 MADISONVILLE RD**  
**BASKING RIDGE NJ 07920**

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Sent To **VERIZON CORPORATE SVCS GROUP INC**  
**PO BOX 152206**  
**IRVING TX 75015**

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Sent To **ANDERSON, SCOTT & JENNIFER**  
**100 MADISONVILLE RD**  
**BASKING RIDGE NJ 07920**

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☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage \$ .53  
Total Postage \$ 7.33  
Sent To Rhonda Pisano, Bernards Township  
Municipal Clerk  
1 Collyer Lane  
Basking Ridge, NJ 07920  
Street and Apt.  
City, State, ZIP

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☐ Return Receipt (hardcopy) \$ 3.05  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage \$ .53  
Total Postage \$ 7.33  
Sent To CAMPOS, ANGELO  
127 MADISONVILLE ROAD  
BASKING RIDGE NJ 07920  
Street and Apt. No.  
City, State, ZIP+4

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☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage \$ .53  
Total Postage \$ 7.33  
Sent To Kippy Piedici, Chairwoman  
277 S. Maple Avenue  
Basking Ridge, NJ 07920  
Street and Apt.  
City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$ 3.05  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage \$ .53  
Total Postage \$ 7.33  
Sent To Debra DeWitt, Bernards Township  
Environmental Commission Chairperson  
277 S. Maple Avenue  
Basking Ridge, NJ 07920  
Street and Apt.  
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 1770 3664

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee \$ 3.75  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$ 3.05  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage \$ .53  
Total Postage \$ 7.33  
Sent To Dennis Bettler, Construction Official  
Engineering Services Building, First Floor  
277 South Maple Avenue  
Basking Ridge, NJ 07920  
Street and Apt.  
City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 1770 3686

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee \$ 3.75  
Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$ 3.05  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage \$ .53  
Total Postage \$ 7.33  
Sent To Debra DeWitt, Bernards Township  
Environmental Commission Chairperson  
277 S. Maple Avenue  
Basking Ridge, NJ 07920  
Street and Apt. No.  
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 1770 3501

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**OFFICIAL USE**

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fees as appropriate)	\$ 3.05
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$ .53  
Total Postage at  
\$ 7.33

Sent To  
MAPLE RUN ASSOC EXEC PROP  
MAINT  
300 TOWNE CENTER DRIVE  
NORTH BRUNSWICK NJ 08902

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 1770 3570

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**OFFICIAL USE**

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fees as appropriate)	\$ 3.05
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$ .53  
Total Postage at  
\$ 7.33

Sent To  
VERIZON CORP SERVICES GROUP INC  
1 VERIZON WAY  
BASKING RIDGE NJ 07920

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 1770 3563

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fees as appropriate)	\$ 3.05
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$ .53  
Total Postage at  
\$ 7.33

Sent To  
BERGER, DAVID & VANESSA MARIE  
28 BRENTWOOD COURT  
BASKING RIDGE NJ 07920

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





# OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

ONE COLLYER LANE

BASKING RIDGE, NJ 07920

(908) 204-3082 Fax (908) 766-1644

## \*\*\* 200 Foot Property Search \*\*\*

\*\* VALID FOR 90 DAYS \*\*

**Date:** 12/06/2021

**Block:** 803 **Lot(s):** 2 **Qual:**

**Property Location:** 300 N Maple Ave

**Applicant:** Genesis Siegel

**Phone :** (908) 668-8300 **Fax:** (908) 222-5520 **Email:** gsiegel@bohlereng.com

### PROPERTY OWNER INFORMATION

**Name:** VERIZON CORP SERVICES GROUP INC

**Address:** 300 N MAPLE AVE

**City, State, Zip:** BASKING RIDGE NJ 07920

Due to the location of the referenced  
Block and Lot, the following  
Fire Company Should be notified:



Basking Ridge Fire Company  
P.O. Box 326  
Basking Ridge, NJ 07920

### Mail Report To:

**Name:** Genesis Siegel

**Address:** 30 Independence Blvd, Ste 200

**City, State, Zip:** Warren, NJ 07059

**CERTIFIED BY:**

David Centrelli, Assessor - Township Of Bernards

**Amount Paid:** \$10.00

**Paid By:** Check (No. 64560)



## Bernards Township

### Parcel Offset List

---

**Target Parcel(s):** Block-Lot: 803-2  
VERIZON CORP SERVICES GROUP INC  
300 N MAPLE AVE

18 parcels fall within 200 feet of this parcel(s).

---

**Block-Lot: 901-23**

MAPLE RUN ASSOC C/O EXEC PROP MGMT  
4-08 TOWNE CENTER DR  
NORTH BRUNSWICK NJ 08902  
RE: :

**Block-Lot: 901-6**

CAMPOS, ANGELO  
127 MADISONVILLE RD  
BASKING RIDGE NJ 07920  
RE: 127 MADISONVILLE RD

**Block-Lot: 901-5**

IVES,MARTIN G & DABROWSKA,AGNIESZKA  
11 MAPLE RUN  
BASKING RIDGE NJ 07920  
RE: 11 MAPLE RUN

**Block-Lot: 901-4**

LYGA, JOHN W & MARILYN T  
105 MADISONVILLE RD  
BASKING RIDGE NJ 07920  
RE: 105 MADISONVILLE RD

**Block-Lot: 803-22**

BEASLEY, JOSEPH E  
134 MADISONVILLE RD  
BASKING RIDGE NJ 07920  
RE: 134 MADISONVILLE RD

**Block-Lot: 804-5**

VERIZON CORPORATE SVCS GROUP INC  
PO BOX 152206  
IRVING TX 75015  
RE: 265 N MAPLE AVE

**Block-Lot: 804-4.01**

295 NORTH MAPLE LLC % VERIZON CORP  
PO BOX 2749  
ADDISON TX 75001  
RE: 275 N MAPLE AVE

**Block-Lot: 804-3.01**

295 NORTH MAPLE LLC % VERIZON CORP  
PO BOX 2749  
ADDISON TX 75001  
RE: 285 N MAPLE AVE

**Block-Lot: 804-2.01**

295 NORTH MAPLE LLC % VERIZON CORP  
PO BOX 2749  
ADDISON TX 75001  
RE: 295 N MAPLE AVE

**Block-Lot: 803-23**

VERIZON CORP SERVICES GROUP INC  
1 VERIZON WAY  
BASKING RIDGE NJ 07920  
RE: 124 MADISONVILLE RD

**Block-Lot: 803-14**

BERGER, DAVID ADAM & VANESSA MARIE  
28 BRENTWOOD CT  
BASKING RIDGE NJ 07920  
RE: 28 BRENTWOOD CT

**Block-Lot: 803-13**

RATZ, WILLIAM & LORENA  
27 BRENTWOOD CT  
BASKING RIDGE NJ 07920  
RE: 27 BRENTWOOD CT

**Block-Lot: 803-7**

CACCAVO, MARK A & DEVOE, TAMARA L  
274 N MAPLE AVE  
BASKING RIDGE NJ 07920  
RE: 274 N MAPLE AVE

**Block-Lot: 803-6**

VERIZON CORP SERVICES GROUP INC  
1 VERIZON WAY  
BASKING RIDGE NJ 07920  
RE: 286 N MAPLE AVE

**Block-Lot: 803-5**

VERIZON CORP SERVICES GROUP INC  
1 VERIZON WAY  
BASKING RIDGE NJ 07920  
RE: 304 N MAPLE AVE

**Block-Lot: 803-4**

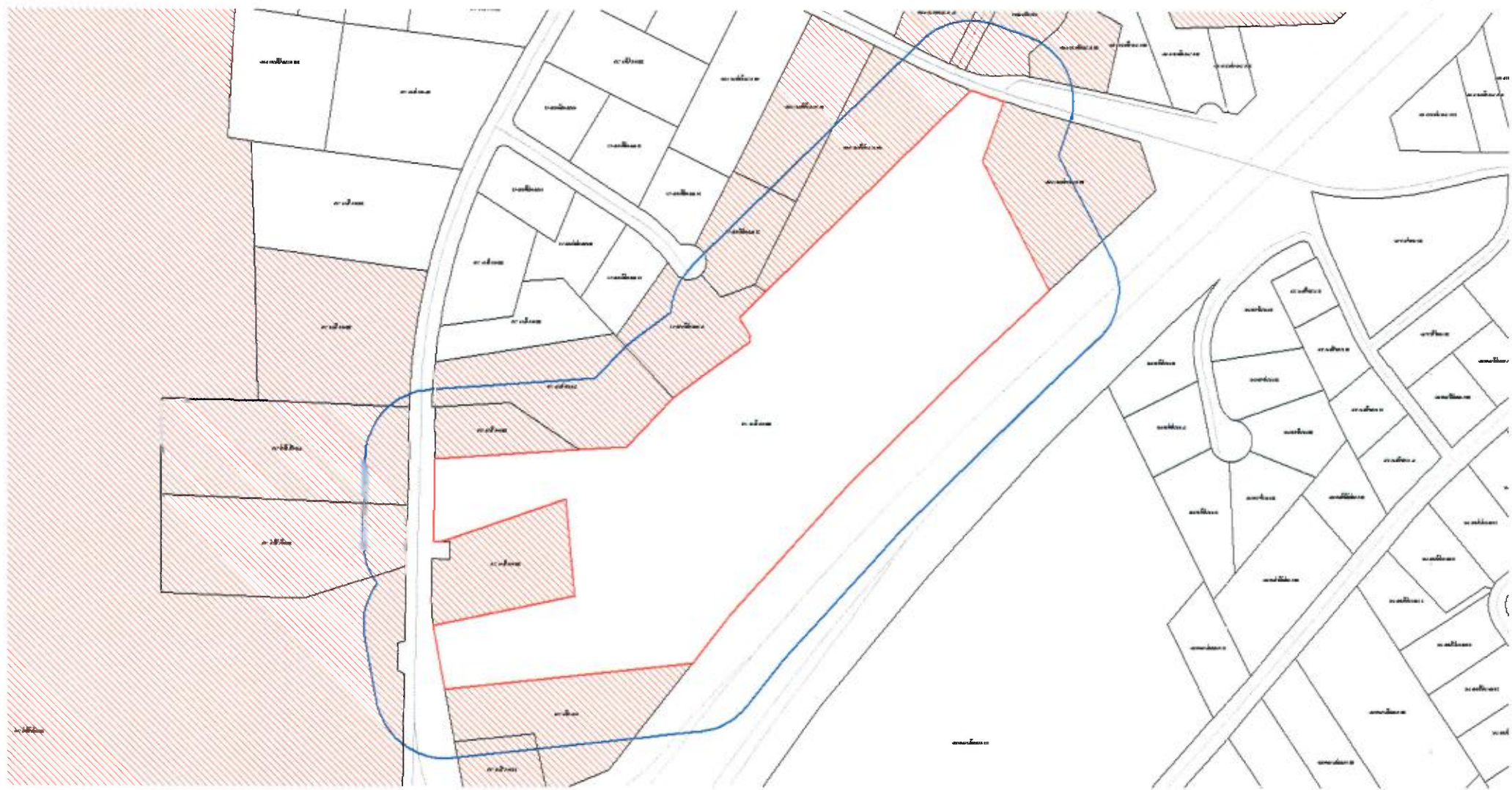
JCP&L C/O GPU SERVICE TAX DEPT  
PO BOX 4747  
OAKBROOK IL 60522  
RE: 312 N MAPLE AVE

**Block-Lot: 803-3**

VERIZON CORP SERVICES GROUP INC  
1 VERIZON WAY  
BASKING RIDGE NJ 07920  
RE: N MAPLE AVE

**Block-Lot: 803-1**

ANDERSON, SCOTT & JENNIFER  
100 MADISONVILLE RD  
BASKING RIDGE NJ 07920  
RE: 100 MADISONVILLE RD







## OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

ONE COLLYER LANE

BASKING RIDGE, NJ 07920

(908)-204-3082 FAX (908)-766-1644

# 200 FOOT PROPERTY SEARCH

List of names and addresses of all owners of property as shown on the current tax duplicate located within 200 feet of any part of the property affected by this application. The Township of Bernards accepts no liability for errors hereon. *The attached list was compiled by the Engineering Department.*

If the property is within 200 feet of an adjoining municipality, the Township Clerk of that municipality should be notified. In addition, the applicant must also obtain the names and addresses of the owners of the land in such adjoining municipalities that are located within 200 feet of the subject premises.

The following is a list of utility companies located within Bernards Township. It is not to be construed as utilities being on or within 200 feet of the property being searched.

- |                                                                                                              |                                                                                                                                               |                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. ALGONQUIN GAS TRANSMISSION CO<br>1 Lindbergh Rd<br>Stony Point, NY 10980<br>(908) 757-1212                | 6. NEW JERSEY AMERICAN WATER CO<br>Donna Short, GIS Supervisor<br>NJ-American Water Company, Inc.<br>1025 Laurel Oak Rd<br>Voorhees, NJ 08043 | 10. NEW JERSEY BELL TELEPHONE CO<br>Edward D. Young III, Secretary<br>Verizon Legal Dept.<br>540 Broad St – Room 2001<br>Newark, NJ 07101<br>(201) 649-2233 |
| 2. BELL ATLANTIC CORPORATION<br>Secretary, 46 <sup>th</sup> Floor<br>1717 Arch<br>Philadelphia, PA 19102     | 7. CABLEVISION OF RARITAN VALLEY<br>275 Centennial Ave; CN6805<br>Piscataway, NJ 08855<br>Attn: Margurite Prenderville<br>Construction Dept   | 11. TRANSCONTINENTAL GAS PIPELINE<br>Division Office<br>3200 S Wood Ave<br>Linden, NJ 07036                                                                 |
| 3. JCP & L/ GPU<br>Service Tax Dept<br>PO Box 1911<br>Morristown, NJ 07962-1911                              | 8. BERNARDS TWP SEWERAGE AUTHTY<br>1 Collyer Ln<br>Basking Ridge, NJ 07920<br>(908) 204-3002                                                  | 12. VERIZON BUSINESS/MCI<br>Right of Way Dept.<br>2400 N Glenville Dr<br>Richardson, TX 75082                                                               |
| 4. PUBLIC SERVICE ELECTRIC & GAS<br>Manager – Corporate Properties<br>80 Park Plaza, T6B<br>Newark, NJ 07102 | 9. ENVIRONMENTAL DISPOSAL CORP<br>William Halsey, President<br>601 State Hwy 202/206<br>Bedminster, NJ 07921<br>(908) 234-0677                |                                                                                                                                                             |
| 5. VERIZON COMMUNICATIONS<br>Engineering<br>290 W Mt Pleasant Ave; Ste 1400<br>Livingston, NJ 07039-2763     |                                                                                                                                               |                                                                                                                                                             |

**PLEASE NOTE :**

Numbers 1,3,4,5 and 7 are  
registered with the Township and  
REQUIRE NOTIFICATION

If the property is adjacent to a State Highway, the  
COMMISSIONER OF TRANSPORTATION  
must be notified at

NEW JERSEY DEPT OF TRANSPORTATION  
1035 Parkway Ave., CN600  
Trenton, NJ 08625

If the property is adjacent to a County Road, the  
SOMERSET COUNTY PLANNING BOARD  
must be notified at

SOMERSET COUNTY PLANNING BOARD  
PO Box 3000  
Somerville, NJ 08876



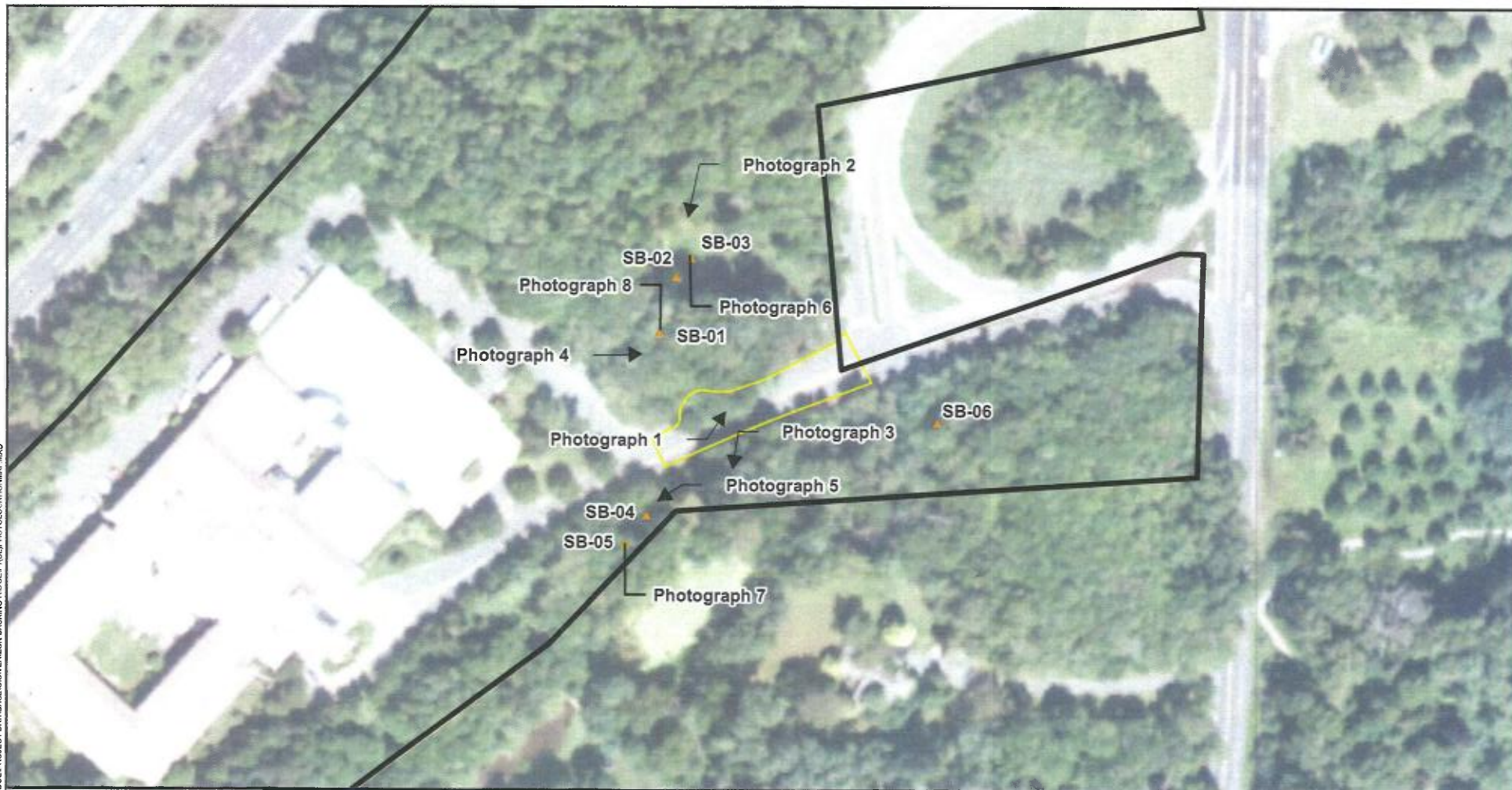
**Freshwater Wetlands Letter of Interpretation  
Presence/Absence Footprint of Disturbance  
*300 N Maple Ave, Basking Ridge, Somerset County, NJ***

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**Item 4**

Photograph Log

G:\PROJECTS\082578 - BOHLER ENGINEERING - BOE\PROJECT DATA\GIS\VERIZON BASKING RIDGE\F18\PHOTOLOCATIONMAP.DWG



LEGEND

-  Property Boundary
-  Proposed Footprint of Disturbance
-  Soil Boring

NOTES

1. Aerial imagery sourced from NJGIN (2019).



Title

PHOTOLOCATION MAP

300 N MAPLE AVE  
BASKING RIDGE, SOMERSET COUNTY, NEW JERSEY

Prepared for:

VERIZON CORPORATE SERVICES GROUP INC



Compiled by: MND	Date: 12/13/21
Prepared by: MND	Scale: AS SHOWN
Project Mgr: KAN	Project: 2578.002BU00
File: F1(8L)PhotoLocationMap	

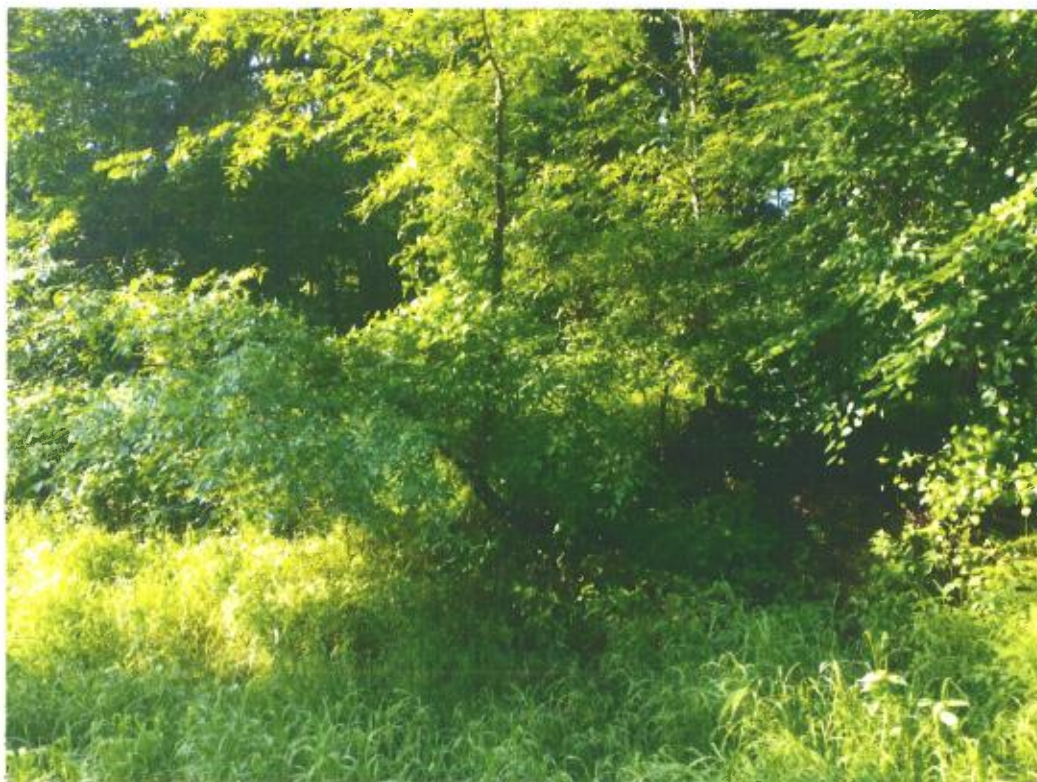
FIGURE

1





**Photograph 1:** Northern headwall showing water flowing to the southern headwall. Photo is facing northeast.



**Photograph 2:** Typical vegetation in northern riparian wetland area. Photo is facing southwest.





**Photograph 3:** Typical vegetation in southern riparian wetland area. Photo is facing south.



**Photograph 4:** Typical vegetation found in wooded upland areas. Photo is facing east.





**Photograph 5:** Typical vegetation found in wooded wetland areas. Photo is facing southwest.



**Photograph 6:** Typical wetland soil boring in riparian wooded area.





**Photograph 7:** Typical wetland soil boring in wooded area.



**Photograph 8:** Typical upland soil boring in wooded area.

**Freshwater Wetlands Letter of Interpretation  
Presence/Absence Footprint of Disturbance  
*300 N Maple Ave, Basking Ridge, Somerset County, NJ***

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**Item 5**




Tax Map



G:\PROJECTS\20276 - BOHLER ENGINEERING - BOE\PROJECT DATA\BASE\VERIZON BASKING RIDGE\20276\TAXMAP.MXD



#### LEGEND

-  Property Boundary
-  Somerset County Parcels
-  Somerset County Blocks

#### NOTES

1. Aerial imagery sourced from NJGIN (2019).
2. Tax parcel data sourced from Somerset County, NJ.



#### TAX MAP

300 N MAPLE AVE  
BASKING RIDGE, SOMERSET COUNTY, NEW JERSEY

Prepared for:

VERIZON CORPORATE SERVICES GROUP INC



Compiled by: KAN	Date: 08/03/21
Prepared by: KAN	Scale: AS SHOWN
Project Mgr: KAN	Project: 2876.0028.000
File: P2(BL)	

FIGURE  
**2**



**Freshwater Wetlands Letter of Interpretation  
Presence/Absence Footprint of Disturbance  
*300 N Maple Ave, Basking Ridge, Somerset County, NJ***

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**Item 6**

Qualification Sheets

#### TECHNICAL SPECIALTIES

- Ecological investigations including wetland delineations, land use permitting, restoration, and risk assessments.
- Map making using Geographic Information System (GIS) ArcMap
- Data quality assurance and quality control
- Statistical analysis using ProUCL

#### EXPERIENCE SUMMARY

Staff Scientist, Roux Associates, Inc.

#### CREDENTIALS

B.S. Environmental Science, State University of New York College of Environmental Science and Forestry, 2015

B.S. Chemistry, State University of New York College of Environmental Science and Forestry, 2015

M.S. Plant and Soil Science, University of Delaware, 2017

#### PUBLICATIONS:

*Effects of Extreme Events on Arsenic Cycling in Salt Marshes*, Journal of Geophysical Research Biogeosciences  
<https://doi.org/10.1002/2017JG004259>

#### UNDERGRADUATE RESEARCH EXPERIENCE:

- Conducted subaqueous soil survey in Barnegat Bay, NJ. Collected sediment cores using the vibracore method. Described cores for soil horization (i.e. horizon depths, texture, colors, odor).
- Analyzed samples from each horizon for total carbon, nitrogen, and phosphorous. Compared subsections of the bay for nutrient loads, using ANOVA statistical analyses.
- Disseminated data analysis and conclusions into a poster format. Presented research findings at the 2015 Annual Meeting of the Soil Science Society of America.

#### GRADUATE RESEARCH EXPERIENCE:

- Conducted quarterly soil sampling, monthly plant tissue sampling, and biweekly pore water sampling in a tidal salt marsh in Dover, DE.
- Performed wet chemistry for the analysis of arsenic, chromium, copper, iron, and manganese in each class of media. Used various methodology, including Inductively Coupled Plasma Mass Spectroscopy, UV Vis Spectroscopy, and Ion Chromatography for analyses.
- Performed sequential extractions on soil samples for the analysis of arsenic fractionation and availability.
- Designed and implemented incubation experiments for the desorption/dissolution of arsenic in low and high oxygen environments.
- Disseminated data analysis and conclusions into a poster format. Presented research findings at regional and national meetings.

#### HEALTH & SAFETY

OSHA 40-Hour HAZWOPER Training, 2018  
Loss Prevention System Training, 2018 and 2019  
Smith System Driver Training, 2018  
New Jersey Transit Rail Training

#### PROFESSIONAL AFFILIATIONS:

Soil Science Society of America (2015 – present)  
Society of Wetland Scientists (2018 – present)

#### KEY PROJECTS:

- Completed wetland delineation for petroleum facility. Oversaw surveying activities for a Freshwater Wetland (FWW) Line Verification Letter of Interpretation (LOI). Prepared NJDEP FWW General Permit for the installation of monitoring wells in the wetland and transition area.
- Completed wetland delineation and tree inventory for personal care products facility. Prepared NJDEP FWW General Permit and Flood Hazard Area (FHA) Individual Permit for the dredging of a settling basin.
- Completed wetland delineation and a USACE Jurisdictional Determination for a former bank site in the NJ Meadowlands.
- Completed seven wetland delineations and NJDEP electronic LOI (eLOI) Application for prospective warehouse development projects in Bergen, Gloucester, Middlesex, and Somerset Counties.
- Completed wetland delineation and NJDEP eLOI Application for a prospective residential development project.
- Conducted wetland delineation, habitat assessment, NJDEP eLOI Application, and FWW Transition Area Waiver (TAW) for an industrial complex.
- Completed wetland delineation and NJDEP Presence/Absence (P/A) Determination Application for a prospective self-storage development project.
- Conducted wetland evaluation and habitat assessment of an active train depot.
- Conducted wetland delineation for a 550-acre site along the Delaware River.
- Completed wetland delineation, habitat assessment, tree inventory, and NJDEP FWW General Permit #16 application for wetland enhancement for a former pottery manufacturer.
- Completed tree inventory, habitat assessment, and sediment sampling for a former roofing manufacturer. Assessed potential migration of contaminants to environmentally sensitive natural resources. Prepared NJDEP combined Freshwater Wetlands Permit and Flood Hazard Area Individual Permit for bank stabilization remediation activities. Prepared US Army Corp of Engineers General Nationwide wetland permit for bank stabilization in-water activities. Created ecological figures for tree inventory and land use surrounding the property in ArcMap. Computed

statistical analyses of sediment data in the USEPA program ProUCL. Prepared a food chain model to assess potential risk to mammalian and avian receptors.

- Completed habitat assessment for former metals manufacturer with both terrestrial and aquatic habitat on site. Assessed potential migration of contaminants to environmentally sensitive natural resources. Prepared report for the ecological evaluation.
- Completed Ecological Risk Assessment for former battery manufacturer with both terrestrial and aquatic habitat on site. Collected sediment and surface water samples in creek adjacent to site. Assessed potential migration of contaminants to environmentally sensitive natural resources. Computed statistical analyses of soil, sediment, and surface water data in the USEPA program ProUCL. Prepared a food chain model to assess potential risk to mammalian and avian receptors. Prepared report for the ecological risk assessment.
- Completed Ecological Risk Assessment for former cleaning products manufacturer with terrestrial habitat on site. Assessed potential migration of contaminants to environmentally sensitive natural resources. Computed statistical analyses of soil data in the USEPA program ProUCL. Prepared a food chain model to assess potential risk to mammalian and avian receptors. Prepared report for the ecological risk assessment.
- Completed Ecological Risk Assessment for former automotive battery supplier with aquatic habitat adjacent to the site. Assessed potential migration of contaminants to environmentally sensitive natural resources. Computed statistical analyses of surface water and sediment data in the USEPA program ProUCL. Prepared a food chain model to assess potential risk to mammalian and avian receptors. Prepared report for the ecological risk assessment.
- Completed Ecological Risk Assessment for former tubing manufacturer with aquatic habitat onsite. Assessed potential migration of contaminants to environmentally sensitive natural resources. Computed statistical analyses of surface water and sediment data in the USEPA program ProUCL. Prepared a food chain model to assess potential risk to mammalian and avian receptors. Prepared report for the ecological risk assessment.
- Completed Ecological Risk Assessment for oil distributor with aquatic habitat adjacent to the site. Assessed potential migration of contaminants to environmentally sensitive natural resources. Conducted sediment and surface water sampling in river and computed statistical analyses of analytical data in the USEPA program ProUCL. Prepared a food chain model to assess potential risk to mammalian and avian receptors. Prepared report for the ecological risk assessment.

- Completed Ecological Risk Assessment for former residential site with aquatic habitat on the site. Assessed potential migration of contaminants to environmentally sensitive natural resources. Conducted sediment samples in stream onsite and computed statistical analyses of analytical data in the USEPA program ProUCL. Prepared a food chain model to assess potential risk to mammalian and avian receptors. Prepared report for the ecological evaluation.
- Completed ecological investigation for pond on a commercial property. Assessed water quality of pond, collected surface water samples, and recommended remedial system for preventing fish kills.
- Conducted ecological sampling of sediment and surface water in a tidal salt marsh adjacent to a former industrial yard.
- Conducted ecological sampling for former dry-cleaning site. Collected sediment and surface water samples in creek adjacent to site and evaluated data. Conducted ecological screening criteria.
- Conducted ecological sampling for oil distributor. Collected sediment and surface water samples in river adjacent to site and evaluated data against ecological screening criteria. Prepared report for the ecological evaluation.
- Conducted ecological sampling for gasoline station. Collected sediment samples in brook adjacent to site and evaluated data against ecological screening criteria.
- Completed an Environmental Impact Statement for a development project in Passaic County, NJ.
- Conducted a habitat inspection for wood turtles in Morris County, NJ.
- Created figures depicting sampling locations and data results for various remedial investigation sites using ArcMap.
- Created figures depicting Thiessen polygons for compliance attainment using ArcMap.
- Field manager for wetland restoration of an encroached freshwater wetland. Responsibilities included oversight of soil excavation, tree and herbaceous vegetation planting, establishment of erosion controls, and reporting.
- Field manager for tidal mud flat restoration pilot study. Responsibilities included randomizing the planting design for each grid, coordinating with nursery for plant stock, delivering marsh grasses to the project site, overseeing planting, and routine O&M of vegetation throughout the growing season.
- Field manager for ecological sampling of stream, including base flow and storm flow sample collection. Responsibilities included ordering and organizing bottleware and equipment, training colleagues for

proper ecological sampling techniques, and collecting sediment and surface water samples for two events.

- Field manager for quarterly groundwater monitoring rounds at a former button factory. Activities included gauging of water levels and the collection of groundwater samples from on-site monitoring wells.
- Field manager for bedrock monitoring well installation. Coordinated with drilling subcontractor as well as screened and sampled soil during advancement of well.
- Field manager for surface water sampling events in the Delaware River for dredging project.
- Field/project manager for multiple wetland delineations and LOI applications.
- Completed Soil and Groundwater Biennial Certifications and associated field sampling for various ongoing MNA projects.
- Completed Phase I ESA/Preliminary Assessment reporting for previously undeveloped sites in Camden and Sussex County, NJ.
- Manager for office GPS unit. Responsibilities include schedule coordination, technical training with colleagues, transferring coordinates to the GPS for field navigation, processing data files from field sites for use with ArcGIS and AutoCAD.
- Site Safety Officer for various remedial investigation sites. Responsibilities include preparation of health and safety plans (HASPs), job safety analysis (JSA) documents development and review, onsite safety meeting management, safety document preparation (Lessons Learned, Near Loss, Field Audits, etc.), and planning/execution of corrective actions.



#### TECHNICAL SPECIALTIES

- Ecological investigations including wetland delineations, land use permitting, restoration, and risk assessments.
- Map making using Geographic Information System (GIS) ArcMap
- Data quality assurance and quality control
- Statistical analysis using ProUCL
- SPCC plan review and site audits

#### EXPERIENCE SUMMARY

Staff Assistant Scientist, Roux Associates, Inc.

#### CREDENTIALS

B.S. Biology, Pennsylvania State University, 2019

#### UNDERGRADUATE RESEARCH EXPERIENCE:

- Performed several detailed inventories of plants, fungi, and animals at natural areas centered around the Adirondack Mountains.
- Performed detailed tree inventories of multiple sites, each at least an acre in size, in the Adirondack Mountains.

#### HEALTH & SAFETY

OSHA 40-Hour HAZWOPER Training, 2020

Loss Prevention System Training, 2020

Driver Training, 2020

#### KEY PROJECTS

- Conducted site audits and prepared SPCC and SWPP plans for multiple facilities nationwide. Audits included inspecting secondary containment features, reviewing spill response procedures and development of site drainage plans.
- Performed general LNAPL and Low Flow water sampling at multiple facilities in New Jersey.
- Performed PFAS groundwater sampling with no cross contamination at a former industrial site
- Completed wetland delineation for a realty company. Conducted a line verification. Collected GPS data to map in ArcMap. Created photograph location map in ArcMap. Prepared a list of plant species for remediation of the transition area.
- Completed wetland delineation for a former shooting range. Prepared NJDEP Freshwater Wetlands General Permit and Transitional Area Waiver for the removal of lead contaminated soils.
- Completed Ecological Risk Assessment for bank stabilization remediation activities to be performed at a former roofing manufacturer. Collected sediment samples in creek adjacent to site. Created photograph location map in ArcMap. Computed statistical analyses of sediment data in the USEPA program ProUCL.

Prepared a food chain model to assess potential risk to mammalian and avian receptors. Prepared report for the ecological risk assessment. Prepared follow up DRCC permit application.

- Completed Ecological Risk Assessment for former steel manufacturer with both terrestrial and aquatic habitat on site. Assessed potential migration of contaminants to environmentally sensitive natural resources. Computed statistical analyses of soil, sediment, and surface water data in the USEPA program ProUCL. Prepared a food chain model to assess potential risk to mammalian and avian receptors. Prepared report for the ecological risk assessment.
- Conducted ecological sampling of surface water in a tidal river during a dredging event.
- Created figures depicting sampling locations and data results for various remedial investigation sites using ArcMap.
- Created figures depicting ecological receptors for compliance attainment using ArcMap for several site locations.
- Field and reporting support for project Sites in New Jersey, Pennsylvania, and Delaware. Assisted in preparation of health and safety plans (HASP's), job safety analysis (JSA), onsite safety meetings, and safety document preparation (Lessons Learned, Near Loss, etc.).
- GIS and Database Analyst supporting Roux Associates' New Jersey office. Responsibilities include GIS and Database program development, deliverables schedule management, support/training of other GIS users in ESRI's ArcMap version 10.6.1. Microsoft Access database management, and Microsoft Excel for environmental applications.

#### UPS RELATED PROJECTS

- Performed SPCC inspections of multiple UPS facilities, 2020.
- Completed Tier II reports for all UPS facilities located in Western U.S., 2019.
- Completed annual stormwater report filling for fifteen UPS facilities in Pennsylvania, 2019.
- Managed semi-annual stormwater sampling events for compliance attainment of multiple facilities throughout Pennsylvania and Virginia.
- Performed mid-depth water testing and subsequent pumpdown of UPS freight airport stormwater retainment channel.

**Freshwater Wetlands Letter of Interpretation  
Presence/Absence Footprint of Disturbance  
*300 N Maple Ave, Basking Ridge, Somerset County, NJ***

---

**Item 7**

**Written Narrative**

### Site Narrative for LOI P/A FOD

The Site is located at 300 N Maple Ave (Block 803, Lot 2) in Basking Ridge, Somerset County, New Jersey (Site). The Site spans approximately 26 acres of land. There are small sections of wooded freshwater wetlands found throughout the center of the property and there is a section of the Passaic River tributary that runs north to south through the Site. The Site is developed with a hotel on the property and mixed wooded areas immediately off the pavement. Developed areas are in upland portions of the Site. The footprint of disturbance includes a small portion of the eastern part of the Site, surrounding the roadway leading into the Site from N Maple Ave.

Surrounding land use is predominantly commercial land and residential land. To the north of the Site is Route 287. To the east is N Maple Ave and a Verizon Corporate Office. To the south is residential homes, N Maple Ave, and a portion of the Passaic River tributary. To the west is a residential home and Madisonville Road.

Vegetation on-site is dominated by Japanese stilt grass (*Microstegium vimineum*), red maple (*Acer rubrum*), Virginia creeper (*Parthenocissus quinquefolia*), wych elm (*Ulmus glabra*), and multiflora rose (*Rosa multiflora*).

Previous permitting has occurred on-site. File No. 1802-20-0001.1: Flood Hazard Applicability Determination and Land Use Permit for a FWW General Permit #2 for Underground Utilities and File No. 1802-20-0001.2: Flood Hazard Applicability Determination and Footprint of Disturbance Letter of Interpretation (LOI). The previous FOD LOI was for a separate project in the upper western portion of the Site and does not overlap the subject area of this FOD LOI application.

Site access is not restricted, although the property owner requests notification be given to the front desk of the main building upon arrival of any visitors.







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



INSTRUMENT # 2020040790

BOOK: 7245 PAGE: 2515-2531

(Official Use Only)

DATE OF DOCUMENT: April 7, 2020	TYPE OF DOCUMENT: Stream Buffer Conservation Easement
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) Verizon Corporate Services Group Inc.	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee) The Township of Bernards
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY:	MAILING ADDRESS OF GRANTEE:
BLOCK:	
LOT:	
CONSIDERATION:	

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

DO NOT REMOVE THIS PAGE THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD RETAIN THIS PAGE FOR FUTURE REFERENCE
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7245

↓  
WILENTZ GOLDMAN &  
SPITZER  
PO BOX 10  
WOODBIDGE, NJ 07095

RECORD AND RETURN TO:  
Rhonda Pisano, Clerk  
Bernards Township  
One Collyer Lane  
Basking Ridge, NJ 07920

Prepared By:

Jonathan Drill, Esq.  
Bernards Township Conflict Attorney

## STREAM BUFFER CONSERVATION EASEMENT

[Lots 2, 3, 5, 6 and 23 in Block 803]

THIS EASEMENT is made on the 7th day of April, 2020, between:

VERIZON CORPORATE SERVICES GROUP INC., having an address at One Verizon Way, Basking Ridge, New Jersey 07920, hereinafter referred to as "Verizon", and

THE TOWNSHIP OF BERNARDS, a Municipal Corporation of the County of Somerset, State of New Jersey, having its principal offices at One Collyer Lane, Basking Ridge, New Jersey 07920, hereinafter called the "Grantee."

### WITNESSETH

That the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration the receipt of which is hereby acknowledged, has granted, conveyed and confirmed, and by these presents does grant, convey and confirm unto the Grantee and unto its successors and assigns, a non-public stream buffer conservation easement (the "Easement"), which Easement is located on land identified as Lots 2, 3, 5, 6, and 23 in Block 803 on the Tax Map of the Township of Bernards, in Somerset County, New Jersey, located at 300 North Maple Avenue (the "Property").

The portion of the Property subject to this Easement is more particularly described by metes and bounds description entitled "Deed Description of Bernards Township Stream Buffer Conservation Easement Over Lots 2, 3, 5, 6 and 23, Block 803, Bernards Township, Somerset County, New Jersey" dated July 20, 2018, which description is attached hereto as Schedule A and made a part hereof; and as shown on a Map entitled "Conservation Easement Map, 300 North Maple Avenue, Tax Lots 2, 3, 5, 6 and 23, Block 803, Township of Bernards, Somerset County, New Jersey," dated July 20, 2018 (the "Map"), attached hereto as Schedule B and made a part hereof, which description and Map were prepared by Gladstone Design, Inc., N.J. Certificate of Authority No. 24GA28034400 (hereinafter the portion of the Property subject to the terms and restrictions herein is referred to as the "Easement Area").

The Easement is conveyed to the Grantee pursuant to the stream buffer conservation requirements set forth in Section 21-14.4 of the *Revised Land Use Ordinances of the Township of*

NOTED AND APPROVED AS TO FORM OF #11/25/20  
SUBJECT TO TOWNSHIP ENGINEER'S REVIEW  
DATE OF MEETING AND BOUNDS DESCRIPTION  
JACQUELINE A. DRILL, ESQ., ~~BERNARD~~ ATTORNEY

*Bernards*, as may be amended from time to time (the "Ordinance").

Within the Easement Area, the following terms and conditions shall apply:

1. The Easement Area shall consist of the "Deed Description of Bernards Township Stream Buffer Conservation Easement Over Lots 2, 3, 5, 6 and 23, Block 803, Bernards Township, Somerset County, New Jersey" dated July 20, 2018" as depicted on Schedule A. No construction, development, use, activity, encroachment or structure shall be permitted in the Easement Area unless specifically permitted herein.

2. Within Zone One, the following uses shall be permitted by right and shall not require approval by the Bernards Township Zoning Enforcement Officer or compliance with an approved Stream Buffer Management Plan pursuant to Ordinance § 21-14.4:

(1) Open space uses that are primarily passive in character, including wildlife sanctuaries, nature preserves, forest preserves, fishing areas and passive areas of public and private parkland;

(2) Fences for which a permit has been issued by the Construction Code Office of Bernards Township. (Notwithstanding the fact that they are permitted in the Easement Area, fences are still subject to approval by the Bernards Township Zoning Enforcement Officer as to compliance with the general requirements for fences set forth in the Ordinance, including § 21-16.2 thereof);

(3) On residential lots, accessory uses and structures for which no permit is required from the Construction Code Office of Bernards Township, including but not limited to driveways, patios, walkways, sheds not exceeding 100 square feet in area, private recreational or game areas, mowed lawns, landscaped and graded areas and gardens. The removal of trees in conjunction with any such accessory use or structure shall also be permitted, subject to approval of a tree removal permit, if applicable; and

(4) Any use or structure shown on any site plan that may be approved in the future by the Bernards Township Planning Board or Zoning Board of Adjustment.

3. Within Zone One, the following uses shall be permitted subject to approval by the Bernards Township Zoning Enforcement Officer and subject to compliance with an approved Stream Buffer Management Plan pursuant to Ordinance § 21-14.4:

(1) Buffer crossings by farm vehicles and livestock, recreational trails, roads, railroads, stormwater lines, sanitary sewer lines, waterlines and public utility transmission lines, provided that the land disturbance is the minimum required to accomplish the permitted use;


(2) Reforestation; and

(3) Streambank stabilization.

4. Within Zone Two, the following uses shall be permitted by right and shall not require approval by the Bernards Township Zoning Enforcement Officer or compliance with an



REVIEWED AND APPROVED AS TO FORM ON 4/7/2020  
SUBJECT TO TOWNSHIP ENGINEER'S REVIEW  
AND REMOVAL OF METES AND BOUNDS DESIGN

  
JONATHAN E. DRILL, ESQ., ~~REGISTERED~~ ATTORNEY

approved Stream Buffer Management Plan pursuant to Ordinance § 21-14.4:

- (1) Open space uses that are primarily passive in character, including wildlife sanctuaries, nature preserves, forest preserves, fishing areas and passive areas of public and private parkland;
- (2) Fences for which a permit has been issued by the Construction Code Office of Bernards Township. (Notwithstanding the fact that they are permitted in the Easement Area, fences are still subject to approval by the Bernards Township Zoning Enforcement Officer as to compliance with the general requirements for fences set forth in the Ordinance, including § 21-16.2 thereof);
- (3) On residential lots, accessory uses and structures for which no permit is required from the Construction Code Office of Bernards Township, including but not limited to driveways, patios, walkways, sheds not exceeding 100 square feet in area, private recreational or game areas, mowed lawns, landscaped and graded areas and gardens. The removal of trees in conjunction with any such accessory use or structure shall also be permitted, subject to approval of a tree removal permit, if applicable;
- (4) Minimum required front, side and rear yards on private lots, provided that no minimum required yard may extend into Zone Two more than half the distance between the outer boundaries of Zone One and Zone Two in accordance with § 21-14.4;
- (5) Agricultural uses existing as of November 8, 2001;
- (6) Any use or structure shown on any site plan that may be approved in the future by the Bernards Township Planning Board or Zoning Board of Adjustment.

5. Within Zone Two, the following uses shall be permitted subject to approval by the Bernards Township Zoning Enforcement Officer and subject to compliance with an approved Stream Buffer Management Plan pursuant to Ordinance § 21-14.4:

- (1) New agricultural uses;
- (2) Buffer crossings by farm vehicles and livestock, roads, railroads, stormwater lines, sanitary sewer lines, waterlines and public utility transmission lines, provided that the land disturbance is the minimum required to accomplish the permitted use;
- (3) Stormwater lines, sanitary sewer lines, waterlines and public utility transmission lines running along, i.e. parallel to, the buffer, provided that the land disturbance is the minimum required to accomplish the permitted use and the lines are located as far from Zone One as practical;
- (4) Selective cutting of trees, other than as permitted by right pursuant to Section 2 above;
- (5) Recreation areas, other than private recreational or game areas, such as camps, campgrounds, picnic areas, golf courses, ballfields, playgrounds and courts, provided these uses are designed in a manner that will not generate concentrated flow of stormwater;
- (6) Naturalized stormwater basins, provided the entire basin is located a minimum of 50 feet from the defined edge of all streams. (For the purposes of this provision, the term "stream" shall mean a natural watercourse or surface



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4/7/2020  
SUBJECT TO TOWNSHIP ENGINEER'S  
AND REMOVAL OF METES AND BOUNDS

JONATHAN E. DRILL, ESQ., ATTORNEY

water body that contains water for at least a part of the year, has a drainage area of 50 acres or greater, or is portrayed as a dashed line on a USDA Soil Survey Map of the most recent edition); and

(7) Reforestation.

6. Any use or activity not permitted pursuant to Sections 2, 3, 4 and 5, above, shall be prohibited within the Basement Area. By way of example, the following uses and activities are specifically prohibited:

- (1) Clear-cutting of trees and other vegetation;
- (2) Selective cutting of trees and/or the clearing of other vegetation within Zone One, except where such cutting and/or clearing is necessary to prepare land for a use permitted pursuant to Sections 2 or 3 hereof, and where the effects of these actions are mitigated by revegetation, in compliance with an approved Stream Buffer Management Plan in accordance with Ordinance § 21-14.4;
- (3) Selective cutting of trees and/or the clearing of other vegetation within Zone Two, except where such cutting and/or clearing is necessary to prepare land for a use permitted pursuant to Sections 4 or 5 hereof, and where the effects of these actions are mitigated by revegetation in compliance with an approved Stream Buffer Management Plan in accordance with Ordinance § 21-14.4;
- (4) Removal of trees in excess of selective cutting, except where such removal is necessary as the means to eliminate dead, diseased or hazardous tree stands that jeopardize public safety, or as part of a reforestation plan, and the removal is in compliance with an approved Stream Buffer Management Plan in accordance with Ordinance § 21-14.4;
- (5) Removal or disturbance of vegetation in a manner that is inconsistent with erosion control and buffer protection practices;
- (6) Storage of hazardous or noxious materials;
- (7) Use of fertilizers, pesticides, herbicides, and/or other chemicals in excess of prescribed industry standards or the recommendation of the Somerset-Union Soil Conservation District;
- (8) Roads or driveways, except where permitted in compliance with Sections 3 and 5 hereof;
- (9) Motor and/or wheeled vehicle traffic in any area which, in the opinion of the Bernards Township Engineer, is not designed to adequately accommodate the type and volume of traffic;
- (10) Parking lots;
- (11) Any type of permanent structure, excluding structures approved in conjunction with a use permitted pursuant to Sections 2, 3, 4 and 5 hereof;
- (12) Subsurface sewage disposal areas;
- (13) Sod farming; and
- (14) Minimum required, front, side and rear yards, except as permitted in Zone Two pursuant to Section 5 hereof, or as otherwise permitted pursuant to the Ordinance.

7. Nonconforming structures which are shown on the Plan to be located within the

REVIEWED AND APPROVED AS TO FORM ON 4/7/2023  
(SUBJECT TO TOWNSHIP ENGINEER'S REVIEW AND APPROVAL OF METES AND BOUNDS DESCRIPTION)

  
JONATHAN E. BRILL, ESQ., BOARD OF TOWNSHIP ENGINEERS

Easement Area, as well as improvements, structures and uses of land which are existing as of the date hereof may remain subject to and regulated pursuant to the Ordinance. The following additional regulations shall also apply:

- (1) Nonconforming structures, or uses existing as of the date hereof, within Zone One or Zone Two that are prohibited pursuant to Section 6 hereof, may be continued provided the existing building footprint and use are not expanded or enlarged; and
- (2) Discontinued nonconforming uses may be resumed at any time within one year from such discontinuance, but not thereafter. No change or resumption shall be permitted that is more detrimental to the Easement Area, as measured against the purposes and intent set forth in Ordinance § 21-14.4, than the existing or former nonconforming use. This one-year time limit shall not apply to agricultural uses that are following prescribed Best Management Practices for crop rotation.

The Grantee, its employees and agents, are permitted to enter the Easement Area for the purpose of ascertaining compliance with the terms of this Easement. The Grantor expressly consents that the Grantee, its employees and agents, are permitted to enter the Easement Area at all times and hours for the purpose of ascertaining compliance with the terms of this Easement without either the requirement to notify Grantor or the need for Grantee to obtain a prior search warrant. Nothing contained herein shall be construed to require the Grantee to maintain the Easement Area.

Grantor may convey, mortgage, lease, or otherwise transfer title or interest in the lands subject to the Easement; provided, however, that the covenants and conditions herein remain superior to such conveyance, mortgage, lease, or transfer, it being the intention of the parties that this Instrument and its terms and conditions shall become a part of the chain of title and shall run with the land. Grantor agrees to incorporate the terms of this Easement in any deed or other legal instrument by which they divest themselves of any interest in all or a portion of the Property, including, without limitation, a leasehold interest.

It is understood and agreed that this Easement confers upon the Grantee no rights of title or use of the Easement Area and nothing herein shall be construed to permit public access to or use of that area or to require the Grantee to maintain such area. Nothing herein shall be construed to limit the Grantor's right of access to and use of that area except as herein provided.

Whenever in this Easement any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation. All the terms, covenants and conditions



REVIEWED AND APPROVED AS TO FORM ON 4/7/2020 DATE  
(SUBJECT TO TOWNSHIP ENGINEER'S REVIEW  
AND APPROVAL OF METES AND BOUNDS DESCRIPTION)

  
JONATHAN E. DRILL, ESQ., ATTORNEY

herein contained shall be for and shall inure to the benefit of, and shall bind, the respective parties hereto, and their heirs, executors, administrators, personal or legal representatives, successors and assigns, respectively.

In all references herein to any party, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within Easement may require.

This Easement shall be subject to and read in conjunction with any other easements shown on the Plan or entered into by the parties hereto for the Property.

In the event of any violation of the covenants and conditions contained in this Easement, the Township of Bernards or its designee shall be entitled to recover, in any action to enforce the terms hereof, reasonable attorneys' fees. In the event that Grantee seeks legal redress on account of a breach by the Grantor, or its successors or assigns, and/or in the event the Grantee is required to take steps on account of a breach of the terms or conditions hereof by the Grantor or its successors or assigns, then all reasonable and necessary costs and expenses incurred by the Township of Bernards, including reasonable legal fees and costs and related costs (including but not limited to witnesses and expert witnesses) and all other costs caused by the breach, may be recovered against the responsible party in an action to enforce the terms and conditions hereof brought by the Township of Bernards in a court of competent jurisdiction.

This Easement shall in all respects be governed by and construed in accordance with the laws of the State of New Jersey.

The provisions of this Instrument may not be amended, modified or terminated without the express written consent of the Township of Bernards, and no such amendment, modification or termination shall be effective for any purpose unless set forth in writing, signed by the appropriate municipal officials and recorded with the county recording officer.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, as appropriate, the day and year first above written.

*[remainder of page left intentionally blank]*

VIEWED AND APPROVED AS TO FORM ON 7/17/2020

SUBJECT TO TOWNSHIP ENGINEER'S REVIEW  
AND APPROVAL OF METES AND BOUNDS DESCRIPTION

JONATHAN E. DRIEL ESQ. DEEDS ATTORNEY

GRANTOR:

VERIZON CORPORATE SERVICES GROUP  
INC.

By: [Signature]

Name: STEVEN D. COHEN

Title: SR. MANAGING ASSOCIATE GENERAL

Dated: 7/28, 2020

ATTEST:

[Signature]

Name: Rhonda Pisano

Title: Township Clerk

Dated: 7/28, 2020

GRANTEE:

TOWNSHIP OF BERNARDS

By: [Signature]

Name: James Baldassare, Jr.

Title: Mayor





## Schedule A

# GLADSTONE DESIGN, Inc.

Consulting Engineers  
Land Surveyors  
Landscape Architects  
Land Planners

265 Main Street, P.O. Box 400  
Gladstone, New Jersey 07934  
T: (908) 234-0309  
F: (908) 739-3320  
www.gladstonedesign.com

Ronald A. Kennedy, P.E.; P.P.; CME; LEED AP  
Kurt T. Hanke, P.L.S.  
Robert C. Morris  
Robert C. Moschella, P.E.

July 20, 2018  
464-11

DEED DESCRIPTION  
OF  
BERNARDS TOWNSHIP  
STREAM BUFFER CONSERVATION EASEMENT  
OVER LOTS 2, 3, 5, 6 & 23 BLOCK 803  
BERNARDS TOWNSHIP  
SOMERSET COUNTY, NEW JERSEY

BEGINNING at a point in the westerly sideline of North Maple Avenue (variable width right of way) where the same is intersected by the line dividing Lots 6 and 7 Block 803, and from said beginning point running; thence

Along the line dividing Lots 2, 6 and 23 Block 803 and Lots 7, 13, 14 and 22 Block 803, the following ten courses being courses 1 through 10 inclusive:

1. South 83°14'12" West, a distance of 194.88 feet to a point; thence
2. North 58°29'58" West, a distance of 240.00 feet to a point; thence
3. South 83°14'12" West, a distance of 137.55 feet to a point; thence
4. South 43°42'33" West, a distance of 193.63 feet to a point; thence
5. South 56°29'40" West, a distance of 292.19 feet to a point; thence
6. South 08°26'46" West, a distance of 15.01 feet to a point; thence
7. South 30°05'44" East, a distance of 60.49 feet to a point; thence
8. South 44°58'11" West, a distance of 105.07 feet to a point; thence
9. South 57°05'14" East, a distance of 38.35 feet to a point; thence
10. South 25°47'46" West, a distance of 762.19 feet to a point; thence

Along the northerly sideline of Madisonville Road (variable width right of way), the following four courses being courses 11 through 14 inclusive:

11. North 64°12'14" West, a distance of 162.36 feet to a point of curvature; thence
12. Northwestery along a curve bearing to the left having a radius of 711.63 feet, an arc distance of 68.28 feet, a central angle of 05°29'50", a chord bearing of North 66°57'10" West and a chord distance of 68.25 feet to a point; thence

Page 1 of 5

\\D:\Users\400-497404-11\Survey Department\Desc\12760101-464-11 - BERNARDS TOWNSHIP STREAM BUFFER EASEMENT - final.doc



13. Westerly along a curve bearing to the left having a radius of 2,025.00 feet, an arc distance of 77.25 feet, a central angle of  $02^{\circ}11'09''$ , a chord bearing of North  $67^{\circ}55'23''$  West and a chord distance of 77.25 feet to a point; thence
14. Westerly along a curve bearing to the left having a radius of 2,025.00 feet, an arc distance of 97.90 feet, a central angle of  $02^{\circ}46'12''$ , a chord bearing of North  $70^{\circ}24'04''$  West and a chord distance of 97.89 feet to a point; thence

Along the line dividing Lots 1 and 2 Block 803, the following three courses being courses 15 through 17 inclusive:

15. North  $14^{\circ}59'49''$  East, a distance of 146.51 feet to a point; thence
16. Northerly along a curve bearing to the right having a radius of 250.00 feet, an arc distance of 35.06 feet, a central angle of  $08^{\circ}02'06''$ , a chord bearing of North  $18^{\circ}46'52''$  East and a chord distance of 35.03 feet to a point; thence
17. North  $26^{\circ}17'16''$  West, a distance of 207.01 feet to a point; thence

Along the line of a stream buffer easement crossing Lot 2 Block 803, the following twenty courses being courses 18 through 37 inclusive:

18. Northeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 158.25 feet, a central angle of  $30^{\circ}13'23''$ , a chord bearing of North  $35^{\circ}52'49''$  East and a chord distance of 156.42 feet to a point; thence
19. North  $33^{\circ}58'47''$  East, a distance of 10.22 feet to a point of curvature; thence
20. Northeasterly along curve bearing to the right having a radius of 300.00 feet, an arc distance of 31.46 feet, a central angle of  $06^{\circ}00'29''$ , a chord bearing of North  $36^{\circ}59'01''$  East and a chord distance of 31.44 feet to a point of tangency; thence
21. North  $39^{\circ}59'16''$  East, a distance of 24.08 feet to a point; thence
22. North  $23^{\circ}56'53''$  East, a distance of 10.76 feet to a point of curvature; thence
23. Northeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 30.98 feet, a central angle of  $05^{\circ}54'59''$ , a chord bearing of North  $26^{\circ}54'22''$  East and a chord distance of 30.96 feet to a point of tangency; thence
24. North  $29^{\circ}51'52''$  East, a distance of 63.02 feet to a point of curvature; thence
25. Northeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 39.81 feet, a central angle of  $07^{\circ}36'14''$ , a chord bearing of North  $33^{\circ}39'59''$  East and a chord distance of 39.79 feet to a point; thence
26. Northeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 94.63 feet, a central angle of  $18^{\circ}04'23''$ , a chord bearing of North  $32^{\circ}03'21''$  East and a chord distance of 94.24 feet to a point; thence
27. Northeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 199.29 feet, a central angle of  $38^{\circ}03'41''$ , a chord bearing of North  $48^{\circ}21'17''$  East and a chord distance of 195.65 feet to a point; thence



28. Easterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 215.76 feet, a central angle of  $41^{\circ}12'29''$ , a chord bearing of North  $77^{\circ}03'58''$  East and a chord distance of 211.14 feet to a point; thence
  29. Northeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 112.43 feet, a central angle of  $21^{\circ}28'24''$ , a chord bearing of North  $61^{\circ}08'08''$  East and a chord distance of 111.78 feet to a point; thence
  30. Northeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 72.95 feet, a central angle of  $13^{\circ}55'59''$ , a chord bearing of North  $50^{\circ}48'22''$  East and a chord distance of 72.77 feet to a point of tangency; thence
  31. North  $57^{\circ}46'22''$  East, a distance of 38.20 feet to a point of curvature; thence
  32. Northeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 28.03 feet, a central angle of  $05^{\circ}21'14''$ , a chord bearing of North  $60^{\circ}26'59''$  East and a chord distance of 28.02 feet to a point; thence
  33. Northeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 66.05 feet, a central angle of  $12^{\circ}36'51''$ , a chord bearing of North  $39^{\circ}37'04''$  East and a chord distance of 65.91 feet to a point; thence
  34. Northwesterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 30.27 feet, a central angle of  $05^{\circ}46'53''$ , a chord bearing of North  $64^{\circ}41'24''$  West and a chord distance of 30.28 feet to a point; thence
  35. Westerly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 50.58 feet, a central angle of  $09^{\circ}39'35''$ , a chord bearing of North  $73^{\circ}45'28''$  West and a chord distance of 50.52 feet to a point; thence
  36. Westerly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 138.15 feet, a central angle of  $26^{\circ}23'07''$ , a chord bearing of North  $74^{\circ}51'40''$  West and a chord distance of 136.94 feet to a point; thence
  37. Northwesterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 83.14 feet, a central angle of  $15^{\circ}52'44''$ , a chord bearing of North  $55^{\circ}35'02''$  West and a chord distance of 82.88 feet to a point; thence
  38. North  $42^{\circ}21'20''$  East, a distance of 352.39 feet along the southeasterly sideline of Interstate Route 287 (variable width right of way) to a point; thence
  39. North  $38^{\circ}09'28''$  East, a distance of 312.70 feet continuing along said southerly sideline of Interstate Route 287 to a point; thence
- Along the line of a stream buffer easement crossing Lots 2, 3 & 5 Block 803, the following thirteen courses being courses 40 through 52 inclusive:
40. Easterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 63.06 feet, a central angle of  $12^{\circ}02'39''$ , a chord bearing of South  $69^{\circ}32'57''$  East and a chord distance of 62.95 feet to a point; thence

\\snp01\cadd\464-11\Drawings\Drawings\2018\464-11 - COMMERCIAL TECHNICIAN SITE PLAN FOR PERMITS\464-11.dwg



41. Southeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 101.64 feet, a central angle of  $19^{\circ}24'44''$ , a chord bearing of South  $61^{\circ}36'18''$  East and a chord distance of 101.16 feet to a point; thence
  42. Southeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 233.67 feet, a central angle of  $44^{\circ}37'43''$ , a chord bearing of South  $43^{\circ}09'40''$  East and a chord distance of 227.81 feet to a point of tangency; thence
  43. South  $20^{\circ}50'48''$  East, a distance of 32.64 feet to a point of curvature; thence
  44. Southerly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 29.15 feet, a central angle of  $05^{\circ}34'01''$ , a chord bearing of South  $18^{\circ}03'48''$  East and a chord distance of 29.14 feet to a point; thence
  45. North  $72^{\circ}44'29''$  East, a distance of 13.40 feet to a point of curvature; thence
  46. Easterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 13.88 feet, a central angle of  $02^{\circ}39'01''$ , a chord bearing of North  $74^{\circ}03'59''$  East and a chord distance of 13.87 feet to a point tangency; thence
  47. North  $75^{\circ}23'30''$  East, a distance of 41.83 feet to a point of curvature; thence
  48. Easterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 51.31 feet, a central angle of  $09^{\circ}47'56''$ , a chord bearing of North  $80^{\circ}17'28''$  East and a chord distance of 51.24 feet to a point; thence
  49. Easterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 15.92 feet, a central angle of  $03^{\circ}02'24''$ , a chord bearing of North  $70^{\circ}23'46''$  East and a chord distance of 15.92 feet to a point of tangency; thence
  50. North  $71^{\circ}54'58''$  East, a distance of 41.24 feet to a point of curvature; thence
  51. Easterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 66.21 feet, a central angle of  $12^{\circ}38'44''$ , a chord bearing of North  $78^{\circ}14'20''$  East and a chord distance of 66.08 feet to a point of tangency; thence
  52. North  $84^{\circ}33'42''$  East, a distance of 98.46 feet to a point; thence
- Along the westerly sideline of North Maple Avenue (variable width right of way), the following seven courses being courses 53 through 59 inclusive:
53. South  $10^{\circ}08'58''$  East, a distance of 51.01 feet to a point of curvature; thence
  54. Southerly along a curve bearing to the right having a radius of 975.00 feet, an arc distance of 20.35 feet, a central angle of  $01^{\circ}11'45''$ , a chord bearing of South  $09^{\circ}33'06''$  East and a chord distance of 20.35 feet to a point of tangency; thence
  55. South  $01^{\circ}06'34''$  West, a distance of 87.91 feet to a point; thence
  56. North  $88^{\circ}53'26''$  West, a distance of 75.00 feet to a point; thence
  57. South  $01^{\circ}06'34''$  West, a distance of 50.00 feet to a point; thence
  58. South  $88^{\circ}53'26''$  East, a distance of 74.50 feet to a point; thence

\\p22\p21 - 300-49246-176-Landry\Drawings\CD\Drawings\046-11 - BERM/IDE TO HWY\SP1\TSSM\BLUE CHS\4699MKT1.dwg





464-11  
July 20, 2018  
Page 5 of 5

59. South  $01^{\circ}06'34''$  West, a distance of 383.30 feet to the point and place of beginning.

CONTAINS: 26.596 Acres -- Subject to easements, covenants, agreements and restrictions of record.

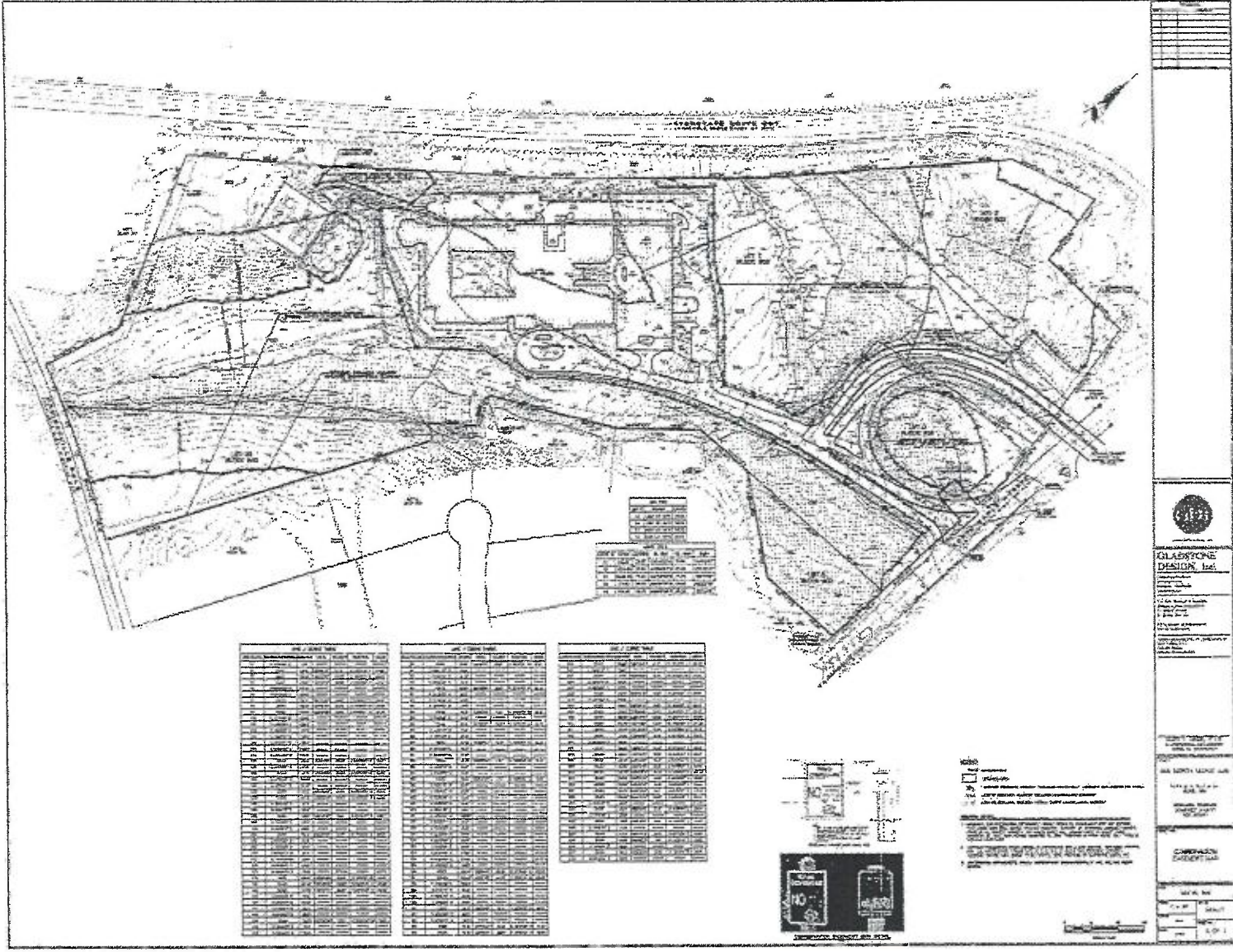
The foregoing description was prepared in accordance with a plan entitled "Conservation Easement Map, 300 North Maple Ave., Lots 2, 3, 5, 6 & 23 Block 803, Bernards Township, Somerset County, New Jersey," dated July 20, 2018, prepared by Gladstone Design, Inc.

---

KURT T. HANKE, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
NJ LICENSE No. 24GS04037600

GLADSTONE DESIGN, INC. 1100 South Delaware Avenue, Suite 200, Newark, NJ 07102-2200  
Tel: 973-261-1100 Fax: 973-261-1101 Email: kurt@gladstone-design.com

# SCHEDULE B



STATE OF NEW JERSEY )  
 ) ss:  
COUNTY OF SOMERSET )

I CERTIFY that on 7/28, 2020, Rhonda Pisano personally came before me  
and this person acknowledged under oath, to my satisfaction, that:

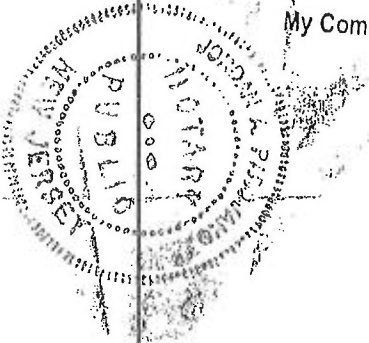
- (a) this person is the Clerk of the **TOWNSHIP OF BERNARDS**, the  
municipal corporation named in the attached document;
- (b) this person is the attesting witness to the signing of this document by the  
proper municipal officer who is James Baldassare, Jr., the Mayor of the  
municipal corporation;
- (c) this document was signed and delivered by the municipal corporation as  
its duly authorized voluntary act;
- (d) this person knows the proper seal of the municipal corporation which was  
affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Rhonda Pisano  
Rhonda Pisano, Clerk

Signed and sworn to before me on  
August 27<sup>th</sup>, 2020

Jordan A. Padovano  
Name:  
Title:

JORDAN A. PADOVANO  
Notary Public of New Jersey  
ID NO. 50102857  
My Commission Expires April 10, 2024



STATE OF NEW JERSEY )  
COUNTY OF Essex ) ss.:

I CERTIFY that on JUNE 24, 2020, STEVEN D. COHEN personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed and delivered the attached document as SR. MANAGING ASSOCIATE GENERAL COUNSEL of VERIZON CORPORATE SERVICES GROUP INC., the corporation named in the attached document.
- (b) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors.

  
\_\_\_\_\_  
NOTARY PUBLIC OR ATTORNEY AT  
LAW OF NEW JERSEY

LOURDES J. BLANCO  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50076511  
My Commission Expires 2/12/2023





Steve Peter  
Somerset County Clerk  
20 Grove Street  
P.O. Box 3000  
Somerville, NJ 08876

\*\*\*\*\*

Date Recorded:	9/4/2020	11:59:27 AM
Recorded By:	LEONARDI	
Book & Page:	OPR 7245	2515-2531
Instrument No.:	2020040790	
Number of Pages:	17	
Document Type:	EASEMENT	

Recording Fee (inc all addtl charges): \$193.00

\*\*\*\*\*

**DO NOT DISCARD**



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



INSTRUMENT # 2020040749

BOOK: 7245 PAGE: 2199-2217

(Official Use Only)

DATE OF DOCUMENT: July 28, 2020	TYPE OF DOCUMENT: Wetlands Conservation Easement
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) Verizon Corporate Services Group Inc.	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee) The Township of Bernards
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY:	MAILING ADDRESS OF GRANTEE:  WILENTZ GOLDMAN & PO BOX 10 WOODBIDGE, NJ 07095
BLOCK:	
LOT:	
CONSIDERATION:	

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

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

APPROVED AS TO FORM ON 4/1/2020  
TOWNSHIP ENGINEER'S REVIEW  
OF METES AND BOUNDS DESCRIPTION  
REVIEWED (SIGNED AND DATE)

JOH. DRILL, ESQ., BERNARDS TOWNSHIP ATTORNEY

Record and Return to:  
Rhonda Pisano, Clerk  
Bernards Township  
One Collyer Lane  
Basking Ridge, New Jersey 07920

Prepared by:  
Jonathan Drill, Esq.  
Bernards Township Conflict Attorney

**WETLANDS CONSERVATION EASEMENT**  
[Lots 2, 3, 5, 6 and 23 in Block 803]

THIS EASEMENT is made on the 28th day of April, 2020,  
between:

VERIZON CORPORATE SERVICES GROUP INC., having an address at One Verizon Way, Basking Ridge, New Jersey 07920, hereinafter called the "Grantor," and

THE TOWNSHIP OF BERNARDS, a Municipal Corporation of the County of Somerset, State of New Jersey, having its principal offices at One Collyer Lane, Basking Ridge, New Jersey 07920, hereinafter called the "Grantee."

**WITNESSETH**

WHEREAS, Grantor is the fee simple title owner of that certain tract of land lying and being in the Township of Bernards, County of Somerset and State of New Jersey, which tract of land is identified as Lots 2, 3, 5, 6, and 23 in Block 803 on the Tax Map of the Township of Bernards, in Somerset County, New Jersey, located at 300 North Maple Avenue (the "Property"), and

WHEREAS, Grantor, on June 6, 2018, received approval of variances for the replacement of two signs ("Signs") on the Property from the Bernards Township Zoning Board of Adjustment ("Board"), with a Memorializing Resolution of Approval adopted on July 12, 2018, Case No. ZB18-006 (the "Approval"); and

WHEREAS, in conjunction with this Approval, the Grantor is required to grant to the Grantee, among other conditions, a wetlands conservation easement affecting a portion of the Property; and

WHEREAS, the portion of the Property subject to this Easement is more particularly described by metes and bounds description entitled "Deed Description of Bernards Township Wetlands Conservation Easement Over Lots 2, 3, 5, 6 and 23, Block 803, Bernards Township, Somerset County, New Jersey" dated July 20, 2018; , which description is attached hereto as Schedule A and made a part hereof; and as shown on a map entitled "Conservation Easement Map, 300 North Maple Avenue, Tax Lots 2, 3, 5, 6 and 23, Block 803, Township of Bernards,

Ordinance # 2447

REVIEWED AND APPROVED AS TO FORM ON 11/1/2018  
DATE  
(SIGNED) TO TOWNSHIP ENGINEER'S REVIEW  
AND APPROVAL OF METES AND BOUNDS DESCRIPTION

JOHN E. BRILL, ESQ., ATTORNEY

Somerset County, New Jersey," dated July 20, 2018 (the "Map"), which is attached hereto as Schedule B and made a part hereof, which description and Map were prepared by Gladstone Design, Inc., N.J. Certificate of Authority No. 24GA28034400 (hereinafter the portion of the Property subject to the terms and restrictions herein is referred to as the "Easement Area"); and

**WHEREAS**, the Grantor desires to grant to Grantee a wetlands conservation easement over the Easement Area on the Property;

**NOW, THEREFORE**, Grantor, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and dedicate unto Grantee, its successors and assigns, forever, a non-public perpetual easement for the purpose of preservation and conservation of land located within the Easement Area on the Property.

Within the Easement Area, the following terms and conditions shall apply, it being the intention of the parties that the Easement Area shall be preserved in its natural and existing state in perpetuity, except as specifically noted herein:

1. Grantor may convey, mortgage, lease or otherwise transfer title or interest in the lands subject to this Easement provided, however, that the covenants and conditions herein remain superior to such conveyance, mortgage, lease, or transfer, it being the intention of the parties that this Agreement and its terms and conditions shall become a part of the chain of title and shall run with the land.

2. This easement grant and all provisions herein are subordinate to the right of the Grantor, expressly reserved, to construct, maintain and repair on, over, under and within the Easement Area the Signs, those improvements depicted and specifically shown on the Map existing on the date hereof or to be located within the Easement Area, and any utility connections and drainage facilities or structures necessary thereto, (collectively, the "Improvements"). The Grantor further reserves the right within the Easement Area to clear, grade, excavate and fill as necessary to construct, maintain and repair the Improvements. Accordingly and notwithstanding anything to the contrary set forth in this Conservation Easement, the Grantor shall be permitted to use and locate within the Easement Area (i) the Improvements and (ii) any use or structure shown on any plan that may be approved in the future by the Bernards Township Planning Board or Zoning Board of Adjustment.

3. Except as permitted in this Conservation Easement Agreement, the Grantor shall not change any features of the natural landscape or general topography of the Easement Area nor remove any trees, shrubs, or other vegetation, except as necessary for the construction,



REVIEWED

PROVED AS TO FORM ON

4/17/2020

DATE

TOWNSHIP ENGINEER'S REVIEW  
OF METES AND BOUNDS DESCRIPTION

AND AT

JANE DRILL, ESQ., DEEDS ATTORNEY

maintenance and repair of the Improvements without the prior written approval of the Grantee; provided, however, that the Grantor may, without such written approval, remove or prune dead or diseased foliage that may reasonably be expected to threaten the surrounding foliage.

4. No activities by any person shall be permitted within the Easement Area which might be detrimental to wetland areas, drainage, flood control, springs, water conservation, water quantity or quality protection, erosion control, soil conservation or vegetation protection, and no other act or uses detrimental to the preservation of the Easement Area shall be permitted. Except as permitted in this Conservation Easement Agreement, the Grantor shall not make any changes within the Easement Area that will affect existing drainage, flood control, erosion control or soil conservation, except as necessary to construct, maintain and repair the Improvements, without the prior written consent of the Grantee, except as necessary to construct, maintain and repair the Improvements herein permitted.

5. No topsoil, sand, gravel, loam, rock, minerals or other materials shall be excavated within or removed from the Easement Area, nor shall any fill be deposited, except as necessary for construction, maintenance and repair of the Improvements, unless the prior written consent of the Grantee is secured, except as necessary to construct, maintain and repair the Improvements herein permitted.

6. The Grantor shall not deposit, or allow to be deposited, any trash, waste or any other materials within the Easement Area and shall not use the Easement Area for the storage of materials whatsoever.

7. No solid or liquid materials which might pollute or otherwise adversely affect the flow or quality of the water in any watercourse within or near the Easement Area shall be kept or stored by any person within the Easement Area or placed in or discharged into any watercourse traversing or protected by the Easement Area.

8. No advertising signs, buildings or other structures, other than the Improvements (including the Signs), shall be erected in the Easement Area unless application therefore, with plans and specifications, have been filed with and approved by the Grantee and the Board; however, improvements and structures existing on the date of this Agreement may be maintained and repaired unless shown and designated as "to be removed" upon the Map.

9. No automobiles, snowmobiles, dune buggies, motorcycles, all-terrain vehicles, mopeds or any other type of motorized vehicles shall be permitted on the Easement Area, except those as may specifically be used in connection with (a) maintenance of the Easement Area herein, or (b) construction, maintenance and repair of the Improvements; and no roads, drives or

REVIEW

APPROVED AS TO FORM ON

4/1/2020

DATE

770 TOWNSHIP ENGINEER'S REVIEW

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OF METES AND BOUNDS DESCRIPTION

FOR DRILLING, EROSION, AND REMEDIATION

trails for motorized vehicles shall be constructed or maintained within the Easement Area unless shown on the originally approved Map.

10. Notwithstanding anything to the contrary set forth in this Conservation Easement Agreement, Grantor may use the Easement Area for any purpose or activity expressly authorized by the New Jersey Department of Environmental Protection ("NJDEP") under a statewide general permit issued pursuant to N.J.A.C. § 7:7A-4.1 *et seq.* (or the successor thereto), for the Property; use that portion of the Easement Area which is a wetlands transition area for any purpose or activity (i) which is permitted in wetlands transition areas under N.J.A.C. § 7:7A-2.6(b) *et seq.* (or the successor thereto), or (ii) which is expressly authorized by the NJDEP under a transition area waiver issued pursuant to N.J.A.C. § 7:7A-6.1 *et seq.* (or the successor thereto); and may perform any environmental remediation activities required by law, or any other NJDEP-authorized activity within the Easement Area deemed necessary or appropriate by Grantor, with the written concurrence of the NJDEP or the Bernards Township Engineer.

Notwithstanding anything to the contrary set forth in this Paragraph, the terms, restrictions and conditions outlined in this Easement shall be deemed to control in the Easement Area, and any deviation from the terms herein by the Grantor or its successors or assigns shall require written approval from the Bernards Township Engineer.

11. The Grantee, its employees and agents, are permitted to enter the Easement Area for the purpose of ascertaining compliance with the terms of this Easement. Nothing contained herein shall be construed to require the Grantee to maintain the Easement Area.

12. This Easement shall be subject to and read in conjunction with:

- a. Any other easements shown on the Map; and
- b. Any other easements entered into by the parties hereto for the Property.

13. It is the intention of the parties hereto that the Easement Area will remain undisturbed and forever wild except as specifically provided herein.

It is understood and agreed that this Easement agreement confers upon the Grantee no rights of title or use of the Easement Area, and nothing herein shall be construed to permit public access to or use of the Easement Area nor to require the Grantee to maintain the Easement Area. Nothing herein shall be construed to limit the Grantor's right of access to and use of the Easement Area except as herein provided.

The Grantor covenants that it is lawfully seized of the Property and the Easement Area, and that they have the right to restrict same. The parties hereto each warrant and represent to each other knowing and intending that the respective parties are relying thereon in executing this



RECEIVED AND APPROVED AS TO FORM ON 1/7/2024

OBJECT TO TOWNSHIP ENGINEER'S REPORT  
ADJUDICATION OF METES AND BOUNDS DEED

*[Signature]*

QUANTANER DRILL, INC. ATTORNEYS

Easement, that they each have the power and authority to enter into this Easement, to grant and receive the Easement contemplated herein, and to perform their respective obligations hereunder.

Wherever in this Easement any party shall be designated, or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation. All the terms, covenants and conditions herein contained shall be for and shall inure to the benefit of, and shall bind, the respective parties hereto, and their heirs, executors, administrators, personal or legal representatives, successors and assigns, respectively. In all references herein to any party, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In the event of any violation of the covenants and conditions contained in this Easement, the Grantee or its designee shall be entitled to recover, in any action to enforce the terms hereof, reasonable attorneys' fees and costs (including but not limited to witnesses and expert witnesses). In the event that Grantee seeks legal redress on account of a breach by the Grantor, or its successors or assigns, and/or in the event the Grantee is required to take steps on account of a breach of the terms or conditions hereof by the Grantor or its successors or assigns, then all reasonable and necessary costs and expenses incurred by the Township or caused by the breach, may be recovered against the responsible party in an action to enforce the terms and conditions hereof brought by the Township in a court of competent jurisdiction.

In the event any one or more of the provisions in this Easement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, but this Easement shall be construed as if such invalid, illegal or unenforceable provision had never been included herein.

The provisions of this Agreement may not be amended, modified or terminated without the express written consent of the Township of Bernards, and no such amendment, modification or termination shall be effective for any purpose unless set forth in writing, signed by the appropriate municipal officials and recorded with the appropriate county recording officer.

This Agreement shall in all respects to be governed by and construed in accordance with the laws of the State of New Jersey.

REVIEWED AND APPROVED AS TO FORM ON 4/7/2020 DATE  
SUBJECT TO TOWNSHIP ENGINEER'S REVIEW  
APPROVAL OF METES AND BOUNDS DESCRIPTION

JONATHAN E. DRILL, ESQ., BOARD ATTORNEY

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, or caused this document to be signed by their proper corporate officers and their corporate seal to be set hereto, as appropriate.

GRANTOR:  
VERIZON CORPORATE SERVICES GROUP  
INC.

By: [Signature]  
Name: STEVEN D. COHEN  
Title: SR. MANAGING ASSOCIATE GENERAL  
COUNSEL

Dated: 7/28, 2020

ATTEST:

Rhonda Pisano  
Name: Rhonda Pisano  
Title: Township Clerk

Dated: 7/28, 2020

GRANTEE:  
TOWNSHIP OF BERNARDS

By: [Signature]  
Name: James Baldassare, Jr.  
Title: Mayor

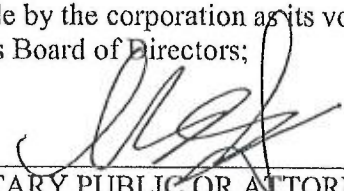




STATE OF NEW JERSEY )  
COUNTY OF ESSEX ) ss.:

I CERTIFY that on JUNE 24, 2020, STEVEN D. COHEN personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed and delivered the attached document as SR. MANAGING ASSOCIATE General Counsel of VERIZON CORPORATE SERVICES GROUP INC., the corporation named in the attached document.
- (b) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors;

  
\_\_\_\_\_  
NOTARY PUBLIC OR ATTORNEY AT  
LAW OF NEW JERSEY  
My Commission Expires:

LOURDES J. BLANCO  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50076511  
My Commission Expires 2/12/2023

SCHEDULE A

**GLADSTONE DESIGN, Inc.**

Consulting Engineers  
Land Surveyors  
Landscape Architects  
Land Planners

265 Main Street, P.O. Box 400  
Gladstone, New Jersey 07934  
T: (908) 234-6309  
F: (908) 719-3320  
www.gladstonedesign.com

Ronald A. Kennedy, P.E., P.P., CME, LEED AP  
Kurt T. Haeu, P.E.S.  
Robert C. Morris  
Robert C. Montello, P.E.

July 20, 2018  
464-11

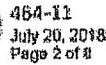
**DEED DESCRIPTION  
OF  
BERNARDS TOWNSHIP  
WETLANDS CONSERVATION EASEMENT  
OVER LOTS 2, 3, 5, 6 & 23 BLOCK 803  
BERNARDS TOWNSHIP  
SOMERSET COUNTY, NEW JERSEY**

**TRACT I**

BEGINNING at a point in the southeasterly sideline of Interstate Route 287 (variable width right of way), said point being distant 81.92 feet measured South 86°29'22" West along said southeasterly sideline of Interstate Route 287 from its intersection with the westerly sideline of North Maple Avenue (variable width right of way), and from said beginning point running; thence

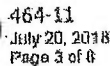
Along the line of a wetlands conservation easement crossing Lots 2, 3 and 5 Block 803, the following twenty-two courses being courses 1 through 22 inclusive:

1. South 41°37'22" East, a distance of 13.61 feet to a point of curvature; thence
2. Southeasterly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 23.55 feet, a central angle of 08°59'44", a chord bearing of South 37°07'30" East and a chord distance of 23.53 feet to a point; thence
3. Southeasterly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 105.23 feet, a central angle of 40°11'38", a chord bearing of South 38°13'16" East and a chord distance of 100.00 feet to a point of compound curvature; thence
4. Southwesterly along a curve bearing to the right having a radius of 20.00 feet, an arc distance of 36.62 feet, a central angle of 104°36'49", a chord bearing of South 34°10'58" West and a chord distance of 31.65 feet to a point of tangency; thence
5. South 86°29'22" West, a distance of 115.65 feet to a point; thence
6. South 03°30'38" East, a distance of 96.57 feet to a point; thence
7. Southwesterly along a curve bearing to the left having a radius of 480.00 feet, an arc distance of 65.77 feet, a central angle of 07°51'02", a chord bearing of South 65°01'55" West and a chord distance of 65.72 feet to a point of compound curvature; thence



9. Southwesterly along a curve bearing to the left having a radius of 350.00 feet, an arc distance of 169.23 feet, a central angle of  $27^{\circ}42'10''$ , a chord bearing of South  $47^{\circ}15'19''$  West and a chord distance of 167.58 feet to a point of compound curvature; thence
  10. Southerly along a curve bearing to the left having a radius of 185.00 feet, an arc distance of 137.53 feet, a central angle of  $42^{\circ}35'39''$ , a chord bearing of South  $12^{\circ}06'24''$  West and a chord distance of 134.39 feet to a point of tangency; thence
  11. South  $09^{\circ}11'25''$  East, a distance of 60.38 feet to a point; thence
  12. South  $16^{\circ}54'35''$  West, a distance of 60.22 feet to a point; thence
  13. South  $10^{\circ}03'05''$  West, a distance of 32.20 feet to a point; thence
  14. South  $49^{\circ}06'10''$  West, a distance of 13.85 feet to a point; thence
  15. South  $84^{\circ}45'11''$  West, a distance of 23.57 feet to a point; thence
  16. South  $63^{\circ}00'00''$  West, a distance of 143.16 feet to a point; thence
  17. North  $47^{\circ}38'40''$  West, a distance of 150.74 feet to a point of curvature; thence
  18. Northwesterly along a curve bearing to the left having a radius of 255.00 feet, an arc distance of 59.44 feet, a central angle of  $13^{\circ}21'20''$ , a chord bearing of North  $54^{\circ}19'20''$  West and a chord distance of 59.31 feet to a point of tangency; thence
  19. North  $81^{\circ}00'00''$  West, a distance of 41.12 feet to a point of curvature; thence
  20. Northwesterly along a curve bearing to the right having a radius of 245.00 feet, an arc distance of 57.11 feet, a central angle of  $13^{\circ}21'20''$ , a chord bearing of North  $54^{\circ}19'20''$  West and a chord distance of 56.98 feet to a point of tangency; thence
  21. North  $47^{\circ}38'40''$  West, a distance of 136.80 feet to a point; thence
  22. South  $42^{\circ}21'20''$  West, a distance of 127.02 feet to a point; thence
  23. Northwesterly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 20.06 feet, a central angle of  $07^{\circ}39'44''$ , a chord bearing of North  $51^{\circ}28'32''$  West and a chord distance of 20.04 feet to a point; thence
  24. North  $42^{\circ}21'20''$  East, a distance of 242.36 feet along the southeasterly sideline of Interstate Route 287 to a point; thence
  25. North  $38^{\circ}09'28''$  East, a distance of 529.03 feet continuing along said southeasterly sideline of Interstate Route 287 to a point; thence
- Along the line of a wetlands conservation easement crossing Lot 3 Block 803, the following seven courses being courses 25 through 31 inclusive:
25. Southeasterly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 40.39 feet, a central angle of  $15^{\circ}25'44''$ , a chord bearing of South  $44^{\circ}07'40''$  East and a chord distance of 40.27 feet to a point; thence

U.S. Patent and Trademark Office, Washington, DC 20503-1400



26. North 66°15'25" East, a distance of 32.11 feet to a point; thence
27. North 65°02'17" East, a distance of 26.24 feet to a point of curvature; thence
28. Easterly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 13.07 feet, a central angle of 04°50'39", a chord bearing of North 67°32'07" East and a chord distance of 13.07 feet to a point of tangency; thence
29. North 70°01'56" East, a distance of 44.54 feet to a point; thence
30. North 66°28'05" East, a distance of 26.82 feet to a point of curvature; thence
31. Easterly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 60.12 feet, a central angle of 22°57'49", a chord bearing of North 77°56'59" East and a chord distance of 59.72 feet to a point; thence
32. South 10°08'58" East, a distance of 107.44 feet along the southeasterly sideline of Interstate Route 287 to a point; thence
33. North 86°29'22" East, a distance of 142.91 feet continuing along the southeasterly sideline of Interstate Route 287 to the point and place of beginning.

TRACT 1 CONTAINS: 8.013 Acres - Subject to easements, covenants, agreements and restrictions of record.

## FACT II

**BEGINNING** at a point in the westerly sideline of North Maple Avenue (variable width right of way), said point being distant the following two courses measured along said westerly sideline of North Maple Avenue from its intersection with the line dividing Lots 2 and 5 Block 803:

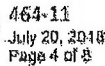
- i) North 88°53'26" West, a distance of 52.23 feet to a point; thence
- ii) North 01°06'34" East, a distance of 14.71 feet to a point and from said beginning point running; thence

Along the line of a wetlands conservation easement crossing Lot 5 Block 803, the following ten courses being courses 1 through 10 inclusive:

1. South  $66^{\circ}19'56''$  West, a distance of 61.38 feet to a point; thence
2. South  $76^{\circ}34'06''$  West, a distance of 41.44 feet to a point; thence
3. South  $86^{\circ}49'23''$  West, a distance of 38.01 feet to a point; thence
4. North  $74^{\circ}04'06''$  West, a distance of 32.54 feet to a point; thence
5. North  $84^{\circ}49'13''$  West, a distance of 20.86 feet to a point; thence
6. North  $49^{\circ}33'17''$  West, a distance of 17.17 feet to a point of curvature; thence
7. Northerly along a curve bearing to the right having a radius of 75.00 feet, an arc distance of 86.04 feet, a central angle of  $65^{\circ}43'41''$ , a chord bearing of North  $16^{\circ}41'27''$  West and a chord distance of 81.40 feet to a point of compound curvature; thence

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8. Northeasterly along a curve bearing to the right having a radius of 130.00 feet, an arc distance of 214.64 feet, a central angle of  $94^{\circ}28'06''$ , a chord bearing of North  $63^{\circ}24'27''$  East and a chord distance of 190.88 feet to a point of compound curvature; thence
9. Southeasterly along a curve bearing to the right having a radius of 300.00 feet, an arc distance of 110.63 feet, a central angle of  $21^{\circ}07'41''$ , a chord bearing of South  $58^{\circ}47'39''$  East and a chord distance of 110.00 feet to a point; thence
10. South  $01^{\circ}06'34''$  West, a distance of 57.51 feet to a point; thence
11. North  $88^{\circ}53'26''$  West, a distance of 40.00 feet along the westerly sideline of North Maple Avenue to a point; thence
12. South  $01^{\circ}06'34''$  West, a distance of 35.29 feet continuing along said westerly sideline of North Maple Avenue to the point and place of beginning.

TRACT II CONTAINS: 0.895 Acres - Subject to easements, covenants, agreements and restrictions of record.

TRACT III

**BEGINNING** at a point in the westerly sideline of North Maple Avenue (variable width right of way) where the same is intersected by the line dividing Lots 6 and 7 Block 803, and from said beginning point running; thence

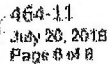
Along the line dividing Lots 2, 6 and 23 Block 803 and Lots 7, 13 and 14 Block 803, the following ten courses being courses 1 through 10 inclusive:

1. South  $83^{\circ}14'12''$  West, a distance of 194.88 feet to a point; thence
2. North  $58^{\circ}29'58''$  West, a distance of 240.00 feet to a point; thence
3. South  $83^{\circ}14'12''$  West, a distance of 137.55 feet to a point; thence
4. South  $43^{\circ}42'33''$  West, a distance of 193.63 feet to a point; thence
5. South  $56^{\circ}29'40''$  West, a distance of 292.19 feet to a point; thence
6. South  $08^{\circ}26'46''$  West, a distance of 15.01 feet to a point; thence
7. South  $30^{\circ}05'44''$  East, a distance of 60.49 feet to a point; thence
8. South  $44^{\circ}58'11''$  West, a distance of 105.07 feet to a point; thence
9. South  $57^{\circ}05'14''$  East, a distance of 38.35 feet to a point; thence
10. South  $25^{\circ}47'46''$  West, a distance of 259.65 feet to a point; thence

Along the line of a wetlands conservation easement crossing Lot 23 Block 803, the following fifteen courses being courses 11 through 25 inclusive:

11. South 52°19'18" West, a distance of 64.96 feet to a point; thence
12. South 51°39'27" West, a distance of 20.52 feet to a point; thence





- Along the line of a wetlands conservation easement crossing Lots 2 and 6 Block 803, the following thirty courses being courses 33 through 63 inclusive:

33. North 31°28'06" East, a distance of 42.32 feet to a point of curvature; thence
34. Northeasterly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 30.53 feet, a central angle of 11°39'41", a chord bearing of North 37°17'57" East and a chord distance of 30.48 feet to a point of tangency; thence
35. North 43°07'47" East, a distance of 17.64 feet to a point; thence
36. North 20°14'00" East, a distance of 29.73 feet to a point of curvature; thence
37. Northeasterly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 87.70 feet, a central angle of 33°30'02", a chord bearing of North 36°59'01" East and a chord distance of 86.46 feet to a point of tangency; thence
38. North 53°44'02" East, a distance of 12.72 feet to a point; thence
39. North 33°58'47" East, a distance of 35.33 feet to a point of curvature; thence
40. Northeasterly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 15.73 feet, a central angle of 06°00'29", a chord bearing of North 36°59'01" East and a chord distance of 15.72 feet to a point of tangency; thence
41. North 39°59'16" East, a distance of 45.21 feet to a point; thence
42. North 23°56'53" East, a distance of 31.89 feet to a point of curvature; thence
43. Northeasterly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 15.49 feet, a central angle of 05°54'59", a chord bearing of North 26°54'22" East and a chord distance of 15.48 feet to a point of tangency; thence
44. North 29°51'52" East, a distance of 60.57 feet to a point; thence
45. North 42°41'59" West, a distance of 22.02 feet to a point; thence
46. North 59°38'36" West, a distance of 10.48 feet to a point; thence
47. North 75°00'00" East, a distance of 44.43 feet to a point; thence
48. North 29°51'52" East, a distance of 28.41 feet to a point; thence
49. North 15°00'00" West, a distance of 102.00 feet to a point; thence

Ученый секретарь: *С.В. Савин*



50. North 60°00'00" West, a distance of 46.67 feet to a point; thence
51. South 75°00'00" West, a distance of 33.00 feet to a point; thence
52. North 22°30'00" West, a distance of 31.00 feet to a point; thence
53. North 60°30'00" East, a distance of 86.00 feet to a point; thence
54. South 51°00'00" East, a distance of 99.58 feet to a point; thence
55. South 67°30'00" East, a distance of 219.81 feet to a point; thence
56. North 45°00'00" East, a distance of 157.00 feet to a point; thence
57. North 75°00'00" East, a distance of 113.00 feet to a point; thence
58. Northeasterly along a curve bearing to the right having a radius of 995.00 feet, an arc distance of 385.74 feet, a central angle of 22°12'44", a chord bearing of North 81°58'25" East and a chord distance of 383.33 feet to a point of compound curvature; thence
59. Easterly along a curve bearing to the right having a radius of 1,825.00 feet, an arc distance of 380.75 feet, a central angle of 11°57'13", a chord bearing of North 89°01'24" East and a chord distance of 380.06 feet to a point tangency; thence
60. North 75°00'00" East, a distance of 203.00 feet to a point; thence
61. South 07°51'12" East, a distance of 83.00 feet to a point; thence
62. South 05°24'43" West, a distance of 42.79 feet to a point; thence
63. South 33°30'03" East, a distance of 44.71 feet to a point; thence
64. South 01°08'34" West, a distance of 138.39 feet along the westerly sideline of North Maple Avenue to the point and place of beginning.

TRACT III CONTAINS: 10.701 Acres -- Subject to easements, covenants, agreements and restrictions of record.

#### TRACT IV

BEGINNING at a point in the southeasterly sideline of Interstate Route 287 (variable width right of way), said point being distant the following two courses measured along said southeasterly sideline of Interstate Route 287 from its intersection with the line dividing Lots 1 and 2 Block 803:

- i) North 46°44'16" East, a distance of 288.44 feet to a point; thence
- ii) North 45°26'29" East, a distance of 41.84 feet to a point and from said beginning point running; thence
1. North 45°26'29" East, a distance of 206.91 feet along the southeasterly sideline of Interstate Route 287 to a point; thence

Along the line of a wetlands conservation easement crossing Lot 2 Block 803, the following five courses being courses 2 through 6 inclusive:

\\snp001-61045564-115Survey Documents\Doc\464-11-07\086027\POB CONSERVATION EASEMENT - local.doc





464-11  
July 20, 2018  
Page 8 of 8

2. Easterly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 32.10 feet, a central angle of  $12^{\circ}15'45''$ , a chord bearing of South  $85^{\circ}01'37''$  East and a chord distance of 32.04 feet to a point; thence
3. South  $00^{\circ}00'00''$  West, a distance of 68.77 feet to a point; thence
4. South  $60^{\circ}30'00''$  West, a distance of 148.00 feet to a point of curvature; thence
5. Southwesterly along a curve bearing to the left having a radius of 92.00 feet, an arc distance of 76.29 feet, a central angle of  $47^{\circ}30'47''$ , a chord bearing of South  $36^{\circ}44'36''$  West and a chord distance of 74.12 feet to a point; thence
6. Northerly along a curve bearing to the right having a radius of 150.00 feet, an arc distance of 59.36 feet, a central angle of  $22^{\circ}40'24''$ , a chord bearing of North  $06^{\circ}01'59''$  West and a chord distance of 58.97 feet to the point and place of beginning.

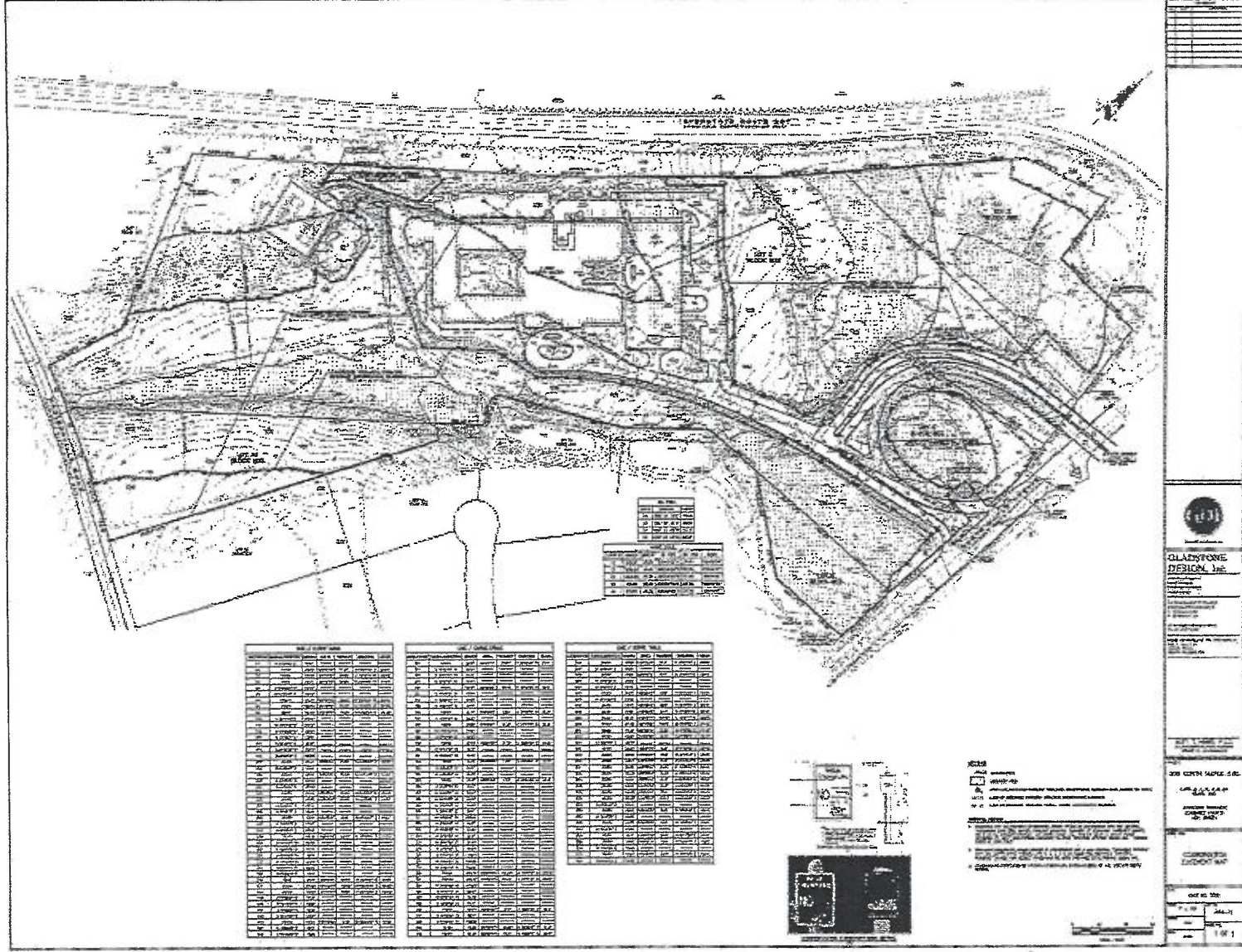
TRACT IV CONTAINS: 0.269 Acres - Subject to easements, covenants, agreements and restrictions of record.

The foregoing description was prepared in accordance with a plan entitled "Conservation Easement Map, 300 North Maple Ave., Lots 2, 3, 5, 6 & 23 Block 803, Bernards Township, Somerset County, New Jersey," dated July 20, 2018, prepared by Gladstone Design, Inc.

KURT T. HANIE, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
NJ LICENSE No. 24GS04037600

\\ussdca-20180718-11-Conservation Easement Description-464-11 - BERNARDS TOWNSHIP (NJ), BIDE CONSERVATION EASEMENT - plot 808

SCHEDULE B



STATE OF NEW JERSEY )  
 ) ss:  
COUNTY OF SOMERSET )

I CERTIFY that on 7/28/ 2020, Rhonda Pisano personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Clerk of the **TOWNSHIP OF BERNARDS**, the municipal corporation named in the attached document;
- (b) this person is the attesting witness to the signing of this document by the proper municipal officer who is James Baldassare, Jr., the Mayor of the municipal corporation;
- (c) this document was signed and delivered by the municipal corporation as its duly authorized voluntary act;
- (d) this person knows the proper seal of the municipal corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Rhonda Pisano  
Rhonda Pisano, Township Clerk

Signed and sworn to before me on  
August 27th, 2020.

Jordan A. Padovano  
Name: JORDAN A. PADOVANO  
Title: Notary Public of New Jersey  
ID NO. 50102857  
My Commission Expires April 10, 2024

4/10/2024



Steve Peter  
Somerset County Clerk  
20 Grove Street  
P.O. Box 3000  
Somerville, NJ 08876

\*\*\*\*\*

Date Recorded:	9/4/2020	10:55:40 AM
Recorded By:	BRIONES	
Book & Page:	OPR 7245	2199-2217
Instrument No.:	2020040749	
Number of Pages:	19	
Document Type:	EASEMENT	

Recording Fee (inc all addtl charges): \$213.00

\*\*\*\*\*

**DO NOT DISCARD**





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  
Somerset County, NJ  
2021 May 14 10:40 AM  
BK: 7342 PGS: 1930-1936  
Instrument # 2021030678  
Doc Type: AGTDEED  
Fee: \$93.00

(Official Use Only)

DATE OF DOCUMENT: <b>April 29, 2021</b>	TYPE OF DOCUMENT: <b>Deed Notice</b>
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) <b>Verizon Corp Services Group Inc.</b>	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee)
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY: <b>Bernards Twp.</b>	MAILING ADDRESS OF GRANTEE:
BLOCK: <b>803</b>	
LOT: <b>2</b>	
CONSIDERATION: <b>\$ 0.00</b>	

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

<p>DO NOT REMOVE THIS PAGE</p> <p>THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD</p> <p>RETAIN THIS PAGE FOR FUTURE REFERENCE</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------

Prepared by: Amanda M. Curley, Esq.

**DEED NOTICE**

(Flood Hazard Area Verification - Delineation of Riparian Zone Only)  
DLRP File No. 1802-20-0001.2 LUP 200001

This Deed Notice is made this 29 day of April, 2021, by VERIZON CORP SERVICES GROUP INC., owner of property located at Lot 2 in Block 803, in Bernards Township, New Jersey (together with his/her/their successors and assigns).

In accordance with N.J.A.C. 7:13-5.6, Flood Hazard Area Control Act Rules, the following DEED NOTICE shall be recorded in the Office of the Somerset County Clerk or the registrar of deeds and mortgages. A Flood Hazard Area Verification - Delineation of Riparian Zone Only (attached) was issued by the New Jersey Department of Environmental Protection which establishes the jurisdictional boundaries of regulated flood hazard areas and/or riparian zones.

The State of New Jersey has determined that all or a portion of this lot lies in a flood hazard area and /or riparian zone. Certain activities in flood hazard areas and riparian zones are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a flood hazard area permit. Contact the Division of Land Use Regulation at (609) 292-0060 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite.

IN WITNESS WHEREOF, the Owner has executed this Deed Notice as of the date written above.

ATTEST:

VERIZON CORP SERVICES GROUP INC.:

By: Abhishata Patel  
Name: Verizon - Real estate manager.  
Title:

# EXHIBIT A



## State of New Jersey

PHILIP D. MURPHY  
Governor

SHEILA Y. OLIVER  
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Division of Land Resource Protection  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)

SHAWN M. LATOURETTE  
Acting Commissioner

Daniel Walradt  
Verizon Corporate Services Group, Inc.  
One Verizon Way  
Basking Ridge, NJ 07920

Re: Flood Hazard Area Verification- Delineation of Riparian Zone Only  
File No.: 1802-20-0001.2 LUP 200001  
Applicant: Verizon Corporate Services Group, Inc. c/o Daniel Walradt  
Block: 803; Lot: Portion of Lot 2  
Bernards Township; Somerset County

Dear Mr. Walradt:

This letter is in response to your request for a flood hazard area verification along two unnamed tributaries to the Passaic River at the above-referenced site. This verification establishes the limits of the riparian zone onsite as shown on the approved plan described below. A Flood Hazard Area may exist on the property in question. However, the applicant has chosen not to verify the limits of the flood hazard area design flood elevation as a part of this application.

The riparian zone extends 300 feet from the top of bank along both sides of each regulated water on this site since the streams are located upstream and within the same HUC-14 watershed as Category One waters. If a discernible bank is not present along a regulated water, the top of bank shall be established per the definition cited in N.J.A.C. 7:13-1.2.

Please note that altering the land cover or topography in a flood hazard area, as well as clearing, cutting and/or removing vegetation within a riparian zone, are activities regulated under the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13A et .seq.), and may be prohibited or restricted in some cases. A flood hazard area permit is required prior to undertaking any regulated activity within a flood hazard area or riparian zone described at N.J.A.C. 7:13-2.4. Some projects may qualify for a permit-by-rule at N.J.A.C. 7:13-7, or may require general permits-by-certification, general permits, or an individual permit as listed in N.J.A.C. 7:13-8, 9, and 10, respectively. Projects situated entirely outside both the flood hazard area and riparian zone do not require a flood hazard area approval.

This verification is based on the best information presently available to the Division of Land Resource Protection (Division) and is subject to change if this information is no longer accurate or if additional information is made available to the Division including, but not limited to, information supplied by the applicant.



The drawing hereby approved consists of one (1) sheet prepared by D.F. Wisotsky, Professional Engineer, dated November 2, 2020, unrevised, and entitled:

“NJDEP FLOOD HAZARD AREA PERMIT PLAN FOR VERIZON CORPORATE SERVICES GROUP, INC. PROPOSED PARKING LOT EXPANSION BLK: 803 / LOT: 2, 3, 5, 6, & 23 300 NORTH MAPLE AVENUE BERNARDS TOWNSHIP SOMERSET COUNTY, NEW JERSEY RIPARIAN ZONE VERIFICATION PLAN”, Sheet Number 1

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Department that this information is recorded on the deed of each lot referenced in the verification:

1. The Department file number for the verification;
2. The approval and expiration dates of the verification;
3. The width and location of any riparian zone approved under the verification; and
4. The following statement: “The State of New Jersey has determined that all or a portion of this lot lies in a flood hazard area and/or riparian zone. Certain activities in flood hazard areas and riparian zones are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a flood hazard area permit. Contact the Division of Land Resource Protection at (609) 292-0060 or [www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse) for more information prior to any construction onsite.”

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Department constitutes a violation of the Flood Hazard Area Control Act rules and may result in suspension or termination of the verification and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:13-24.

A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Division's public records. Please note that this letter in no way legalizes any fill that may have been previously placed onsite, or any other regulated activities that may have previously occurred. Also, this determination does not affect the applicant's responsibility to obtain any local, State or Federal permits that may be required, such as local building permits or freshwater wetlands approvals.

This verification is valid for five years from its issuance date. A verification shall be extended, modified and/or transferred pursuant to N.J.A.C. 7:13-22. Pursuant to N.J.A.C. 7:13-5.3(c), if the Department issues a verification for a site, and within five years issues a permit for a regulated activity that relies upon the verification at that site, the Department shall automatically reissue the verification upon approval of the permit or authorization so that the verification and permit or authorization have the same expiration date. This automatic reissuance shall occur only once per verification and there is no fee for this reissuance. The reissued verification shall reflect any alterations to the flood hazard area design flood elevation, flood hazard area limit and/or floodway limit that will result from the regulated activities authorized under the permit authorization. All pre-construction and post-construction elevations and limits shall be demarcated on drawings approved under the reissued verification.

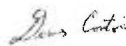
In accordance with N.J.A.C. 7:13-23, any person who is aggrieved by this decision may request a hearing within 30 days after notice of the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, 401 East State Street P.O. Box 402, 7<sup>th</sup> Floor Trenton, NJ 08625-0402 and submit a copy of the hearing request to the Director of the Division of Land Resource Protection, at the address set forth at N.J.A.C. 7:13-1.3. This request must include the information listed at N.J.A.C. 7:13-



23.1(c) on a adjudicatory hearing request form, available from the Department, at the address set forth at N.J.A.C. 7:13-1.3. The DEP Bulletin is available through the Department's website at [www.nj.gov/dep](http://www.nj.gov/dep) and the Checklist is available through the Division's website at [www.nj.gov/dep/landuse/forms/.html](http://www.nj.gov/dep/landuse/forms/.html).

Please contact me at [Dennis.Contois@dep.nj.gov](mailto:Dennis.Contois@dep.nj.gov) or by telephone at (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Division's file number in all communication.

Sincerely,



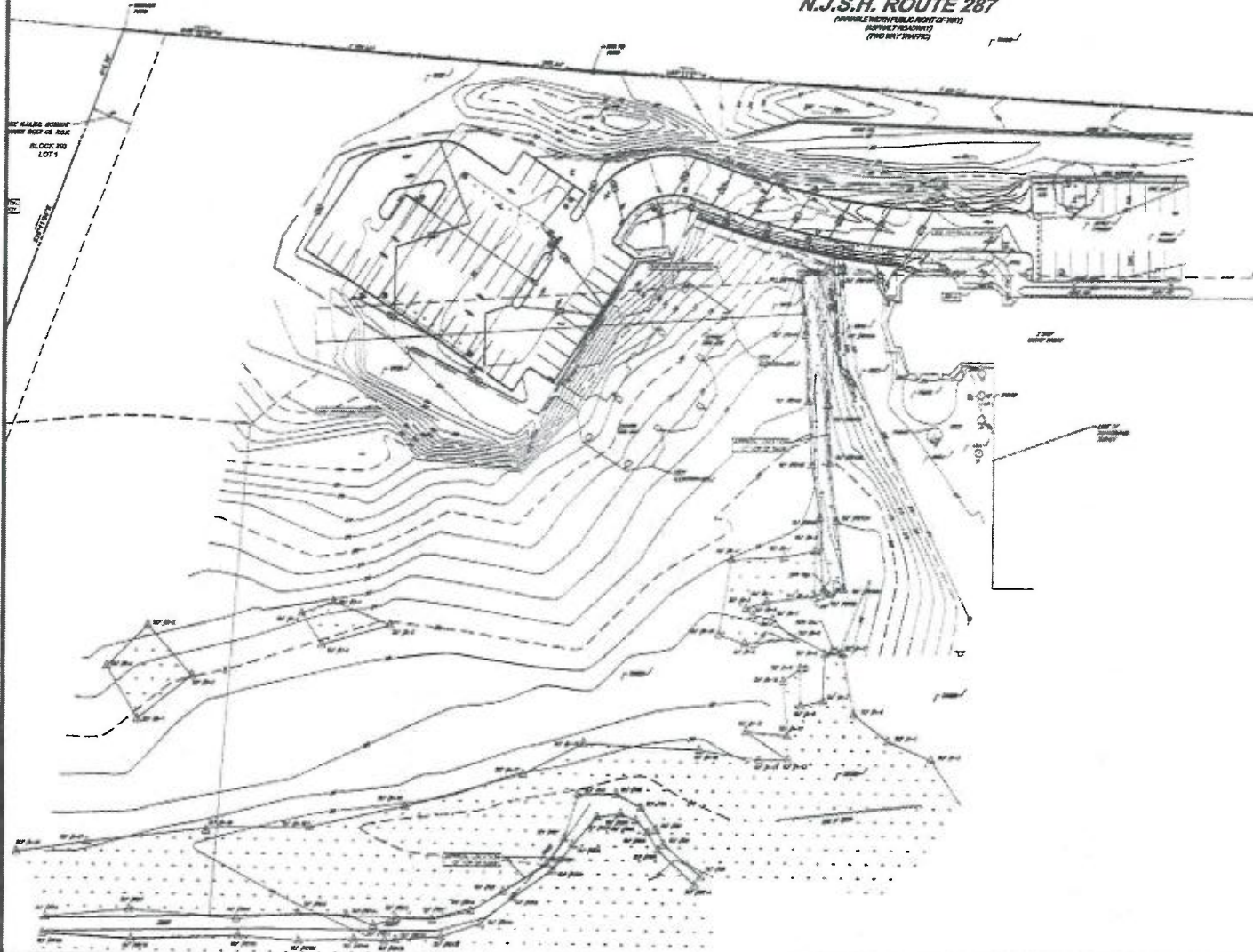
Digitally signed  
by dennis  
contois

Dennis Contois  
Supervising Engineer  
Bureau of Inland Regulation

- c. Bernards Township Clerk  
Bernards Township Construction Official  
Bernards Township Engineer  
Michelle Measday, Bohler Engineering NJ, L.L.C. - Agent



**N.J.S.H. ROUTE 287**  
(APPROXIMATE PUBLIC RIGHT OF WAY)  
(SUPPORT READINGS)  
(TWO WAY TRAFFIC)



**BOHLER**  
SITE CIVIL AND CONSTRUCTION ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

## REVISIONS

[illegible]

FOR EXHIBIT  
PURPOSES ONLY

PROJECT NO.:	200054
DRAWN BY:	ATK
CHECKED BY:	TANAS
DATE:	1/20/20
CAC LO:	PH-CA
PROJECT:	

NJDEP FLOOD  
HAZARD AREA  
PERMIT PLAN

**VERIZON CORPORATE  
SERVICES GROUP, INC.**

**PROPOSED  
PARKING LOT EXPANSION**  
BLK: 163 ; LOT: 2, 3, 5, 6, & 22  
300 NORTH MAPLE AVENUE  
BERNARD TOWNSHIP  
SOMERSET COUNTY, NEW JERSEY

**BOHLER**  
 30 INDEPENDENCE BLVD., SUITE 208  
 WARREN, NJ 07059  
 Phone: (201) 898-4330  
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**RIPARIAN ZONE  
VERIFICATION  
PLAN**


1

ORG. DATE - 11/02/2020

THE STATE OF NEW JERSEY

COUNTY OF Somerset

On April 29, 2021 before me, Romin Shah, Notary Public  
in and for said county, personally appeared Abhilasha Patel,  
(signer/witness) which has/have satisfactorily identified him/her/themselves as the  
signer(s) or witness(es) to the above-referenced document and stated to my satisfaction  
that he/she was authorized to and did execute this deed notice as an act of the entity  
named in the instrument.

  
[Notary Public Signature]

Romin Shah  
[Print]

My commission expires: 4-3-24



(Seal)

**Record & Return to:**

**Amanda M. Curley, Esq.**  
**90 Woodbridge Center Drive, Suite 900, Box 10**  
**Woodbridge, New Jersey 07090**

**Attachments required:**

1. NJDEP Approved Flood Hazard Area Verification- Delineation of Riparian Zone Only;  
(Attached- Exhibit A)
2. Metes and bounds description of any flood hazard area limit and/or floodway limit; and  
(N/A)
3. An 8.5" x 11" copy of the approved verification survey showing the flood hazard area  
design flood elevation, if applicable, and the width and location of any riparian zone.  
(Attached- Exhibit B)

# ENVIRONMENTAL IMPACT ASSESSMENT

*for*

## Verizon Corporate Services Group

Proposed Guardhouse  
300 North Maple Avenue  
Block 803, Lot 2, 3, 5, 6, and 23  
Bernards Township (Basking Ridge)  
Somerset County, New Jersey

*Prepared by:*

**BOHLER //**

N.J. Certificate of Authorization 24GA28161700

30 Independence Boulevard, Suite 200  
Warren, NJ 07059  
908-668-8300

BENJ File No. J210758

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Robert L. Streker, P.E.  
New Jersey Professional Engineer License No. 45344

December 2021



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## **Appendix**

- A. Site Location Maps
- B. Historical Register

## EXECUTIVE SUMMARY

Verizon Corporate Services Group, Inc. is proposing a guardhouse and accompanying improvements such as gates and necessary pull off area. The overall site is identified on the Township Tax Maps as Block 803, Lots 2, 3, 5, 6 and 23 in Bernards Township, Somerset County, New Jersey. The project is located within the eastern portion of Lot 2, west of the North Maple Ave and on the entry road of Verizon Way. The proposed improvements consist of approximately 0.24 acres of the overall lot area of 34.991 acres. Under existing conditions, the project area just contains the existing entrance drive way, and some open space with landscaping or vegetation. A moderately to heavily wooded area surrounds the project area.

Stormwater runoff generated by the addition of the proposed guardhouse and security pull off area will be managed through the existing stormwater management system and well as run off towards the existing wetlands area. The detailed drainage report presents data that demonstrate that the site improvements are de minimus when it comes to the quantity reduction (peak runoff rate reduction) requirement, and we have minimized the additional impervious to the greatest extent possible. Water quality treatment or groundwater recharge are not proposed as the project introduces 0.026 acres of new impervious cover to the Site, which is less than 0.25 acres of new impervious cover triggering water quality treatment measures and groundwater recharge mitigation. Therefore, the proposed improvements do not qualify as a major development and requirements regarding water quantity, water quality and groundwater recharge per NJDEP and Township Ordinance will be shown to decrease or remain the same as existing conditions.

The principal impacts of the proposed plan of development are those associated with a change in land use from an existing landscaped area to a pull-off area for the security team to utilize. Long term impacts to the site include re-grading of the site topography, and a minor increase in impervious area. Temporary impacts are anticipated to occur during the construction phase of the project and include soil loss, and increased noise and dust levels. All impacts will be minimized through appropriate application of mitigation procedures and best management practices. The project is located on a site zoned for office and research development and is compatible with surrounding land uses, which are dominated by office and lab research uses.

This EIA has been prepared in accordance with the Bernards Township Land Development Ordinance §21-54.6 which requires the submission of a written environmental impact assessment and municipal checklist, which requires the submission of a written environmental impact assessment report and is intended to support plans prepared by Bohler Engineering NJ, LLC. The following chapters provide a project description, an inventory of existing environmental



conditions on and around the site, an assessment of potential impacts associated with the proposed construction, a description of performance controls designed to mitigate adverse impacts, and a listing of required permits and approvals.

# **1. DESCRIPTION OF THE DEVELOPMENT PLAN**

## **1.1 *General Description***

This Environmental Impact Assessment (EIA) has been prepared by Bohler Engineering NJ, LLC on behalf of Verizon Corporate Services Group, Inc. to satisfy the Site Plan application requirements for the Bernards Township, Somerset County, New Jersey. This EIA has been prepared in accordance with the Bernards Township Land Development Ordinance §21-54.6 which requires the submission of a written environmental impact assessment.

The applicant is proposing the construction of a security guardhouse with improved access drive within Bernards Township. The purpose of this assessment is to evaluate the environmental conditions of the project site, describe the proposed Project, and provide an analysis of the potential direct and indirect environmental impacts of the proposed improvements.

Specifically, the assessment will include information and analysis pertaining to the project location, project description, environmental inventory and a discussion of potential impacts, as well measures proposed to mitigate potential impacts. Relevant exhibits and documentation are included within the Appendix of this assessment. Project elements evaluated in this assessment are depicted on the “Preliminary and Final Site Plan” documents prepared by Bohler Engineering NJ, LLC.

## **1.2 *Master Planning and Zoning***

The project site is located on a portion of the overall lot formally identified on the Township Tax Maps as Block 803, Lot 2, 3, 5, 6 and 23 in Bernards Township, Somerset County, New Jersey (**Figure 1**). The proposed security guardhouse and associated improvements shall hereby be referenced as “the project”. The project is located within the southwestern portion of Lot 2, southeast of the project boundary that borders Interstate Route 287 and consists of approximately 0.24 acres of the overall lot area of 39.991 acres. Under existing conditions, the project area is previously developed with an existing access driveway and landscaped (mulched) area, and mowed turf. A moderately to heavily wooded area surrounds the Site. Please refer to the Site Location Maps (**Figures 2, 3 and 4**) in Appendix A for more information.

Pursuant to the Bernards Township Zoning Map (**Figure 5**), the Site is located within the Office Laboratory 1 (E-1) Zone. According to the Bernards Township Land Development Ordinance, the E-1 Zone includes a conference inn as a conditional use that is required to comply with Sections 21 and 22 of the Ordinance.

The proposed Project is also in conformity with the general goals of the New Jersey State Plan. According to the State Plan Policy Map (**Figure 6**), the Site is located within Suburban Planning Area (PA-2). The planning goals for the Suburban Planning Area are to promote growth in compact forms in an effort to stabilize older suburbs, protect the character of existing communities and protect natural resources (New Jersey State Planning Commission, 2001). These goals are accomplished by providing public facilities, consumer services and community activities for surrounding residential uses in core areas to take advantage of public transportation services. Medium to high density development is encouraged in these areas to utilize existing infrastructure, while attempting to prevent urban/suburban sprawl into surrounding lesser developed areas. The proposed development is consistent with these State Plan goals and objectives for the Suburban Planning Area.

### **1.3 *Sanitary Sewage and Potable Water Supply***

The project will not require additional flows to the Bernards Township Sewerage Authority or make additional demands for potable water.

### **1.4 *Stormwater Management Facilities***

Stormwater runoff generated by the driveway expansion and construction of the proposed guardhouse will be de minimus. The detailed drainage report presents data that demonstrate that the site design minimizes the peak runoff rate to the greatest extent possible. Water quality treatment or groundwater recharge are not proposed as the project introduces 0.026 acres of new impervious cover to the Site, which is less than 0.25 acres of new impervious cover triggering water quality treatment measures and groundwater recharge mitigation. Therefore, the stormwater management system addresses the requirements regarding water quantity, water quality and groundwater recharge per NJDEP and Township Ordinance.

## 1.5 ***Utilities Plan***

Utilities to be provided to the proposed project include electricity for the proposed guardhouse and stormwater conveyance pipes associated with the stormwater management system. All utilities will be located underground.

## 1.6 ***Solid Waste Plan***

All construction debris generated on-site and any existing on-site debris will be transported by a licensed waste hauler, in accordance with the requirements of the Somerset County Public Works.

The proposed driveway expansion is not considered a trash generating activity. Trash receptacles will be located within the new parking area and will follow the existing protocol on site for trash collection and removal.



## 2. INVENTORY OF EXISTING NATURAL RESOURCES

The following section is an inventory of the present land use and environmental conditions at the Site including features such as topography, geology, soils, water resources, vegetation, wildlife, threatened and endangered species, and historical/cultural resources. This inventory will establish a baseline to which the proposed Project can be analyzed and compared to ascertain potential environmental impacts.

### 2.1 *Topography*

The Site is located on the property near the lowest topographic points of the property. The Site slopes generally in from the existing building and Verizon Way towards an existing pair of drainage structures in the roadway. The low point of the roadway is located approximately 100 feet east of the proposed guardhouse at approximately 262 feet above m.s.l. The drainage structures near the proposed guardhouse collect runoff and direct it east towards Verizon Way. To the north and south of the Site are existing wetlands at approximately 256 feet above m.s.l. and are hydrologically connected via an underground culvert found through the center of the proposed project area and represent riparian wetlands.

Pursuant to the Township Ordinance, steep slopes are those defined as land areas with slopes exceeding 15%. According to the NRCS mapping in the vicinity of the Site, areas of steep slopes exist, however there are no steep slopes within the project disturbance area.

### 2.2 *Geology*

New Jersey is divided into four regions, known as physiographic provinces, which are areas with similar rock types, geologic structures and a common geologic history. The Site is situated within the Piedmont Physiographic Province of New Jersey with a small portion along the eastern property boundary located in the Piedmont Physiographic Province (**Figure 7**). The Piedmont Physiographic Province consists of approximately 1,600 acres occupying all or parts of Bergen, Essex, Hudson, Hunterdon, Mercer, Middlesex, Morris, Somerset, and Union counties and extends from the Highlands in northwest New Jersey to the Coastal Plain in central and southern New Jersey. Landforms generally consist of low rolling plains and gently sloping hills divided by a series of higher ridges. Underlying formations predominately include partially folded and faulted sedimentary rocks dating to the Triassic and Jurassic periods (240 – 140 million years old). Sedimentary classes of rock include siltstone, shale, sandstone, mudstone, and conglomerates.

Bedrock is the solid rock beneath the soil and surficial rock. According to NJ GeoWeb Mapping, the majority of the site is underlain by the Boonton Formation (Jb), which is characterized by sandstone, siltstone and mudstone, fine-grained (**Figure 8**).

Surficial geology refers to the unconsolidated sediments that overlie bedrock formations. These unconsolidated sediments are classified onsite as weathered shale, mudstone and sandstone (Qws) (**Figure 9**). The Qws unit can be as much as 10 feet thick.

## 2.3 **Soils**

Soils are formed through the interaction of a variety of physical, chemical, and biological factors that include climate, parent material, topography, biological activities, and time. The degree to which any or all of these factors affect the local soil characteristics is quite variable, generally leading to the formation of a mosaic of soil types in any particular locality. The United States Department of Agriculture has, through the Natural Resources Conservation Service (NRCS), mapped soils in detail for New Jersey.

According to the Natural Resource Conservation Service's Web Soil Survey (**Figure 10**), the onsite soils include Rowland (RorAt) soils.

Rowland soil series (RorAt) are located over the entire project site. This soil type is a very fine loamy soil, which consists of very deep, moderately well or somewhat poorly drained soils with 0 to 2 percent slopes. Permeability is moderately rapid to moderate above and below the fragipan. Available water capacity is very low. According to the NRCS, seasonal high water perched at a depth of one to three feet below ground surface (**Figure 11**).

Rowland soils have been classified by NRCS as Group "C" soils. Group "C" soils have slow infiltration rates when thoroughly wet. These soils generally have a layer that impedes the downward movement of water (**Figure 12**).

## 2.4 **Groundwater Resources**

Ground water is all water within the soil and subsurface strata that is not at the surface of the land. It includes water that is within the earth that supplies wells and springs. Ground water resources are often functionally linked to overlying land area and surface water bodies; ground water is often recharged through "outcrop" area at the land surface and ground water discharges ("seeps") may contribute to base flows of streams and rivers.

The ground water yields of any particular geological formation are a function of the porosity and permeability of the material comprising the formation (consolidated rock or unconsolidated deposits). Porosity describes the water-containing spaces between individual mineral grains, while permeability is the ease or difficulty with which water is transmitted through interconnecting spaces in the formation. Formations lacking open spaces between the mineral grains have both low porosity and low permeability. Weathering and cracking of the parent bedrock can induce secondary porosity in the formation; water can accumulate and move through these features in the primary rock formation.

The site is underlain by sandstone, siltstone and mudstone. Ground water is stored and transmitted in fractures and bedding planes of the bedrock. (**Figure 13**). Water within this geologic unit is generally of good quality, but locally may require chemical treatment for hardness, iron and manganese. (N.J.G.S., 1998).

The NJ-GeoWeb map ranks the aquifer recharge potential for the project site as 16 to 23 in/yr (**Figure 14**).

Seven sole-source aquifers are defined in New Jersey, which are those aquifers that contribute more than 50% of the drinking water to a specific area. The site is underlain by the Buried Valley sole source aquifer area. This aquifer covers an 80 square mile area in Essex, Morris, Somerset and Union counties and includes portions of the following watersheds: Whippany River, Passaic River (Upper and Lower), Raritan River, and Rahway River. The groundwater supplied by this aquifer is estimated to be approximately 40 million gallons per year (US EPA, 1980).

According to the NJ GeoWeb GIS mapping (**Figure 15**), the project area is located within a Tier-2 Wellhead Protection Area, community wells extend northwest and southwest of the project site approximately 5,600 feet from the project area.

## 2.5 ***Surface Waters***

The site is located within the Upper Passaic, Whippany and Rockaway Watershed Management Area, within the Whippany River watershed. The project area drains to Passaic River Upper (above Osborn Mills) HUC-14 Sub-Watershed (**Figure 16**). The closest watercourse to the project area is the Passaic River unnamed tributary, which flows in a southwest to northeast direction approximately 50 feet north and south of the project area (**Figure 17**). Passaic River unnamed tributary has a State Surface Water Quality Classification

of Freshwater Trout Production (FW2-TP). Pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C 7:13, a 300-foot riparian buffer from the top of bank associated with the tributary.

Under existing conditions, the drainage pattern for the project area generally follows existing topography. The site drains southeast towards the tributary located along the southeastern lot boundary.

According to the National Flood Insurance Program's Flood Insurance Rate Map FEMA Panel # 34027C0301F and 34035C0056E (9/28/2007), the proposed project is located with of areas subject to flooding and will be subject to Flood Hazard Area Control Act Rules (**Figure 18**). A LURP application will be submitted to the NJDEP to confirm regulated areas located within the proposed project area are permitted properly.

## **2.6     *Freshwater Wetlands***

The NJDEP GeoWeb Mapping of the project area indicated wetland habitats within 150 feet of the project area to the south (**Figure 19**). A wetland delineation with survey flag location was performed on the property on July 7, 2021. The majority of wetland habitat was identified along the Passaic River unnamed tributary to the north and south of the Site. A stormwater culvert is located in the general vicinity of the project area. A Letter of Interpretation Presence/Absence Footprint of Disturbance application has been submitted to the NJDEP to confirm wetland regulated areas are located within the proposed project area.

## **2.7     *Vegetation & Wildlife Habitat***

Vegetation is the plant life or total plant cover that is found in a specific area, whether indigenous or introduced by humans. The Piedmont Physiographic Province of New Jersey contains a diverse mixture of major terrestrial plant habitats, including freshwater marshes, bogs, swamps and floodplains, upland valleys and slopes, upland ridges and rock outcrops (Robichaud and Buell, 1973). This habitat diversity results in a mosaic of plant communities occurring in small areas.

The NJDEP has mapped general vegetation communities and land uses through the state using 2012 aerial photographs. According to the NJ-GeoWeb Mapping, vegetation communities mapped for the Site included forest land use. No other land uses were identified on site. (**Figure 20**).



During wetland delineation activities, the immediate project area was observed as being fully developed. Adjacent areas to the project can be characterized as moderately to heavily wooded.

The utility of an area as wildlife habitat depends on many factors. All wildlife species require food, water, cover and space. The relative abundance or lack of these resources in relation to each species' particular requirements will, in part, determine the species composition and distribution of a particular area. In addition, the types of vegetative communities present, the size, shape and complexity of the habitat(s), and the surrounding land uses will further interact to determine the success of various wildlife species at the location being considered. Some wildlife species have demonstrated great adaptability and tolerance to human presence/disturbance; others are less able to tolerate such activities and are displaced to more suitable habitats, if such are available and accessible.

The NJDEP Landscape Project (Version 3.3) is a wildlife habitat mapping program that is used to identify and map critical wildlife habitats for endangered, threatened and special concern species. The Landscape Project provides mapping for five distinctive land cover types: forest, emergent wetlands, forested wetlands, grasslands and beach/dune. The maps are based on land use classification and rare species locations. Each mapped area appears as a shaded color from light to dark (5 rankings) indicating its relative priority ranking. Rank 1 is the lowest priority ranking, while Rank 5 is the highest priority ranking. Rank 1 meets the minimum area requirements, but no data exists for the presence of priority species (NJDEP, Division of Fish and Wildlife, Endangered & Nongame Species Program, 2016). This is the NJDEP's lowest priority ranking and is defined as areas meeting the minimum size requirements but with no documented sightings of threatened or endangered species. Rank 2 contains records of priority species, which are species of special concern. Ranks 3, 4 and 5 indicate that the identified land cover type has been identified as providing habitat for State threatened (Rank 3), state endangered (Rank 4), or federally threatened or endangered (Rank 5) species.

The project area and surrounding forested areas were assigned a Rank 5 for federally protected threatened/endangered species. **(Figure 21).**

Avian species may utilize the adjacent forested areas for habitat and may include:

<b>Table 1</b> <b>Potential Onsite Avian Species</b>	
<b>Scientific Name</b>	<b>Common name</b>
<i>Cardinalis cardinalis</i>	Northern cardinal
<i>Carpodacus mexicanus</i>	house finch
<i>Cathartes aura</i>	turkey vulture
<i>Corvus brachyrhynchos</i>	American crow
<i>Cyanocitta cristata</i>	blue jay
<i>Dumetella carolinensis</i>	gray catbird
<i>Mimus polyglottos</i>	mockingbird
<i>Parus atricapillus</i>	black capped chickadee
<i>Parus bicolor</i>	tufted titmouse
<i>Passer domesticus</i>	house sparrow
<i>Poecile carolinensis</i>	Carolina chickadee
<i>Quiscalus quiscula</i>	common grackle
<i>Spizella pusilla</i>	field sparrow
<i>Sturnus vulgaris</i>	European starling
<i>Toxostoma rufum</i>	brown thrasher
<i>Troglodytes aedon</i>	house wren
<i>Turdus migratorius</i>	American robin
<i>Zenaida macroura</i>	mourning dove

Small mammals may utilize the adjacent forested areas for habitat and may include:

<b>Table 2</b> <b>Potential Onsite Mammal Species</b>	
<b>Scientific Name</b>	<b>Common name</b>
<i>Blarina brevicauda</i>	shorttail shrew
<i>Marmota monax</i>	ground hog
<i>Mephitis mephitis</i>	striped skunk
<i>Peromyscus leucopus</i>	white footed mouse
<i>Peromyscus maniculatus</i>	deer mouse
<i>Procyon lotor</i>	raccoon
<i>Scalopus aquaticus</i>	Eastern mole
<i>Sciurus carolinensis</i>	gray squirrel
<i>Sylvilagus floridanus</i>	Eastern cottontail
<i>Tamias striatus</i>	Eastern chipmunk

## **2.8 Air Quality**

Ambient air quality in the vicinity is tracked by the NJDEP. The nearest air monitoring stations to the Site include Chester and Ramapo, which both monitor Ozone, Chester on a regular basis and Ramapo on a seasonal basis. At the time of the preparation of this report, the NJDEP was reporting “good” air quality for northern New Jersey with low levels of pollutants such as ozone (O<sub>3</sub>) and particulates (PM<sub>2.5</sub>). According to the most recent Air Quality Index Summary (2018), New Jersey averages “good” air quality 145 days a year, “moderate” air quality 198 days a year, and “unhealthy for sensitive groups” 22 days a year.

## **2.9 Cultural, Historical or Archeological Resources**

According to the New Jersey and National Registers of Historic Places (NJDEP, last updated October 1, 2020), no historic or eligible for listing resources are located on or immediately adjacent to the site (Appendix B). Based on a review of the NJDEP GeoWeb Mapping for the site, no historic resources are mapped on or immediately adjacent to the site.

### **3. PROJECT IMPACTS & PROTECTIVE MEASURES**

As with any development activity, the proposed Project will have some impact on the natural environment in some fashion. Below is a discussion of the potential Project impacts on the site, surrounding area, and environment that may occur as a result of the proposed site improvements. A discussion of potential mitigation measures and best management practices (BMPs) that may be employed before, during, and after construction to minimize potential impacts of the proposed Project has also been included. These measures will serve to reduce and/or eliminate potential adverse impacts to the site, surrounding area, and environment so that the overall environmental impact of the Project may be reduced.

#### **3.1 *Impacts to Topography***

As depicted on the “Grading Plan”, impacts to topography for the proposed project will include re-grading in the vicinity of the access driveway for site clearing and expansion of the proposed roadway. Under proposed conditions, the topography of the Site will continue to slope from northwest to southeast, similar to current conditions. The proposed low point will remain approximately 100 feet east of the proposed guardhouse at approximately 262 feet above m.s.l.

#### **3.2 *Soil Erosion and Sediment Control***

Soil erosion and sedimentation can occur both during the construction and operational phases of the Project. During the construction phase, stormwater runoff and wind may result in the movement of soils and sediments from unstabilized materials. This impact is proposed to be controlled during construction through the implementation of an approved Soil Erosion and Sediment Control Plan by the Somerset-Union Soil Conservation District, as well as by careful adherence to the sequence of construction described on the Soil Erosion and Sediment Control Plan.

As depicted on the “Soil Erosion & Sediment Control Plan”, the following structural and non-structural soil erosion Best Management Practices (BMPs) will be implemented during construction: placement of silt fencing and/or silt fencing around the limit of disturbance, temporary soil stockpiles surrounded with silt fencing, temporary vegetative cover standards, inlet filter covers over all existing and proposed stormwater inlets, and anti-tracking stabilized construction access driveway entrance off the existing parking area. Soil management factors that prevent erosion hazards and minimize the creation of airborne particulate and dust will be monitored by the onsite inspector for the proposed construction. Following completion of construction, soil erosion and sediment control will be able to continue to be controlled through



measures such as the implementation and maintenance of the inlet filter grates, permanent vegetative cover, regular property maintenance, and curbing.

### **3.3 *Impacts to Geology***

Excavations will be required for the placement of the underground utilities and underground stormwater management basin. Excavations required are anticipated to be 8 to 10 feet below ground surface. According to the NRCS Soil Survey for the Site, excavation for underground utilities and stormwater will occur into the overlying glacial deposits, which consist of sands, silts, clays and sandstone fragments.

Adverse impacts to the geology of the site and surrounding area are not expected to occur as a result of the proposed project

### **3.4 *Impacts to Surface Waters***

The unnamed tributary to the Passaic River is located to the north and south of the project area. However, none of the surface waters will be impacted with this project. The Passaic River unnamed tributary is located approximately 50 feet southeast and northeast of the project area. Development of the project is proposed within the riparian buffers associated with above referenced tributary, however, they will not impact surface water resources. The construction of the proposed project is expected to have a minimal impact to the surface water resources within the vicinity of the project area. Potential short-term impacts to surface water quality are generally associated with soil loss, erosion, and sedimentation during construction activities. As previously described in Sections 2.1 and 2.3, topographic and soils disturbance will occur over 0.238 acres of the lot area for the proposed guardhouse construction and drive aisle expansion. Any adverse impacts will be minimized by the installation and maintenance of proven soil erosion and sediment control measures presented in the plans. These measures will retain disturbed soil sediment within the areas of construction and will mitigate the potential for sediment being transported to the existing storm sewer system and/or offsite streams.

The proposed improvements include the construction of the guardhouse, drive aisle expansion, landscaping, and stormwater utility improvements.

The project proposes an increase in impervious cover by 0.02 acres over existing conditions. The regulatory threshold for providing water quality treatment and groundwater recharge mitigation is 0.25 acres. Therefore, the project is addressing only water quantity control with regard to stormwater management.

The proposed Project is not anticipated to result in any significant adverse impacts to surface waters or water quality.

### **3.5 *Surface Drainage***

In New Jersey, projects resulting in over 1 acre of land disturbance or 0.25 acres of new impervious surfaces are required to comply with the NJDEP's Stormwater Management Rules at N.J.A.C. 7:8. As required by the regulations, municipal entities are responsible to ensure projects meet the required or applicable standards for stormwater runoff including quantity control, quality control, and groundwater recharge. Land disturbance does not exceed 1 acre and new impervious surfaces is under 0.25 acres; therefore, stormwater quantity control is not required.

The onsite stormwater management facilities will be designed to minimize the increase in peak rate onsite stormwater runoff being discharged from the property. This will be achieved by collecting onsite runoff via the existing stormwater management system.

### **3.6 *Freshwater Wetlands***

The project has been designed to avoid regulated wetland areas to the maximum extent feasible, however due to proximity to the unnamed Passaic Tributary, the project site appears to be within the Freshwater Wetlands transition area. A Freshwater Wetland Letter of Interpretation Presence/Absence Footprint of Disturbance has been submitted to the NJDEP to confirm extent of project activities that are located within freshwater wetland regulated areas.

### **3.7 *Groundwater Impacts***

Primary sources for groundwater pollution include infiltration of contaminated stormwater, malfunctioning septic systems, underground storage tank leakage, and uncontrolled discharges of wastes. Waste handling is required to comply with State and Federal standards and rules. The proposed stormwater management design will include methods to safely collect stormwater runoff from high pollutant loading areas such as the parking and access drive areas of the site. Runoff from this high pollutant loading area will not be permitted to recharge directly to groundwater.

### **3.8 *Vegetation & Wildlife Habitat Impacts***

Construction for the proposed development involves construction of a guardhouse and expansion of the existing access drive. Disturbance is proposed within previously developed or mowed turf areas. No mature forested areas are disturbed with this project. A landscaping plan has been prepared as part of this project to re-establish vegetation along project area borders.

As indicated within the Preliminary and Final Site Plan package, a landscaping plan will be implemented to enhance the aesthetic features of the development. The plan provides for the installation of an aesthetically pleasing arrangement of trees along the drive aisle expansion.

During construction, potential mammalian and avian species utilizing the project area edges for habitat will likely be displaced into adjacent areas. Upon completion of construction, these species may return to landscaped portions of the site. In addition, the project area is known or mapped to contain suitable habitat for threatened or endangered species. As the project area has been previously disturbed and actively maintained, no adverse impacts to any threatened or endangered species or their respective habitat are anticipated to occur as a result of the proposed site improvements.

Overall, adverse impacts to vegetation, wildlife or wildlife habitat will not occur as a result of the proposed site improvements.

### **3.9 *Air Quality Impacts***

Currently, air quality at the site is primarily impacted by vehicular traffic along Verizon Way.

During construction, all possible measures to reduce air pollution from construction equipment emissions and control of dust will be taken. During operation, the development is anticipated to result in negligible increases in emissions resultant of vehicular traffic associated with visitors, and/or employees.

Overall, the proposed development is not anticipated to result in any significant impacts to air quality.

### **3.10 *Solid Waste Disposal***

During construction, construction wastes and materials will be collected, transported, and disposed of offsite by a private contractor. All wastes will be exported offsite to appropriate collection facilities based on the type and quantity of materials. Burning or dumping of onsite debris will not be permitted.

Upon completion of construction, the proposed guardhouse and pull off area are not anticipated to generate significant waste to materials normally collected on site. Therefore, management of operational wastes will be incorporated into existing solid waste measures employed at the site. Solid waste disposal will continue to be performed in accordance with all applicable local, county, and State standards and regulations.

### **3.11 *Traffic & Circulation***

A traffic analysis report has not been prepared for this project.

### **3.12 *Impacts to Cultural, Historical or Archeological Resources***

As discussed in Section 2.9 above, the site and surrounding area is not known to contain documented cultural or historic features or resources. Destruction or degradation of cultural historic features is not anticipated to occur as a result of the proposed site improvements.

There is a low probability for the existence of any archeological resources near the soil surface that would be potentially disturbed during construction. Should any archeological resources or remains be encountered during construction, all construction activities will immediately cease, the proper authorities will be notified, and the matter will be handled in accordance with all applicable laws, regulations, and standard operating procedures.

### **3.13 *Socio-Economic Impacts***

Population increase will not occur as a result of the proposed improvements as it will not be providing additional residences. As such, no people, farms, or existing businesses shall be displaced by the proposed facility. There is no projected need for any increase in municipal services such as schools, police, or fire. In compliance with local zoning and the Master Plan, the proposed Project is consistent with surrounding land uses and will not result in undesirable land use patterns.

### **3.14 *Noise Level Increases***



The State of New Jersey regulates noise under the New Jersey Noise Control Act, N.J.A.C. 7:29. This Act contains both protocols for assessing noise impacts as well as the allowable noise levels. Allowable noise levels differ for residential properties and commercial zoned areas. The regulations are as follows:

Residential:

7:00 AM – 10:00 PM 65 DBA at the nearest property line

10:00 PM – 7:00 AM 50 DBA at the nearest property line

Commercial: 65 DBA at the nearest property lines at all times.

During the construction phase, the noise levels will be slightly elevated as a result of construction activities, such as the operation of construction equipment. No blasting will occur. These disturbances will be limited to the Site construction time period and normal working hours.

After completion of the Project, the noise level will be reduced to normal commercial levels. Noise generating operations that will occur onsite include vehicular traffic, pedestrian activities, mechanical equipment (air conditioners, etc.), and delivery activities. Noise levels are anticipated to be levels far below than those allowed by State regulations. The noise levels of the proposed parking area are anticipated to have a negligible impact on the Site and the surrounding vicinity, given the nature of the proposed use and its location near Route 287, a major interstate highway already impacted by heavy vehicular traffic.

### 3.15 ***Artificial Lighting***

Decorative and/or safety lighting is proposed through the Project Site. The lighting plan will be designed in accordance with all applicable Bernards Township regulations to the greatest extent possible.

Under proposed conditions, artificial lighting levels will not exceed the minimum necessary for safety in and around the facility. Minimal lighting is proposed to meet the lighting standards, minimizing spill over to adjacent properties. Adjacent properties are not anticipated to be adversely impacted as a result of the proposed Site improvements.

### 3.16 ***Aesthetics***

Development of the Site is not anticipated to have any adverse impacts on aesthetics. Landscaping and vegetation are proposed to serve as screening and buffer areas, architecturally pleasing and complimentary building facades will be incorporated as feasible.

#### **4. LIST OF ENVIRONMENTAL PROTECTION MEASURES**

The following is a listing of environmental protection and mitigation measures within the site design to be employed during site construction and operation.

- Placement of silt fencing around the limit of disturbance
- Temporary soil stockpile with silt fencing
- Erosion blankets for slopes 3:1 or greater
- Existing & proposed inlet filter covers
- Stabilized anti-tracking construction entrance
- Pull-off areas have been proposed with minimal slope to decrease the velocity of overland flows
- Proposed landscaping
- Low maintenance landscaping and native species shall be planted as feasible
- Lawn areas and potential use of fertilizers and pesticides has been minimized.

## 5. LIST OF UNAVOIDABLE ADVERSE IMPACTS

Criteria	Short Term Impacts	Long Term Impacts	Reversible Impacts	Irreversible Impacts
Topography	Grading	Grading	Alteration of topography, general patterns respected	Leveling of the Site.
Geology	Excavations for underground utilities, and foundations.	None anticipated	Excavations for underground utilities, and foundations.	None anticipated
Soils	Land clearing, potential soil erosion	Grading, fill	Potential soil erosion – mitigation proposed	None
Groundwater	None anticipated	None anticipated.	None.	None anticipated
Surface Water	Potential soil erosion impact during construction - mitigation proposed	None anticipated.	None.	None anticipated
Wetlands	Reconstruction of two man-made basins containing wetlands	None.	None	None anticipated.
Vegetation & Wildlife Habitat	Disturbance to avian & small mammal habitat during construction.	None	None	None anticipated
Air Quality	Minor related to dust generation & increased emissions during construction	Negligible	Construction related impacts will dissipate post construction, increased vehicular use at site	None anticipated
Noise	Increased noise levels during construction	Negligible	Increased noise levels during construction	None anticipated
Historic Resources	None anticipated	None anticipated	None anticipated	None anticipated



## **6. ALTERNATIVES**

The proposed project is located on a previously disturbed site, thereby protecting natural resources on remaining portions of the lot. Also, as discussed in the Sections above, various BMPs and protective measures are incorporated into the design of the site to reduce or eliminate potential environmental impacts.

## 7. ANTICIPATED REQUIRED LICENSES, PERMITS AND APPROVALS

Agency	Permit/Approval	Status
<b>Bernards Township Zoning Board of Adjustment</b>	Preliminary and Final Site Plan Approval	Subject of this application
<b>Bernards Township</b>	Building Permit Review	To be submitted
<b>Somerset County Planning Board</b>	Exemption	Exempt
<b>Somerset-Union Soil Conservation District</b>	Soil Erosion and Sediment Control Plan	Pending
<b>New Jersey Department of Environmental Protection</b>	Freshwater Wetland LOI Presence/Absence Footprint of Disturbance Flood Hazard Area Individual Permit Freshwater Wetlands GP10B	Pending

## **8. SUMMARY**

In conclusion, as discussed and detailed above, the proposed improvements are anticipated to have minimal impact on environmental resources. The site improvements have been designed to be compatible with and compliment onsite uses and minimizes to the maximum extent possible, impacts to natural features on undeveloped portions of the site. Implementation of the proposed improvements are anticipated to result in minimal short-term and long-term adverse environmental impacts relative to the existing development state and the surrounding land uses. Minor impacts will be minimized and mitigated through proper engineering, planning and design, proper construction management techniques, as well as implementation of the various mitigation measures and BMP's discussed within this assessment. It is not anticipated that any significant unmitigated impacts to the environment or the residents of the Bernards Township will occur as a result of this Project. The Project will be designed to comply with local, county, and State development standards and planning objectives and will not pose significant impacts to the natural environment or local community.

## 9. REFERENCES

- Bohler Engineering. Preliminary and Final Site Plan Documents. Dated 12/22/2021.
- Bernard Township Ordinance ([www.ecode360.com](http://www.ecode360.com)).
- Drake, Avery A. *et al.* 1996. Bedrock Geologic Map of New Jersey.
- Federal Emergency Management Agency. Flood Insurance Rate Map, Community Panel #34035C0056E. Effective date: 9/28/2007.
- Natural Resources Conservation Service, Web Soil Survey. Last updated 5/18/2016. <http://websoilsurvey.nrcs.usda.gov/app/>
- New Jersey Division of Fish and Wildlife. 2016. New Jersey Landscape Project, Version 3.3. New Jersey Department of Environmental Protection, Division of Fish and Wildlife, Endangered and Nongame Species Program.
- NJDEP. Air Monitory Web Site. 2018 Air Quality Index Summary. <http://www.njaqinow.net/>
- NJDEP, Historic Preservation Office. New Jersey and National Register of Historic Places. Last updated 10/1/2020.
- New Jersey Geological Survey (NJGS). 2008. NJGS Digital Geodata Series –Aquifers of New Jersey. Available for download at: <http://www.state.nj.us/dep/njgs/geodata/dgs98-5.htm>
- NJGS. Informational Circular: Physiographic Provinces of New Jersey. 2003.
- NJGS. Open File Report: Guidelines for Delineation of Well Head Protection Areas in New Jersey. 2003.
- NJGS. 2009. NJGS Digital Geodata Series – Bedrock Geology of New Jersey. Available for download at: <http://www.state.nj.us/dep/njgs/geodata/dgs04-6.htm>.
- NJGS. 2009. NJGS Digital Geodata Series – Ground-Water Recharge for New Jersey. Available for download at: <http://www.state.nj.us/dep/njgs/geodata/dgs02-3.htm>
- NJGS. 2009. NJGS Digital Geodata Series – Physiographic Provinces of New Jersey. Available for download at: <http://www.state.nj.us/dep/njgs/geodata/dgs02-7.htm>.
- Robichaud, B., and M.F. Buell. 1973. Vegetation of New Jersey: A Study of Landscape Diversity. Rutgers University Press, New Brunswick, New Jersey.
- United States Geologic Survey. 1986. 7.5 Minute Quadrangle Maps. United States Geologic Survey, Bernardsville Quadrangles, New Jersey.

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**TOWNSHIP OF BERNARDS**  
**ZONING BOARD OF ADJUSTMENT**  
**APPLICATION STATUS FORM**

Application No: ZB22.004 Block: 1607 Lot: 2 Zone: R-7

Applicant: SILVER LIVING LLC

Address of Property: 14 NORTH MAPLE AVENUE

Description: BULK VARIANCES TO CONSTRUCT A  
NEW SINGLE-FAMILY DWELLING

**APPLICATION CHECKLIST**

<input checked="" type="checkbox"/>	Original + 16 copies of Application	<input checked="" type="checkbox"/>	Engineering Plan/Plot Plan
<input checked="" type="checkbox"/>	W-9	<input checked="" type="checkbox"/>	Architectural Plans
<input checked="" type="checkbox"/>	Site Visit Consent (A)	<input checked="" type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	Ownership Form (B)	<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	200' Property Search List (C)	<input type="checkbox"/>	Wetlands Report/LOI
<input type="checkbox"/>	Tax Certification (D)	<input checked="" type="checkbox"/>	Application Fee
<input checked="" type="checkbox"/>	Notice to be Served/Published (E)	<input checked="" type="checkbox"/>	Escrow Deposit
<input checked="" type="checkbox"/>	Dimensional Statistics Form (F)	<input checked="" type="checkbox"/>	Imaging Fee
<input type="checkbox"/>	Contributions Disclosure Form (G)	<input type="checkbox"/>	Tax Map Revision Fee
		<input checked="" type="checkbox"/>	Checklist

**SCHEDULING**

2.24.22 Original Submission Date  
4.10.22 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
8.8.22 Time to Act (45/95/120 days)

**HEARING**

\_\_\_\_ Notice to Property Owners  
\_\_\_\_ Date of Publication  
\_\_\_\_ Completeness Hearing  
5.4.22 Public Hearing  
\_\_\_\_ Carried to Date  
\_\_\_\_ Decision - Approved/Denied  
\_\_\_\_ Resolution Memorialized  
\_\_\_\_ Resolution Published

**DISTRIBUTION**

2.28.22 Environmental Comm  
\_\_\_\_ Fire Official  
\_\_\_\_ LCFAS  
\_\_\_\_ Police

**NOTES**

MAY BE  
HEARD  
ON 4/6

# Bisogno, Loeffler & Zelle, L.L.C.

Attorneys at Law  
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Post Office Box 408  
Basking Ridge, New Jersey 07920

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Paul D. Mitchell

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Telephone: (908) 766-6666

Facsimile: (908) 766-7809

February 24, 2022

Ms. Cynthia Kiefer, Administrator  
Bernards Township Board of Adjustment  
277 South Maple Avenue  
Basking Ridge, New Jersey 07920

## Via Hand Delivery

Re: Application for Bulk Variances  
Applicant: Silver Living LLC  
Tax Block 1607, Lot 2 – 14 North Maple Avenue

Dear Ms. Kiefer:

This office represents Silver Living LLC, the Applicant in the above referenced Application.

Enclosed herewith please find the following:

1. Bernards Township Zoning Board of Adjustment Application (O+16)
2. Addendum to Application (O+16)
3. Dimensional Statistics Sheet (17)
4. C Variance Checklist (17)
5. Site Inspection Consent Form (17)
6. Statement of Ownership (O+16)

7. Proposed Notice of Hearing (17)
8. Property Tax Certification
9. 200' Property Owners List (17)
10. Copy of Applicant's Deed (17)
11. Site Photographs (6 photos) (17 sets)
12. Engineering Plans by Murphy & Hollows Associates (3 Sheets) (17 Sets)
13. Survey by Murphy & Hollows Associates (17)
14. Architectural Plans by Douglas Battersby, R.A. of Crane Associates, P.C. (3 Sheets) (17 Sets)
15. Our client's checks in the respective amounts of \$100.00 for the application fee and \$1,500.00 for the escrow, as well as our firm's check in the amount of \$25.00 for the imaging fee.
16. Form W-9

If any additional documentation is needed in order to make this application complete, kindly advise our office accordingly. If not, kindly advise us when the application has been deemed to be complete and of the scheduled hearing date. Needless to say, our client would like to have the application heard as soon as possible.

Thank you for your attention and anticipated continued cooperation in this matter. Should you have any questions or concerns, or if we may otherwise be of any further assistance, please do not hesitate to contact me.

Very truly yours,

  
Frederick B. Zelley

FBZ/wp  
Enclosures

cc: Silver Living LLC (via email, w/o plans)  
William G. Hollows, P.E. (via email, w/o plans)  
Douglas Battersby, R.A. (via email, w/o plans)

**TOWNSHIP OF BERNARDS**  
**2019 ZONING BOARD OF ADJUSTMENT APPLICATION**

- |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Bulk or Dimensional ("c") Variance<br><input type="checkbox"/> Use ("d") Variance<br><input type="checkbox"/> Conditional Use ("d") Variance<br><input type="checkbox"/> Floor Area Ratio, Density, or Height ("d") Variance<br><input type="checkbox"/> Site Plan - Preliminary / Final | <input type="checkbox"/> Appeal of Zoning Officer's Decision<br><input type="checkbox"/> Interpretation of Zoning Ordinance<br><input type="checkbox"/> Minor Subdivision<br><input type="checkbox"/> Major Subdivision - Preliminary / Final<br><input type="checkbox"/> Other (specify): _____ |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**1. APPLICANT:** Silver Living LLC

Address: 106 Woodbine Circle, New Providence, New Jersey 07974

Phone: (home) (201) 310-8921 (work) Same (mobile) Same

Email (will be used for official notifications): scarabaggiom@gmail.com

**2. OWNER** (if different from applicant): Same as Applicant

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email (will be used for official notifications): \_\_\_\_\_

**3. ATTORNEY:** Frederick B. Zelley / Bisogno, Loeffler & Zelley, L.L.C.

Address: 88 South Finley Avenue, P.O. Box 408, Basking Ridge, New Jersey 07920

Phone: (908) 766-6666 Email (will be used for official notifications): fzelley@baskingridgelaw.com

**4. OTHER PROFESSIONALS** (Engineer, Architect, etc. Attach additional sheet if necessary):

Name: William G. Hollows (please also see Addendum) Profession: Professional Engineer

Address: Murphy & Hollows Associates LLC, 192 Central Avenue, Stirling, New Jersey 07980

Phone: (908) 580-1255 Email (will be used for official notifications): murphyhollows@gmail.com

**5. PROPERTY INFORMATION:** Block(s): 1607 Lot(s): 2 Zone: R-7

Street Address: 14 North Maple Avenue Total Area (square feet/acres): 8,276sf/0.19ac

**6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY?** ☒ No ☒ Yes (if yes, explain or attach Board resolution) \_\_\_\_\_

**7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY?** ☒ No ☒ Yes (if yes, explain) The following non-conformities exist but are all believed to predate the zoning ordinance: lot area, lot width, front yard setbacks (both streets), rear yard setback and improvable lot area.



**8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?**

[ ] No [X] Yes (if yes, explain and attach copy) Sight easement for intersection of East Allen Street and North Maple Avenue

Sewer easement at NW corner of property

**9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:** \_\_\_\_\_

\_\_\_\_\_  
Please see Addendum

**10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):**

\_\_\_\_\_  
Ordinance Section 21-15.1(d)(1) and Table 501

**11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:**

\_\_\_\_\_  
Please see Addendum

**12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):**

**APPLICANT(S) SIGN HERE:**

I/we, Silver Living LLC by Marco Scarabaggio, Managing Member hereby deposes and says that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): Marco Scarabaggio and \_\_\_\_\_

Sworn and subscribed before me, this 18<sup>th</sup> day of February, 2022.

Frederick B. Zelley  
Frederick B. Zelley, Attorney at Law of State of New Jersey

**OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):**

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, \_\_\_\_\_ the owner(s) of the property described in this application,

hereby authorize \_\_\_\_\_ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): \_\_\_\_\_

Sworn and subscribed before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary

**ADDENDUM TO BOARD OF ADJUSTMENT APPLICATION**  
**SILVER LIVING LLC**  
**14 NORTH MAPLE AVENUE, BLOCK 1607, LOT 2**

The following are responses to the respective Application Items noted "Please see Addendum":

4. [Additional Professionals]

Douglas Battersby, R.A.  
Crane Associates, P.C.  
92 East Main Street, Suite 200  
Somerville, New Jersey 08876  
dbattersby@cranepc.com  
Tel. 908-203-8788  
Fax 908-203-8199

9. [Description of the Existing Property and the Proposal/Request]

The subject property is the southwest corner lot at the intersection of North Maple Avenue and East Allen Street. The property is surrounded by the Presbyterian Church's cemetery to its south, a single family residence to its west, East Allen Street and the lawn of Lot 23 to its north and North Maple Avenue and single family homes thereon to its east. The only structure on the property is a single family, two and one half story frame residence, which is in a severe state of disrepair. The Applicant recently purchased the property from the survivor of two related women (mother and daughter or sisters) who had owned it since 1983. While the Applicant has no direct knowledge of the history of the home, the existence of three (3) separate electric meter cases on its exterior (only one holding a meter presently), suggests that the home was at some point used as a multi-family residence, presumably without legal authority.

The Applicant proposes to raze the existing single family home down to the foundation and to replace it with a modern home of similar architecture to the existing home. As noted, the existing home has fallen into a state of extreme disrepair, and in any event its internal configuration is not reasonably conducive to reconfiguration to meet the needs of a modern family. The proposed new home would better meet the needs and desires of a present day family in Bernards Township, given the number, types and layout of the interior rooms and given the inclusion of an attached two car garage and a two car driveway (the existing home has no onsite parking, requiring parking on the very narrow East Allen Street).

10. [Description of Requested Variances or Exceptions]

This is an application for bulk variances for front, side and rear yard setbacks and for lot coverage. The subject lot is also non-conforming as to area, width and improvable area, but these are existing non-conformities which would not be exacerbated by the Applicant's proposal.

With the exception of the aforementioned variances, the Applicant believes that no other variance, waiver or exception is required in order to grant the approval requested. However, if the Board directs that additional variance(s), waiver(s) or exception(s) is/are needed, the Applicant may seek the same in accordance with such direction.

11. [Arguments in Support of Application]

The variances requested are “C-1” variances, based upon the hardship created by the lot being undersized and being a corner lot, and by the location of the lawfully existing home, the foundation of which the Applicant hopes to preserve. The variances are also supported under “C-2” a/k/a “flexible C” analysis, in that the purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-1, *et seq.*, would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment. Specifically, the proposed redevelopment of the lot would serve the following purposes of the MLUL: (h) (to encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight); (i) (to promote a desirable visual environment through creative development techniques and good civic design and arrangement); and (j) (to promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land). Furthermore, the replacement of the existing deteriorated and outdated home with a modern home would assist in conserving property values in the neighborhood as whole, which remains a purpose of land use regulation even though that goal is not expressly stated in N.J.S.A. 40:55D-2. Home Builders League of S. Jersey, Inc. v. Township of Berlin, 81 N.J. 127, 144-45 (1979).

The Negative Criteria are also satisfied as the variances can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance. Like the existing home, the proposed home will be one of only three homes on East Allen Street, with open space to its south (cemetery) and to its north (large lawn area on Lot 23). While the home to its west (which was recently constructed with similar variance relief) will obviously be in close proximity, the two homes together will be surrounded to the south and west by the openness of the cemetery. Given these surroundings, having a larger home on this particular undersized lot will not have a detrimental effect upon the public good or the zone plan.

Respectfully Submitted,

BISOGNO, LOEFFLER & ZELLEY, LLC

  
By: Frederick B. Zelle, Esq.

Attorneys for the Applicant Silver Living LLC

Dated: February 24, 2022

SUBMIT 17 COPIES TOTAL

FORM G

**DIMENSIONAL STATISTICS**

	REQUIRED	EXISTING	PROPOSED
LOT AREA	0.5 ac	0.19 ac	0.19 ac
LOT WIDTH	156.25'	115.89' (E. Allen)	115.89' (E. Allen)
FRONTAGE	75'	118.2' (E. Allen)	118.2' (E. Allen)
FRONT YARD SETBACK	40'	10.3' (E. Allen) 33.2' (N. Maple)	18.0' (E. Allen) 32.6' (N. Maple)
REAR YARD SETBACK	40'	40'	47.0'
COMBINED SIDE YARD	60'	N/A (Corner Lot)	N/A (Corner Lot)
SIDE YARD	20'	30'	15.5'
COVERAGE	20%	19.3%	25.6%
HEIGHT	35'/2.5 stories	2.5 stories	36.35'
IF REQUIRED, GROSS FLOOR AREA	Not Required		
IF REQUIRED, FLOOR AREA RATIO	Not Required		
IF REQUIRED, IMPROVABLE LOT AREA	5,000 sf	4,402 sf	4,402 sf



[APPLICANT]

[ADDRESS]

**APPENDIX D, ARTICLE III**

**Checklist**

**Application for Approval of a Variance Pursuant to NJSA 40:55D-70(c)**

**\*Important: Each item must be marked Submitted, Not Applicable or Waiver Requested\***

No.	Item	Submitted	Not Applicable	Waiver Requested
1	A completed application form and checklist.	X		
2	A certificate from the tax collector indicating that taxes are paid.	X		
3	All required application and escrow deposit fees.	X		
4	Names and addresses of property owners within 200' of the subject property, as disclosed by current tax records and identified by block & lot numbers.	X		
5	A plot plan or survey accurately depicting the entire subject property and all existing buildings, structures, driveways, patios, etc.	X		
6	Sketch of all proposed improvements on the plot plan or survey, with dimensions of improvements and distances to property lines.	X		
7	Calculations of existing & proposed lot coverage percentages.	X		
8	Architectural sketches (floor plan and elevations) of the proposed improvements.	X		
9	Photographs of the property in the location of the proposed improvements.	X		
10	A wetlands delineation or wetlands absence determination prepared by a qualified consultant and verified by a letter of interpretation from the New Jersey Department of Environmental Protection, if required pursuant to Section 21-14.1.a.			X
11	The locations of percolation tests and a copy of the written approval of the tests and locations from the Bernards Township Health Department, if the application involves a new dwelling and sewage disposal is to be handled by an individual septic system.		X	
12	Delineations of existing and proposed stream buffer conservation areas and stream buffer management plans, if required pursuant to Section 21-14.4.b.		X	
13	Existing topography, proposed grading, and proposed stormwater infiltration measures in accordance with §21-42.1.f.2(b), shown on the plot plan or survey, if 1,000sf or more of new impervious area is proposed.	X		

**TOWNSHIP OF BERNARDS  
PLANNING BOARD / BOARD OF ADJUSTMENT**

**SITE INSPECTION CONSENT FORM**

Applicant: Silver Living LLC Application: C Variances  
Block: 1607 Lot: 2 Street Address: 14 North Maple Avenue

I, Silver Living LLC by Marco Scarabaggio, owner of the above property, hereby acknowledge that, upon determination of completeness of the application, a site inspection shall be scheduled with the Board for a mutually convenient date and time. I hereby authorize members of the Planning Board/Board of Adjustment and their representatives and consultants to enter onto the property at the time of the site inspection for the purpose of evaluating the application.

Signature: Marco Scarabaggio Date: 2/18/2022

SUBMIT ORIGINAL + 2 COPIES

**STATEMENT OF OWNERSHIP**

Corporate or Partnership

Name of Applicant Silver Living LLCAddress 106 Woodbine Circle  
New Providence, New Jersey 07974

The following is a list of all shareholders and/or partners owning beneficially or having registered in their names not less than ten percent (10%) of the stock of the corporation or interest in a partnership involved in an application hereinabove referred to:

Name Marco ScarabaggioName Michelle ScarabaggioAddress: 106 Woodbine Circle  
New Providence, New Jersey 07974Address: 106 Woodbine Circle  
New Providence, New Jersey 07974

Name \_\_\_\_\_

Name \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

I hereby certify under penalty of perjury that the foregoing is true:

Signature: Marco Scarabaggio Date: February 18, 2022  
Marco Scarabaggio

**NOTICE OF PUBLIC HEARING**  
**BERNARDS TOWNSHIP BOARD OF ADJUSTMENT**

**YOU ARE HEREBY NOTIFIED** that the undersigned Applicant has filed an application with the Bernards Township Board of Adjustment for variance relief relative to the Applicant's property known as Tax Block 1607, Lot 2 and located at 14 North Maple Avenue (corner lot at East Allen Street), Basking Ridge, New Jersey, which is located in the R-7 Residential Zone.

The Applicant proposes to raze the existing single-family home, which is in violation of the following requirements of the zoning ordinance: Lot Area, Improvable Lot Area, Lot Width, Front Yard and Single Side Yard. The Applicant proposes to then construct a new single-family home, which will require the following variance relief:

1. Minimum Lot Area of 0.19 acres where 0.5 acres is required (existing condition);
2. Minimum Improvable Lot Area 4,402 sf where 5,000 sf is required (existing condition);
3. Minimum Lot Width of 115.89' where 156.25' is required at East Allen Street (existing condition);
4. Minimum Front Yards of 32.6' at North Maple Avenue and 18' at East Allen Street, where 40' is required;
5. Minimum Single Side Yard of 15.5' where 20' is required; and
6. Lot Coverage of 25.6% where maximum of 20% is permitted.

With the exception of the aforementioned variances, the Applicant believes that no other variance, waiver or exception is required in order to grant the approvals requested. However, if the Board of Adjustment directs that additional variance(s), waiver(s) or exception(s) is/are needed, the Applicant may seek the same in accordance with such direction.

A copy of the proposed plans and application are on file with the Secretary to the Board of Adjustment and are open for inspection during regular business hours at the office of said Secretary, which is located at 277 South Maple Avenue, Basking Ridge, New Jersey.

The application will be considered by the Bernards Township Board of Adjustment on Wednesday, \_\_\_\_\_, 2022 at 7:30 p.m. at the Bernards Township Municipal Building, Courtroom, 1 Collyer Lane, Basking Ridge, New Jersey 07920. A hearing will be held by the Board at that time during which members of the public will be heard on the matter. The public will also be able to view the meeting live on Optimum/Cablevision TV - Channel 15 and Verizon FIOS TV - Channel 35. The meeting will also be streamed live for those interested in watching on their computers. The link will be available at 7:30 PM by clicking on the "Watch the Meeting Live" icon on the Bernards Township homepage. Any interested party may participate in said hearing in accordance with the rules of the Board of Adjustment.

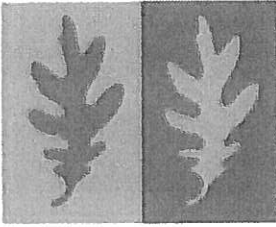
Silver Living LLC /s/

Dated: January 12, 2022

Submitted by:

Frederick B. Zelley, Esq.  
Bisogno, Loeffler & Zelley, L.L.C.  
88 South Finley Avenue  
P.O. Box 408  
Basking Ridge, New Jersey 07920  
(908) 766-6666  
FAX: (908) 766-7809  
Email: [fzelley@baskingridgelaw.com](mailto:fzelley@baskingridgelaw.com)





# Township of Bernards

Kevin Sant'Angelo, Tax Collector  
1 Collyer Lane, Basking Ridge, NJ 07920

Phone: 908-204-3080; Fax: 908-766-1941; Website: [www.bernards.org](http://www.bernards.org)

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February 22, 2022

This is to certify that the property located at Block 1607 Lot 2, otherwise known as 14 N Maple Ave Basking Ridge, NJ is assessed to Silver Living LLC and the property taxes are paid current through 1<sup>st</sup> Quarter 2022.

Very truly yours,



Kevin Sant'Angelo  
Tax Collector



# OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

ONE COLLYER LANE

BASKING RIDGE, NJ 07920

(908) 204-3082 Fax (908) 766-1644

## \*\*\* 200 Foot Property Search \*\*\*

\*\* VALID FOR 90 DAYS \*\*

Date: 02/24/2022

Block: 1607 Lot(s): 2 Qual:

Property Location: 14 N Maple Avenue

Applicant: Frederick B. Zelley

Phone : 908-766-6666 Fax: Email: fzelley@baskingridgelaw.com

### PROPERTY OWNER INFORMATION

Name: Silver Living, LLC

Address: 106 Woodbine Circle

City, State, Zip: New Providence, NJ 07974

Due to the location of the referenced  
Block and Lot, the following  
Fire Company Should be notified:



Basking Ridge Fire Company  
P.O. Box 326  
Basking Ridge, NJ 07920

### Email When Complete:

Email Report To: Frederick B. Zelley

fzelley@baskingridgelaw.com

CERTIFIED BY:

David Centrelli, Assessor - Township Of Bernards

Amount Paid: \$10.00

Paid By: Check (No. 15264)



## Bernards Township

### Parcel Offset List

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**Target Parcel(s):** Block-Lot: 1607-2  
SILVER LIVING LLC,  
14 N MAPLE AVE

9 parcels fall within 200 feet of this parcel(s).

---

**Block-Lot: 1609-4**

MENDIOLA, REDENTOR JR & GUTIERREZ,E  
21 N MAPLE AVE  
BASKING RIDGE NJ 07920  
RE: 21 N MAPLE AVE

**Block-Lot: 1609-3**

CHARLAND, PAUL  
19 N MAPLE AVE  
BASKING RIDGE NJ 07920  
RE: 19 N MAPLE AVE

**Block-Lot: 1609-2**

WICHERN, ANNE LOGAN & WALTER A III  
245 E 72ND ST; 18G  
NEW YORK NY 10021  
RE: 15 N MAPLE AVE

**Block-Lot: 1609-1**

BASKING RIDGE PRESBYTERIAN CHURCH  
1 E OAK ST  
BASKING RIDGE NJ 07920  
RE: 5 N MAPLE AVE

**Block-Lot: 1608-23**

MILTON, DENNIS P & MARGARET  
20 N MAPLE AVE  
BASKING RIDGE NJ 07920  
RE: 20 N MAPLE AVE

**Block-Lot: 1608-22**

PUTLURI, DINESH & RAINA, RAASHEE  
24 N MAPLE AVE  
BASKING RIDGE NJ 07920  
RE: 24 N MAPLE AVE

**Block-Lot: 1608-1**

BASKING RIDGE PRESBYTERIAN CHURCH  
ONE E OAK ST  
BASKING RIDGE NJ 07920  
RE: 12 E ALLEN ST

**Block-Lot: 1607-3**

GRANT, KATHLEEN L  
17 E ALLEN ST  
BASKING RIDGE NJ 07920  
RE: 17 E ALLEN ST

**Block-Lot: 1607-1**

BASKING RIDGE PRESBYTERIAN CHURCH  
1 E OAK ST  
BASKING RIDGE NJ 07920  
RE: 2 E OAK ST





## OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

ONE COLLYER LANE  
BASKING RIDGE, NJ 07920  
(908)-204-3082 FAX (908)-766-1644

# 200 FOOT PROPERTY SEARCH

List of names and addresses of all owners of property as shown on the current tax duplicate located within 200 feet of any part of the property affected by this application. The Township of Bernards accepts no liability for errors hereon. ***The attached list was compiled by the Engineering Department.***

If the property is within 200 feet of an adjoining municipality, the Township Clerk of that municipality should be notified. In addition, the applicant must also obtain the names and addresses of the owners of the land in such adjoining municipalities that are located within 200 feet of the subject premises.

The following is a list of utility companies located within Bernards Township. It is not to be construed as utilities being on or within 200 feet of the property being searched.

- |                                                                                                              |                                                                                                                                               |                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. ALGONQUIN GAS TRANSMISSION CO<br>1 Lindbergh Rd<br>Stony Point, NY 10980<br>(908) 757-1212                | 6. NEW JERSEY AMERICAN WATER CO<br>Donna Short, GIS Supervisor<br>NJ-American Water Company, Inc.<br>1025 Laurel Oak Rd<br>Voorhees, NJ 08043 | 10. NEW JERSEY BELL TELEPHONE CO<br>Edward D. Young III, Secretary<br>Verizon Legal Dept.<br>540 Broad St – Room 2001<br>Newark, NJ 07101<br>(201) 649-2233 |
| 2. BELL ATLANTIC CORPORATION<br>Secretary, 46 <sup>th</sup> Floor<br>1717 Arch<br>Philadelphia, PA 19102     | 7. CABLEVISION OF RARITAN VALLEY<br>275 Centennial Ave; CN6805<br>Piscataway, NJ 08855<br>Attn: Margurite Prenderville<br>Construction Dept   | 11. TRANSCONTINENTAL GAS PIPELINE<br>Division Office<br>3200 S Wood Ave<br>Linden, NJ 07036                                                                 |
| 3. JCP & L/ GPU<br>Service Tax Dept<br>PO Box 1911<br>Morristown, NJ 07962-1911                              | 8. BERNARDS TWP SEWERAGE AUTH<br>1 Collyer Ln<br>Basking Ridge, NJ 07920<br>(908) 204-3002                                                    | 12. VERIZON BUSINESS/MCI<br>Right of Way Dept.<br>2400 N Glenville Dr<br>Richardson, TX 75082                                                               |
| 4. PUBLIC SERVICE ELECTRIC & GAS<br>Manager – Corporate Properties<br>80 Park Plaza, T6B<br>Newark, NJ 07102 | 9. ENVIRONMENTAL DISPOSAL CORP<br>William Halsey, President<br>601 State Hwy 202/206<br>Bedminster, NJ 07921<br>(908) 234-0677                |                                                                                                                                                             |
| 5. VERIZON COMMUNICATIONS<br>Engineering<br>290 W Mt Pleasant Ave; Ste 1400<br>Livingston, NJ 07039-2763     |                                                                                                                                               |                                                                                                                                                             |

**PLEASE NOTE :**  
Numbers 1,3,4,5 and 7 are  
registered with the Township and  
**REQUIRE NOTIFICATION**

If the property is adjacent to a State Highway, the  
COMMISSIONER OF TRANSPORTATION  
must be notified at

NEW JERSEY DEPT OF TRANSPORTATION  
1035 Parkway Ave., CN600  
Trenton, NJ 08625

If the property is adjacent to a County Road, the  
SOMERSET COUNTY PLANNING BOARD  
must be notified at

SOMERSET COUNTY PLANNING BOARD  
PO Box 3000  
Somerville, NJ 08876





**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



INSTRUMENT # 2019047909

BOOK: 7173 PAGE: 2548-2556

(Official Use Only)

DATE OF DOCUMENT: <b>11/14/2019</b>	TYPE OF DOCUMENT: <b>DEED</b>
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) Candice Anne Geary, Individually and as Administrator Estate of Patricia L. Geary	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee) Silver Living LLC
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY: <b>New Providence</b>	MAILING ADDRESS OF GRANTEE: 106 WOODBINE CIRCLE NEW PROVIDENCE, NJ 07974
BLOCK: <b>1607</b>	
LOT: <b>2</b>	
CONSIDERATION: <b>\$ 326,620.00</b>	

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

<p><b>DO NOT REMOVE THIS PAGE</b></p> <p><b>THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD</b></p> <p><b>RETAIN THIS PAGE FOR FUTURE REFERENCE</b></p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

DEED - BARGAIN AND SALE (Covenant as to Grantor's Act) IND. TO IND. OR CORP. - Plain Language

## DEED

This Deed is made on November 14, 2019

**BETWEEN**

**CANDICE ANNE GEARY, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF PATRICIA L. GEARY, DECEASED**, whose address is 14 North Maple Avenue, Basking Ridge, NJ 07920, referred to as the GRANTOR,

**AND**

**SILVER LIVING LLC**, whose address 106 Woodbine Circle, New Providence, NJ, referred to as the GRANTEE.

07974  
1 ②

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 **Three Hundred Twenty-Six Thousand Six Hundred Twenty Dollars and No Cents (\$326,620.00)**. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) Municipality of **Township of Bernards**.

**Block No. 1607**

**Lot No. 2**

**PROPERTY.** The property consists of the land and all the buildings and structures on the land in **Township of Bernards, County of Somerset and State of New Jersey**. The legal description is:

**SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.**

fcd  
FIRST LEGACY GROUP  
TITLE & ABSTRACT, LLC  
30 Freneau Ave.  
Matawan, NJ 07747  
732-360-2800

ATTN - 43205

#03

PREPARED BY:

  
A. GREGORY D'ALESSANDRO, ESQ.

**Schedule A  
COMMITMENT  
(Revised Description)**

**File No.: AFRM-43205-S**

**ALL that certain lot, parcel or tract of land, situate and lying in the Township of Bernards, County of Somerset and State of New Jersey being more particularly described as follows:**

**BEGINNING at the intersection of the northwesterly side line of North Maple Avenue with the southwesterly sideline of East Allen Street and from thence runs,**

- (1) Along the southwesterly side line of East Allen Street, North 57 degrees 50 minutes 00 seconds West 118.20 feet to a point; thence**
- (2) Along the southeasterly line of Lot 3 Block 1607 South 32 degrees 10 minutes 00 seconds West 73.47 feet to a point; thence**
- (3) Along the northeasterly line of Lot 1 Block 1607 South 58 degrees 49 minutes 20 seconds East 114.09 feet to a point in the northwesterly side line of North Maple Avenue; thence**
- (4) Along the northwesterly side line of North Maple Avenue North 35 degrees 28 minutes 00 seconds East 71.62 feet the point and place of BEGINNING.**

**Subject to a Sight Easement per Deed Book 1274 Page 630 and a Sewer Easement for the benefit of Lot 3 Block 1607 per Deed Book 1308 Page 639.**

***The above description was drawn in accordance with a survey prepared by Murphy & Hollows Associates, LLC dated November 11, 2019.***

**FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 2 in Block 1607 on the Township of Bernards Tax Map.**

**FOR INFORMATIONAL PURPOSES ONLY: Property known as 14 N. Maple Avenue (a/k/a 14 North Maple Avenue), Basking Ridge, NJ 07920.**

RTP-1 (Rev. 7/14/10)  
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Somerset

1802

SS. County Municipal Code

FOR RECORDER'S USE ONLY

Consideration \$ 1103,500.00  
RTF paid by seller \$ 2810.25  
Date 12-11-19 By VG

MUNICIPALITY OF PROPERTY LOCATION Bernards Township

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Candice Anne Geary, being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the grantor in a deed dated November 14, 2019 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 1607 Lot number 2 located at  
14 North Maple Avenue, Basking Ridge, NJ 07920 and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 326,620.00 (Instructions #1 and #5 on reverse side) ☐ No prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ \_\_\_\_\_ ÷ \_\_\_\_\_ % = \$ \_\_\_\_\_

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☒ 62 years of age or over. \* (Instruction #9 on reverse side for A or B)  
B. { BLIND PERSON Grantor(s) ☐ legally blind or;  
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed\*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
☒ Owned and occupied by grantor(s) at time of sale. ☒ Resident of State of New Jersey.  
☒ One or two-family residential premises. ☒ Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.  
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.  
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.  
☐ No contributions to capital by either grantor or grantee legal entity.  
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 14 day of November, 2019

Signature of Deponent

Grantor Name

14 North Maple Avenue  
Basking Ridge, NJ 07920

4228 Milades Lane  
Doylestown, PA 18902

Deponent Address

Grantor Address at Time of Sale

A. GREGORY D'ALESSANDRO  
ATTORNEY AT LAW OF NEW JERSEY

xxx-xxx-221  
Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number \_\_\_\_\_ County Somerset  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated 11-14-19 Date Recorded 12-11-19

County recording officers shall forward one copy of each RTP-1 form when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:  
[www.state.nj.us/treasury/taxation/pt/locaftax.htm](http://www.state.nj.us/treasury/taxation/pt/locaftax.htm)



**State of New Jersey**  
**DEPARTMENT OF THE TREASURY**  
**DIVISION OF TAXATION**  
 PO BOX 251  
 TRENTON, NJ 08646-0251

*RTF Breakdown*

**The Total Consideration is \$327,000.00**

One or two family residential property owned by a senior and one other as tenants in common.  
 \$163,500.00 entitled to the partial exemption.

The senior citizen is entitled to a partial exemption from the realty transfer fee of 50%  
 of the property because they qualify in all categories.

\$327,000.00 divided by 50% is entitled to the partial exemption.

\$75,000.00 / \$500 X \$.50	\$75.00
\$88,500.00 / \$500 X \$1.25	\$221.25

**Total Senior RTF Fee**

\$296.25 ✓

\$75,000.00 / \$500 X \$2.00	\$300.00
\$25,000.00 / \$500 X \$3.35	\$167.50
\$63,500.00 / \$500 X \$3.90	\$495.30

**Total RTF for Non Partial Exemption**

\$962.80 ✓

**Total RTF**

\$1,259.05

County Portion \$.50 Per \$500 of	\$327,000.00	\$327.00
P.H.P.F \$.25 Per \$500 of	\$163,500.00	\$81.75
E.A.A. \$.60 Per \$500 of	\$25,000.00	\$30.00
E.A.A. \$1.15 Per \$500 of	\$63,500.00	\$146.05
N.J.A.H.T.F. \$.75 Per \$500 of	\$177,000.00	\$265.50
General Fund \$1.25 Per \$500 of	\$163,500.00	\$408.75

**Total Distribution**

\$1,259.05

The Affidavit of Consideration should indicate that the senior portion is calculated on 50% of the consideration.





State of New Jersey

GIT/REP-3  
(9-2015)

## SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

## SELLER'S INFORMATION

Name(s)

Estate of Patricia L. Geary

Current Street Address

4228 Miladies Lane

City, Town, Post Office Box

Doylestown

State

PA

Zip Code

18902

## PROPERTY INFORMATION

Block(s)

1607

Lot(s)

2

Qualifier

Street Address

14 North Maple Avenue

City, Town, Post Office Box

Basking Ridge

State

NJ

Zip Code

07920

Seller's Percentage of Ownership

50%

Total Consideration

\$326,620.00

Owner's Share of Consideration

\$163,310.00

Closing Date

11/18/2019

## SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.  
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

## SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

11/14/19

Date

*Patricia L. Geary* Administrator  
Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact



State of New Jersey

**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Candice Anne Geary

Current Street Address

4228 Miladies Lane

City, Town, Post Office Box

Doylestown

State

PA

Zip Code

18902

**PROPERTY INFORMATION**

Block(s)

1607

Lot(s)

2

Qualifier

Street Address

14 North Maple Avenue

City, Town, Post Office Box

Basking Ridge

State

NJ

Zip Code

07920

Seller's Percentage of Ownership

50%

Total Consideration

\$326,620.00

Owner's Share of Consideration

\$163,310.00

Closing Date

11/18/2019

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)**

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
- ☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

**SELLER'S DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

11/14/19

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

**STREET ADDRESS RECITAL.** Being commonly designated as 14 North Maple Avenue, Basking Ridge, NJ 07920.


**TITLE RECITAL.** Being the same premises conveyed to Patricia L. Geary and Candice Ann Geary by Deed from Ronald Thomas Patterson and Barbara Mellen Patterson, his wife, dated August 3, 1983 and recorded in the Somerset County Clerk's Office on September 8, 1983 in Deed Book 1487 at Page 578. The said Patricia L. Geary died intestate on November 11, 2001. Letters of Administration of the Estate of Patricia L. Geary were granted to Candice A. Geary on September 23, 2016 by the Somerset County Surrogate's Court under Docket No. 02-00356.

**EASEMENTS AND RESTRICTIONS.** This conveyance is made subject to easements and restrictions of record, if any, such statement of facts as an accurate survey may disclose and to applicable zoning ordinances.


**PROMISES BY GRANTORS.** The Grantor promises that the Grantor has done no act to encumber this 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 affect 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:

  
A. GREGORY D'ALESSANDRO  
Attorney at Law of New Jersey

  
CANDICE ANNE GEARY, INDIVIDUALLY

  
A. GREGORY D'ALESSANDRO  
Attorney at Law of New Jersey

ESTATE OF PATRICIA L. GEARY  
  
By: CANDICE ANNE GEARY, Administrator

STATE OF NEW JERSEY, COUNTY OF SOMERSET

SS.:

I CERTIFY that on November 14, 2019  
CANDICE ANNE GEARY, INDIVIDUALLY, and as  
ADMINISTRATOR OF THE ESTATE OF PATRICIA L. GEARY  
personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

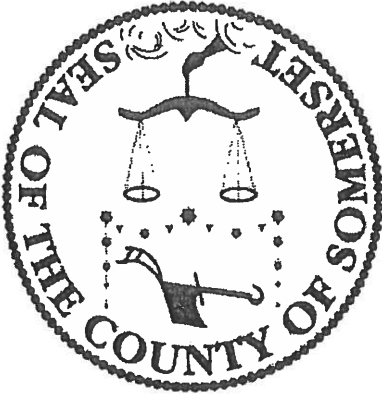
- a) are named in and personally signed this Deed;
- b) signed, sealed and delivered this Deed as his or her act and deed; and
- c) made this Deed for \$326,620.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
A. GREGORY D'ALESSANDRO  
Attorney at Law of New Jersey

**DEED**  
CANDICE ANNE GEARY,  
INDIVIDUALLY AND AS  
ADMINISTRATOR OF THE ESTATE OF  
PATRICIA L. GEARY, GRANTOR

TO  
SILVER LIVING LLC, GRANTEE

**DATED:** November 14, 2019  
**RECORD AND RETURN TO:**  
FREDERICK ZELLEY, ESQ.  
BISIGNO, LOEFFLER & ZELLEY  
88 S. FINLEY AVENUE  
P.O. BOX 408  
BASKING RIDGE, NJ 07920



Steve Peter  
Somerset County Clerk  
20 Grove Street  
P.O. Box 3000  
Somerville, NJ 08876

\*\*\*\*\*

Date Recorded:	12/11/2019	11:45:06 AM
Recorded By:	GONCALVES	
Book & Page:	OPR 7173	2548-2556
Instrument No.:	2019047909	
Number of Pages:	9	
Document Type:	DEED	
Consideration:	\$326,620.00	
Exemption:	A	SENIOR CITIZEN/BLIND/LOW INCOME
NJ Realty Transfer Fee:	\$1,259.05	
Recording Fee (inc all addtl charges):	\$113.00	

\*\*\*\*\*

**DO NOT DISCARD**

















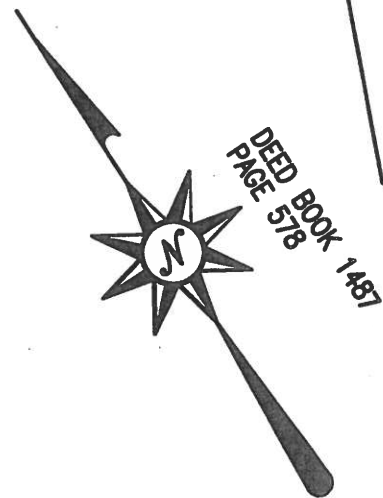












DED BOOK 1487  
PAGE 578

EAST ALLEN STREET  
(25' WIDE R.O.W.)

RIGHT & EASEMENT  
FOR SANITARY SEWER  
DRAIN PER DEED  
BOOK 1308 PAGE 639

MH

N 57°50'00" W  
118.20'

FND.  
MARBLE  
MON.

SIGN

P.O.B.

POLE SIGN

N 35°28'00" E  
71.62'

NORTH MAPLE AVENUE  
(50' WIDE R.O.W.)

LOT 3

DWELLING

S 32°10'00" W

POST & RAIL FENCE 73.47'

BLOCK 1607  
LOT 2  
8,416 SF  
0.19 AC.

2 1/2 STORY  
FRAME  
DWELLING

PORCH

40.7'

33.2'

29.9'

FND.  
L.P.I.P.E.  
0.40' NELY

WALL

114.09'  
S 58°49'20" E

SIGHT EASEMENT PER  
DEED BOOK 1274  
PAGE 630

LOT 1  
PRESBYTERIAN  
CHURCH

**Murphy  
& Hollows  
Associates LLC**  
CIVIL ENGINEERING AND SURVEYING  
192 CENTRAL AVENUE, STIRLING, NJ 07980  
908.560.1255 murphyhollows@gmail.com

SURVEY OF  
LOT 2 BLOCK 1607  
14. N. MAPLE AVENUE & E. ALLEN STREET  
TOWNSHIP OF BERNARDS  
SOMERSET COUNTY, NEW JERSEY

CERTIFICATIONS : MARCO & MICHELLE SCARABAGGIO  
FREDERICK B. ZELLEY, ESQ.  
BISOGNO, LOEFFLER & ZELLEY, LLC  
AFRM TITLE & ABSTRACT, LLC  
STEWART TITLE GUARANTY COMPANY  
SILVER LINING LLC

REVISIONS :  
NOVEMBER 15, 2019

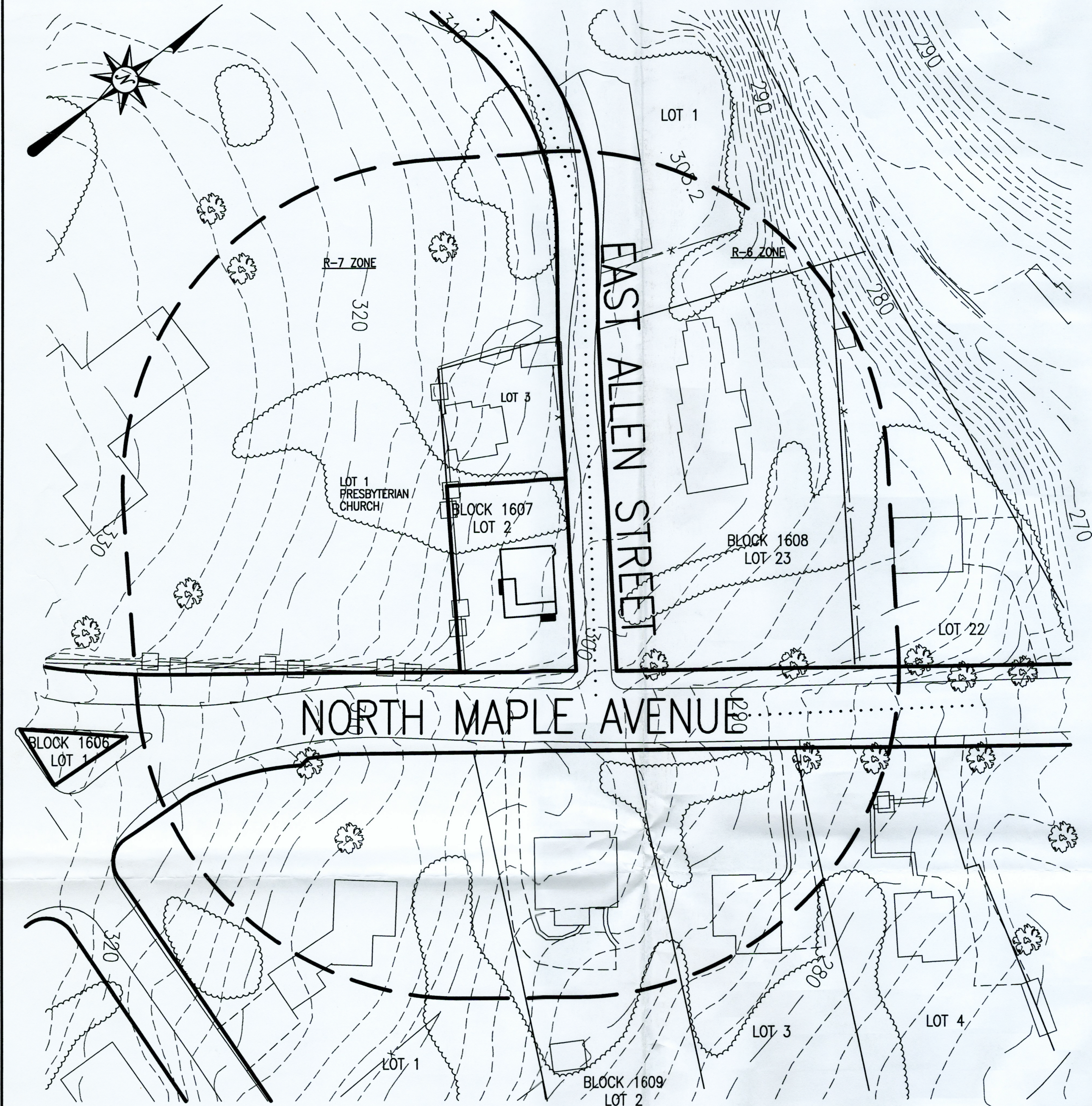
NOTES :

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SCALE : 1"=20'  
DRAWN BY : SP  
CHECKED BY : WGH

DATE:  
NOVEMBER 8, 2019  
CERTIFICATE OF AUTHORIZATION  
No.24GA27959700

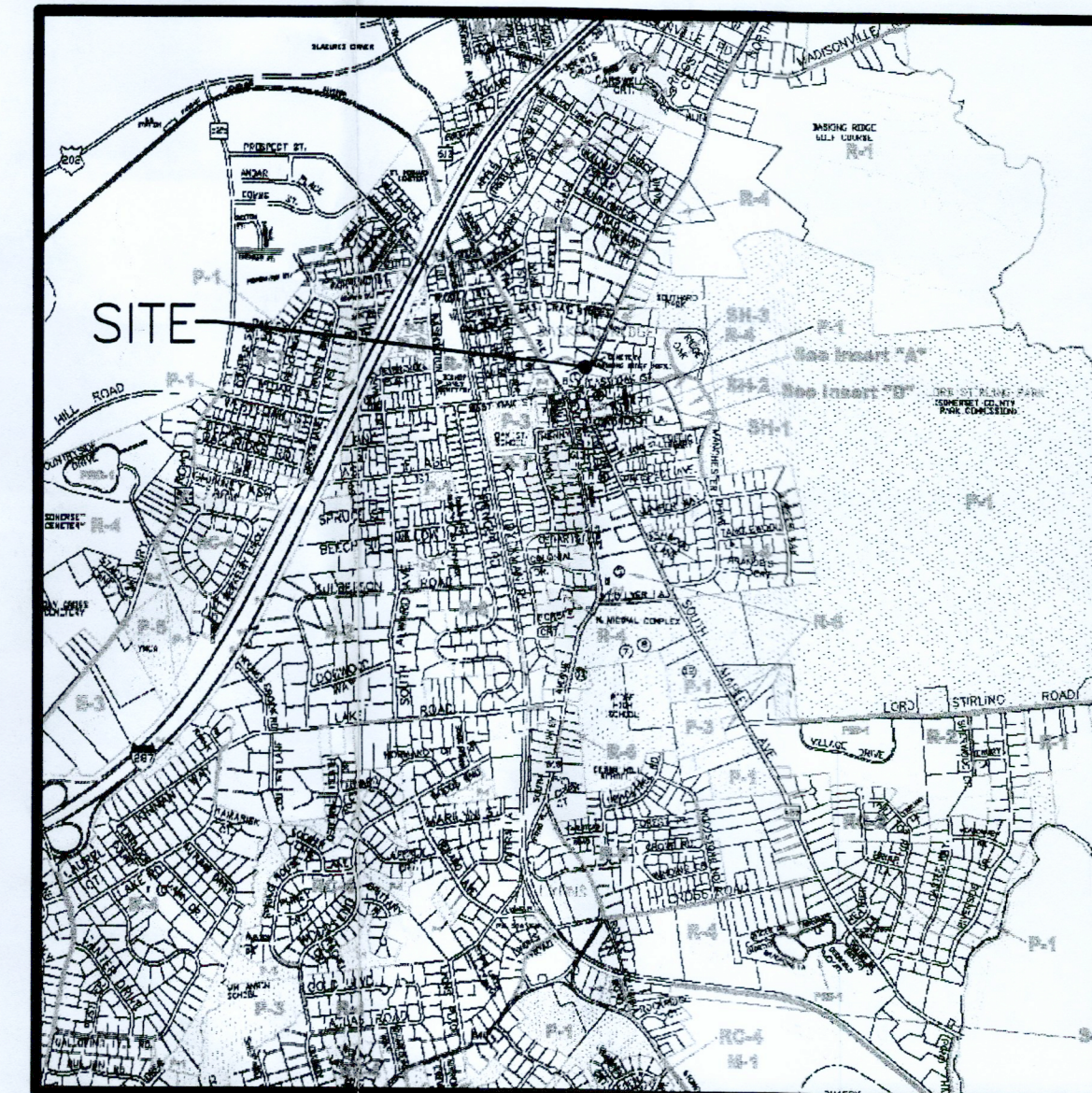
**WILLIAM G. HOLLOWS**  
N.J. LIC. PROFESSIONAL ENGINEER  
& LAND SURVEYOR #GB27473  
N.J. PROFESSIONAL PLANNER #2530





PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY

BLOCK	LOT	OWNER
1609	4	MENDIOLA, REDENTOR JR & OUTIERREZ, E 21 N. MAPLE AVENUE, BASKING RIDGE, NJ 07920
1609	3	CHARLAND, PAUL 19 N. MAPLE AVENUE, BASKING RIDGE, NJ 07920
1609	2	WICHERN, ANNE LOGAN & WALTER A. III 245 E 72ND ST, 18G, NEW YORK, NY 10021
1609	1	BASKING RIDGE PRESBYTERIAN CHURCH 1 E. OAK STREET, BASKING RIDGE, NJ 07920
1608	23	MILTON, DENNIS P. & MARGARET 20 N. MAPLE AVENUE, BASKING RIDGE, NJ 07920
1608	22	PHILIPSCHICK, SUSAN 24 N. MAPLE AVENUE, BASKING RIDGE, NJ 07920
1608	1	BASKING RIDGE PRESBYTERIAN CHURCH 1 E. OAK STREET, 18G, NEW YORK, NY 10021
1607	3	GRANT, KATHLEEN L. 17 E. ALLEN STREET, BASKING RIDGE, NJ 07920
1607	1	BASKING RIDGE PRESBYTERIAN CHURCH 1 E. OAK STREET, BASKING RIDGE, NJ 07920



KEY MAP

GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AS LOT 2, BLOCK 1607  
TAX MAP SHEET No. 16.
- AREA OF LOT 2, BLOCK 1607 = 8,416 SF; 0.19 AC.  
TO SIDELINE
- OWNER & APPLICANT:  
MARCO & MICHELLE SCARABAGGIO  
SILVER LIVING LLC  
106 WOODBINE CIRCLE  
NEW PROVIDENCE, NJ 07974
- ATTORNEY FOR APPLICANT:  
FREDERICK B. ZELLEY, ESQ.  
BISOGNO, LOEFFLER & ZELLEY  
88 S. FINLEY AVENUE  
PO BOX 408  
BASKING RIDGE, NJ 07920  
908.766.6666
- ARCHITECT FOR APPLICANT:  
DOUGLAS BATTERSBY  
BATTERSBY ARCHITECTURE AND DESIGN  
PO BOX 370  
4 RAMAPO VALLEY ROAD  
OAKLAND, NJ 07436
- OWNERS CONSENT  
I HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE  
PLANNING BOARD OF THE TOWNSHIP OF BERNARDS

AUTHORIZED SIGNATURE  
REQUIRED APPROVALS  
A) BERNARDS TOWNSHIP PLANNING BOARD  
B) SOMERSET/UNION SOIL CONSERVATION DISTRICT

TABLE OF DRAWINGS	
SHEET NO.	DESCRIPTION
1	AREA MAP/ZONING SCHEDULE
2	EXISTING/PROPOSED CONDITIONS
3	DETAILS

ZONING SCHEDULE:

ZONE: R-7

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1/2 AC.	0.19 AC.*	0.19 AC.*
MIN. LOT WIDTH (CORNER)	156.25 FT	115.89 FT (EAST ALLEN)*	115.89 FT (EAST ALLEN)*
MIN. LOT FRONTAGE	75 FT	118.2 FT (EAST ALLEN)	118.2 FT (EAST ALLEN)
MIN. FRONT YARD	40 FT	10.3 FT*(EAST ALLEN)	18.0 FT*(EAST ALLEN)
		33.2 FT*(N. MAPLE)	32.6 FT*(N. MAPLE) 28.9 FT PORCH
MIN. REAR YARD	40 FT	40.0 FT	47.0 FT
MIN. SIDE YARD (ONE)	20 FT	30.0 FT	15.5 FT**
MIN. SIDE YARD (COMBINED)	60	NA	NA
MAX. LOT COVERAGE	20%	19.3%	25.6%**
MAX. BUILDING HEIGHT	35 FT/2 1/2 STY	2 1/2 STY*	34.85 FT
MIN. IMPROVABLE LOT AREA	5,000 SF	4402 SF*	4402 SF*
MIN. ACCESSORY SIDE SETBACK	10 FT	NA	NA
MIN. ACCESSORY REAR SETBACK	10 FT	NA	NA
MIN. ACCESSORY DISTANCE BETWEEN BLDGS	10 FT	NA	NA

COVERAGE CALCULATIONS

EXISTING	PROPOSED
HOUSE	1289 SF
PORCH	36 SF
WALK	407 SF
DRIVE	424 SF
TOTAL	2156 SF

\* DENOTES EXISTING NONCONFORMING CONDITION  
\*\* DENOTES PROPOSED NONCONFORMING CONDITION

THIS PLAN HAS BEEN APPROVED BY THE ZONING  
BOARD OF THE TOWNSHIP OF BERNARDS  
ON \_\_\_\_\_ DATE \_\_\_\_\_

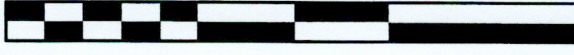

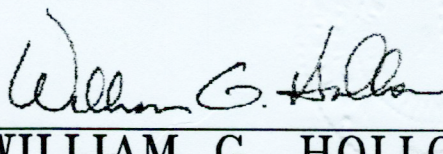
CHAIRPERSON-JEANMARIE GENIRS \_\_\_\_\_ DATE \_\_\_\_\_

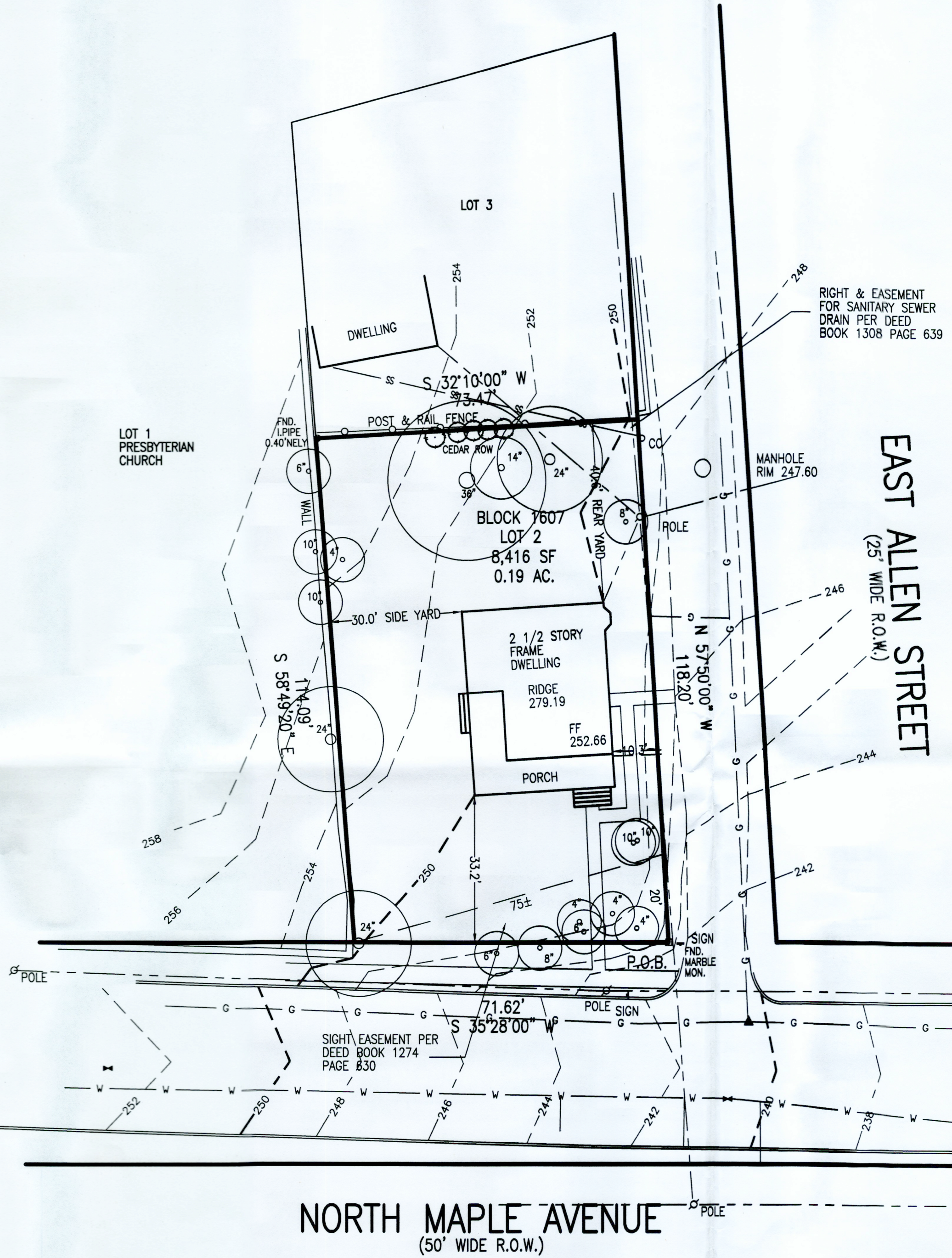
SECRETARY - CYNDI KIEFER \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER - THOMAS TIMKO, PE \_\_\_\_\_ DATE \_\_\_\_\_

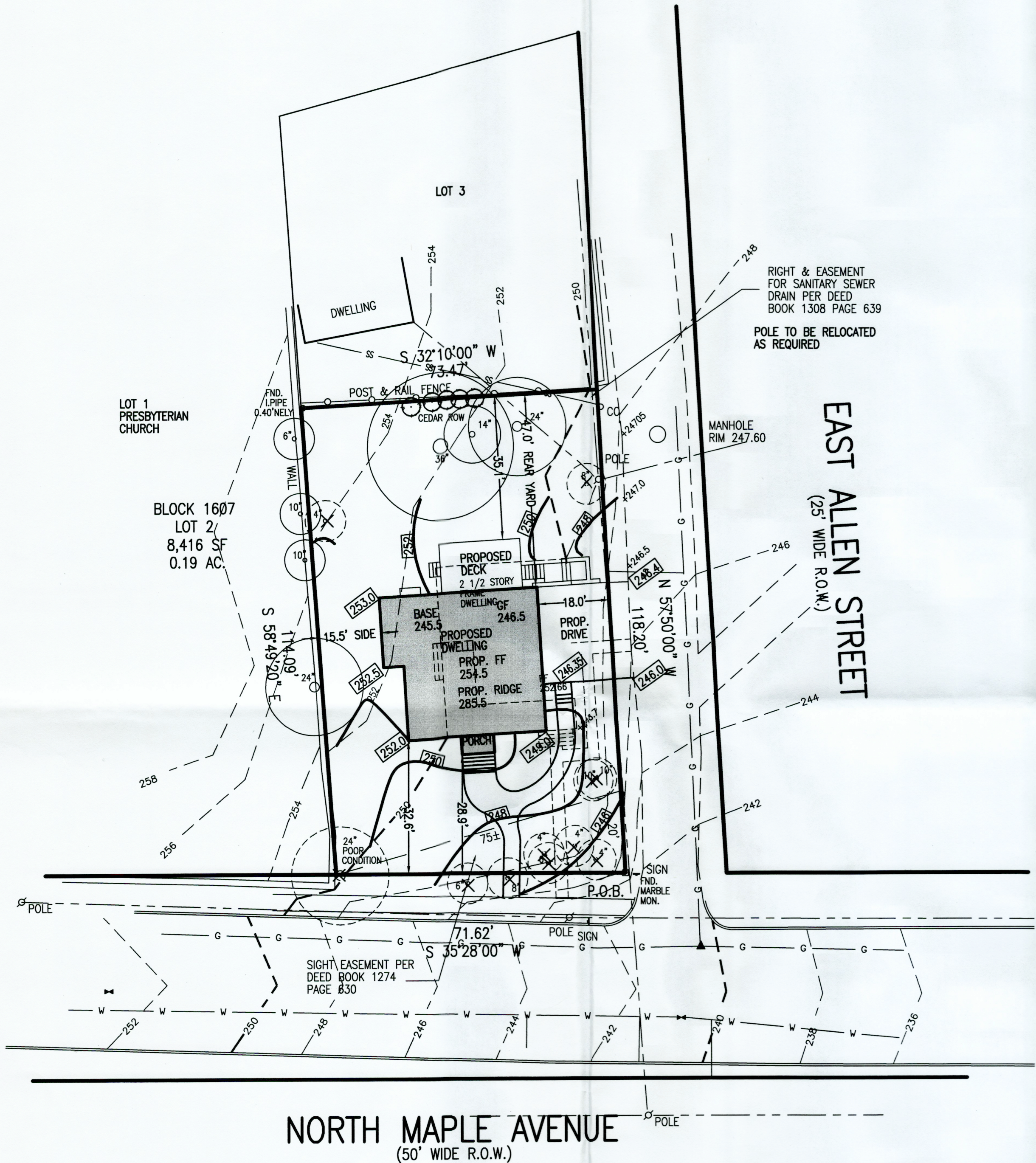
DRAWN BY:	SP	CHECKED BY:	WGH
JOB No.	19-104		
BOOK			
SCALE	1" =50'		
GRAPHIC SCALE			
DATE	NOVEMBER 1, 2019		
REVISIONS	APRIL 27, 2020 HOUSE JANUARY 25, 2021 HOUSE SEPTEMBER 8, 2021 HOUSE OCTOBER 8, 2021 HOUSE DECEMBER 20, 2021 YARDS		
CERTIFICATE OF AUTHORIZATION	No. 24GA27959700		
NOTES			
<b>Murphy &amp; Hollows Associates LLC</b> CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1255 murphyhollows@gmail.com			
VARIANCE PLAN FOR LOT 2 BLOCK 1607 14 N. MAPLE AVENUE & E. ALLEN STREET TOWNSHIP OF BERNARDS SOMERSET COUNTY NEW JERSEY			
AIDAN T. MURPHY N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016			
 WILLIAM G. HOLLOWS N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473 N.J. PROFESSIONAL PLANNER #2530			
FILE	LF19-104	SHEET	1 OF 3



DRAWN BY:	SP	CHECKED BY:	WGH
JOB No.		19-104	
BOOK			
SCALE			
1" = 20'			
			
GRAPHIC SCALE			
DATE			
NOVEMBER 1, 2019			
REVISIONS			
APRIL 27, 2020 HOUSE			
JANUARY 25, 2021 HOUSE			
SEPTEMBER 8, 2021 HOUSE			
OCTOBER 8, 2021 HOUSE			
DECEMBER 20, 2021 YARDS			
CERTIFICATE OF AUTHORIZATION			
No. 24GA27959700			
NOTES			
<div><div><div>Murphy &amp; Hollows Associates LLC</div><div>CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1255 <a href="mailto:murphyhollows@gmail.com">murphyhollows@gmail.com</a></div></div><div></div></div>			
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<div><div></div><div>WILLIAM G. HOLLOWS N.J. LIC. PROFESSIONAL ENGINEER &amp; LAND SURVEYOR #27473 N.J. PROFESSIONAL PLANNER #2530</div></div>			
FILE	LF19-104	SHEET	2 OF 3



EXISTING CONDITIONS



PROPOSED CONDITIONS

DUE TO THE MINIMAL INCREASE IN IMPERVIOUS COVERAGE (530 SF)  
NO STORMWATER MANAGEMENT HAS BEEN PROPOSED



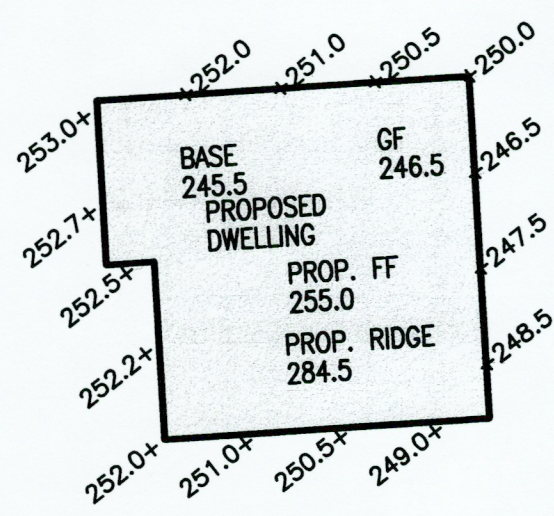
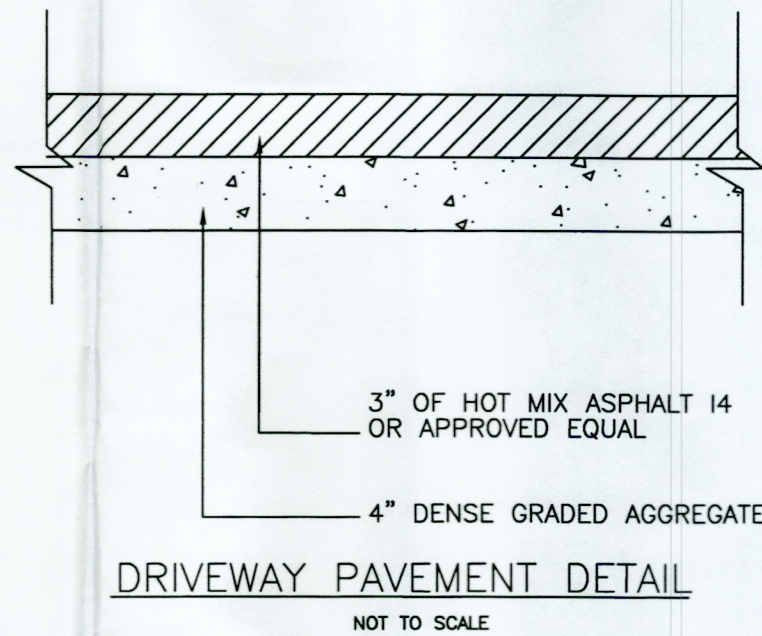


SOIL EROSION AND SEDIMENT CONTROL NOTES

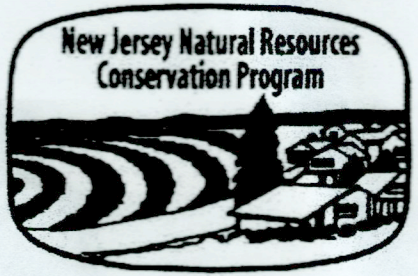
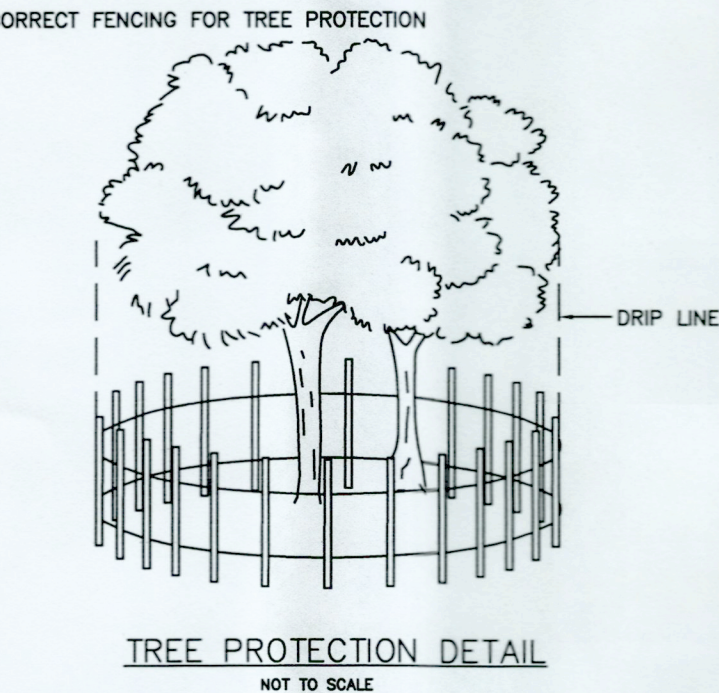
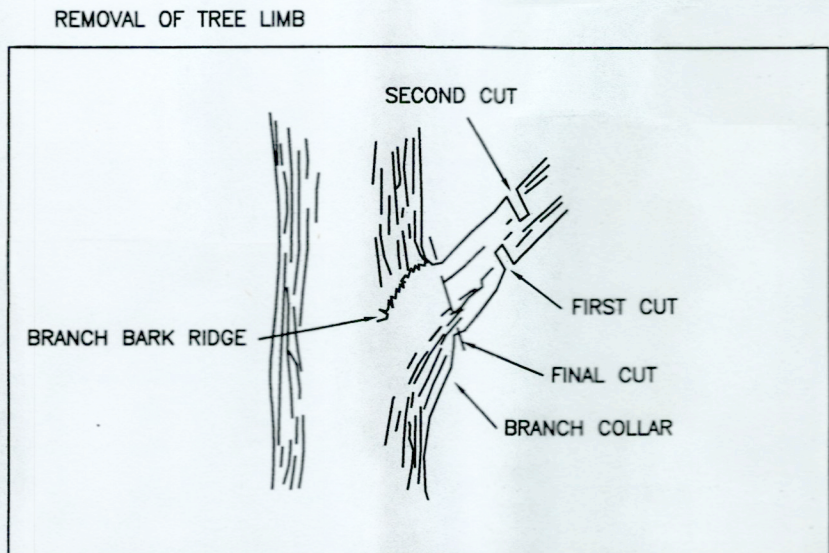
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOT 21 BELOW.
- PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOT 22 BELOW.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
- TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
- PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER". SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
- STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILES BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
- A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
- ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
- ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
- ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCE BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
- DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE TOWNSHIP/DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE TOWNSHIP.
- ALL TREES OUTSIDE OF THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
- THE TOWNSHIP MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE TOWNSHIP MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE CONSTRUCTION MEETING HELD.
- CONTRACTOR TO SET UP A MEETING WITH THE INSPECTION FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
- TOPSOIL STOCKPILE PROTECTION
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ FT
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SQ FT
  - APPLY PERENNIAL RYEGRASS SEED AT 1 LB PER 1000 SQ FT AND ANNUAL RYEGRASS AT 1 LB PER 1000 SQ FT
  - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ FT
  - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
  - PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
- TEMPORARY STABILIZATION SPECIFICATION
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ FT
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SQ FT
  - APPLY PERENNIAL RYEGRASS SEED AT 1 LB PER 1000 SQ FT AND ANNUAL RYEGRASS AT 1 LB PER 1000 SQ FT
  - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ FT
  - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PERMANENT STABILIZATION SPECIFICATIONS
  - APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ FT AND WORK FOUR INCHES INTO SOIL.
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SQ FT
  - APPLY HARD FESCUE SEED AT 2.7 LBS PER 1000 SQ FT AND CREEPING RED FESCUE SEED AT 0.7 LBS PER 1000 SQ FT AND PERENNIAL RYEGRASS SEED AT 0.25 LBS PER 1000 SQ FT.
  - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ FT.
  - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

\*NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE NOTICE IN WRITING, SHALL BE GIVEN TO BERNARDS TOWNSHIP ENGINEER(INSPECTIONS) & SOMERSET COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

SEQUENCE OF CONSTRUCTION:		
1. Clear proposed construction area		2 days
2. Install silt fence as shown on plan		1 day
3. Rough grade site & stockpile topsoil		2 days
4. Begin building addition		6 months
5. Install drainage system (if required)		2 days
6. Fine grade and seed, areas to receive grass or plantings shall be scarified to a minimum depth of 6 inches		2 days
7. Pave drive		2 days
8. Remove silt fence		1 day



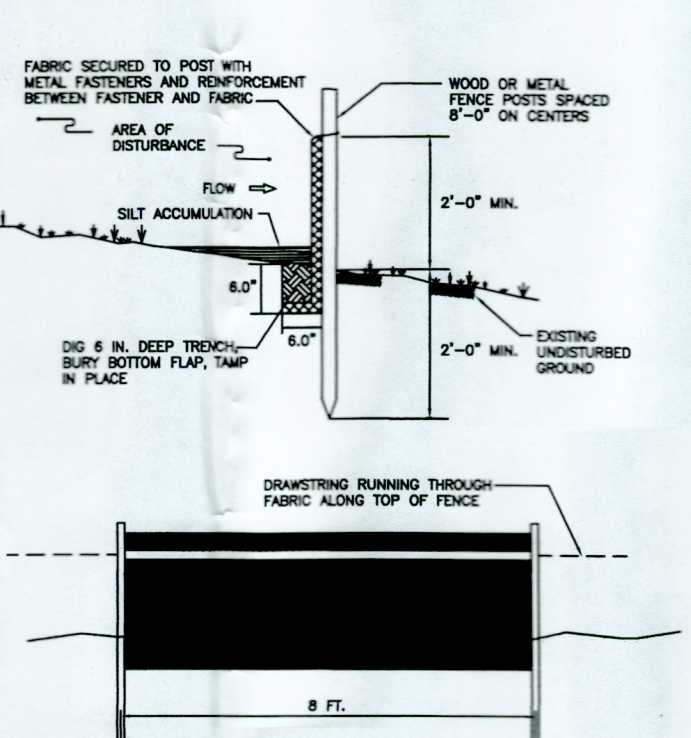
TOTAL 3759.4/15 = 250.65  
 250.65  
 +35.0  
 285.65 ALLOWABLE RIDGE HEIGHT  
 PROPOSED RIDGE HEIGHT = 285.5  
 F.F. TO RIDGE = 31.0  
 THEREFORE BUILDING HEIGHT = 285.5-250.65 = 34.85 FT



**SOMERSET - UNION SOIL CONSERVATION DISTRICT**  
 Somerset County 4-H Center  
 308 Milltown Road • Bridgewater, NJ 08807  
 (908) 526-2701 Fax (908) 526-7017

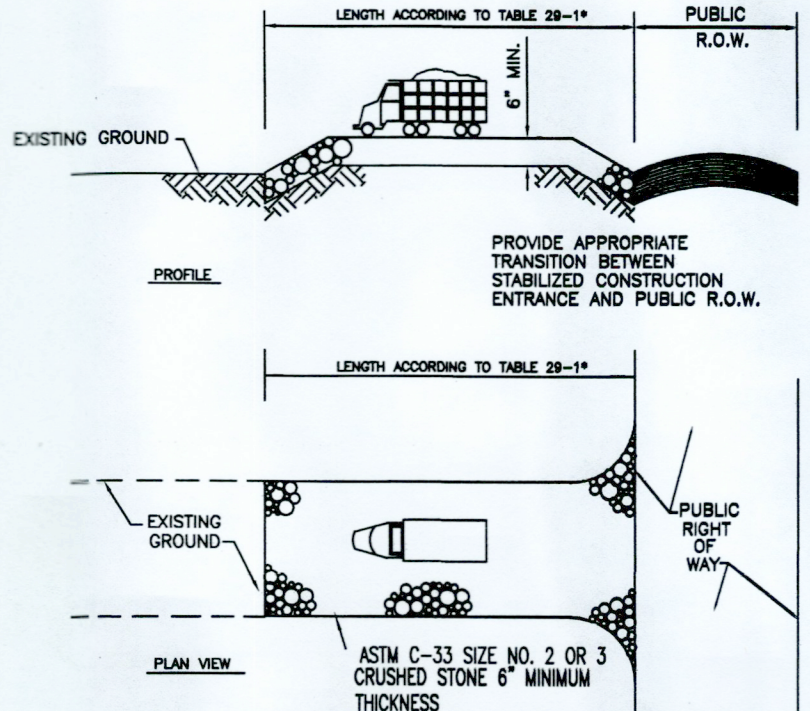
SOIL EROSION AND SEDIMENT CONTROL NOTES

- All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbances, or in their proper sequence and maintained until permanent protection is established.
- Any Disturbed areas that will be left exposed more than 30 Days and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of a temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of two (2) tons per acre, according to NJ State Standards
- Permanent Vegetation shall be seeded or sodded on all exposed areas within ten (10) days after final grading. Mulch will be used for protection until seeding is established
- All work shall be done in accordance with the NJ State Standards for Soil Erosion and Sediment Control in New Jersey, 7<sup>th</sup> Edition last revised January 2014
- A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within 15 days or preliminary grading.
- Immediately following initial disturbance or rough grading all critical areas subject to erosion (i.e.: steep slopes, roadway embankments) will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of two (2) tons per acre, according to the NJ State Standards.
- Any steep slopes receiving pipeline installation will be backfilled and stabilized daily, as the installation proceeds (i.e.: slopes greater than 3:1)
- Traffic control Standards require the installation of a 50"x30"x6"pad of 1 1/2" or 2" stone, at all construction driveways, immediately after initial site disturbance.
- The Somerset-Union Soil Conservation District shall be notified in writing 48 hours in advance of any land disturbing activity.



- REQUIREMENTS FOR SILT FENCE:**
- FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. 28-23). POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
  - A METAL FENCE WITH 4 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHEN SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
  - A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 8 INCHES FROM THE FENCE POSTS. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. 28-23). THE FABRIC SHALL BE FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (WIRE, METAL, GEOTEXTILE, WIRELESS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POSTS. THE FABRIC SHALL INCORPORATE A DRAWING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE  
NOT TO SCALE



**STABILIZED CONSTRUCTION ACCESS**

NOT TO SCALE

LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADWAYS

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0-2%	50 FT.	100 FT.
2-5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH FABRIC BASE COURSE	

- At the time when the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover, shall be removed or treated in such a way that will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites.
- In that NJSA 4:24-39 et seq., requires that no Certificate of Occupancy be issued before the provisions of the Certified Plan for Soil Erosion and Sediment Control have been complied with for permanent measures, all site work for site plans and all work around individual lots in subdivisions, will have to be completed prior to the District issuing a Report of Compliance for the issuance of a Certificate of Occupancy by the Municipality.
- Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
- Any changes to the Certified Soil Erosion and Sediment Control Plan will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current NJ State Soil Erosion & Sediment Control Standards.
- The Somerset-Union Soil Conservation District shall be notified of any changes in ownership.
- Mulching to the NJ Standards is required for obtaining a Conditional Report of Compliance. Conditionals are only issued when the season prohibits seeding.
- Contractor is responsible for keeping all adjacent roads clean during life of construction project.
- The developer shall be responsible for remediating any erosion or sediment problems that arise as a result of ongoing construction at the request of the Somerset-Union Soil Conservation District.
- Hydro seeding is a two- step process. The first step includes seed, fertilizer, lime, etc., along with minimal amounts of mulch to promote consistency, good seed to soil contact, and give a visual indication of coverage. Upon completion of seeding operation, hydro-mulch should be applied at a rate of 1500 lbs. per acre in second step. The use of hydro-mulch, as opposed to straw, is limited to optimum seeding dates as listed in the NJ Standards.

REV 8/24/20

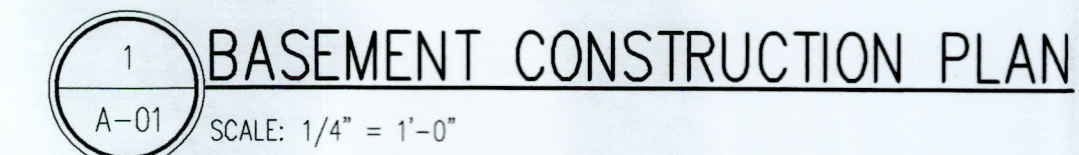
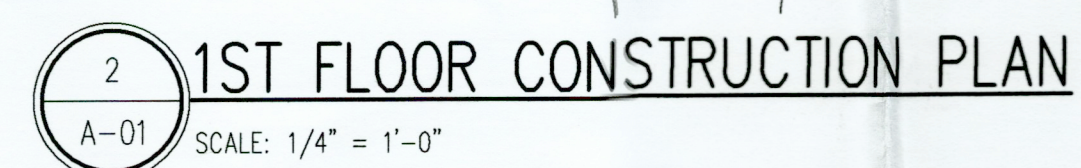
DRAWN BY: SP		CHECKED BY: WGH	
JOB No. 19-104			
BOOK			
SCALE 1" = 20'			
GRAPHIC SCALE			
DATE NOVEMBER 1, 2019			
REVISIONS APRIL 27, 2020 HOUSE JANUARY 25, 2021 HOUSE SEPTEMBER 8, 2021 HOUSE OCTOBER 8, 2021 HOUSE DECEMBER 20, 2021 YARDS			
CERTIFICATE OF AUTHORIZATION No. 24GA27959700			
NOTES			
<b>Murphy &amp; Hollows Associates LLC</b> CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1255 murphyhollows@gmail.com			
VARIANCE PLAN FOR LOT 2 BLOCK 1607 14 N. MAPLE AVENUE & E. ALLEN STREET TOWNSHIP OF BERNARDS SOMERSET COUNTY NEW JERSEY			
AIDAN T. MURPHY N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016			
WILLIAM G. HOLLOWES N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473 N.J. PROFESSIONAL PLANNER #2530			
FILE	SHEET		
LF19-104	3		
	OF		
	3		



14 N. Maple Ave.  
Township of Bernards, NJ 07920

BUILDING CHARACTERISTICS	
BUILDING CLASSIFICATION	SINGLE FAMILY RESIDENCE
USE GROUP	R5
CONSTRUCTION TYPE	5B
NUMBER OF STORIES	2.5
AREA OF LARGEST FLOOR	1,367 SF
NEW BUILDING AREA	3,158 SF
VOLUME OF NEW STRUCTURE	45,383 CF
HEIGHT OF STRUCTURE	34.75 FT.
MAX. LIVE LOAD	40

ATTIC: 455 SQ. FT. (W/ CLEARANCE OF 7FT.)  
2ND FLOOR: 1,367 SQ. FT.  
1ST FLOOR: 1,300 SQ. FT.  
GARAGE: 487 SQ. FT.  
BASEMENT: 802 SQ. FT.

[illegible]

DESIGNED DGB	DRAWN SCG	CHECKED DGB	SCALE AS SHOWN	DATE 01/03/22
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**DOUGLAS G. BATTERSBY, R.A.**  
Lic. No. 21A072032000

**14 N. MAPLE AVENUE**  
**BERNARDS, NJ 07920**

# ARCHITECTURAL

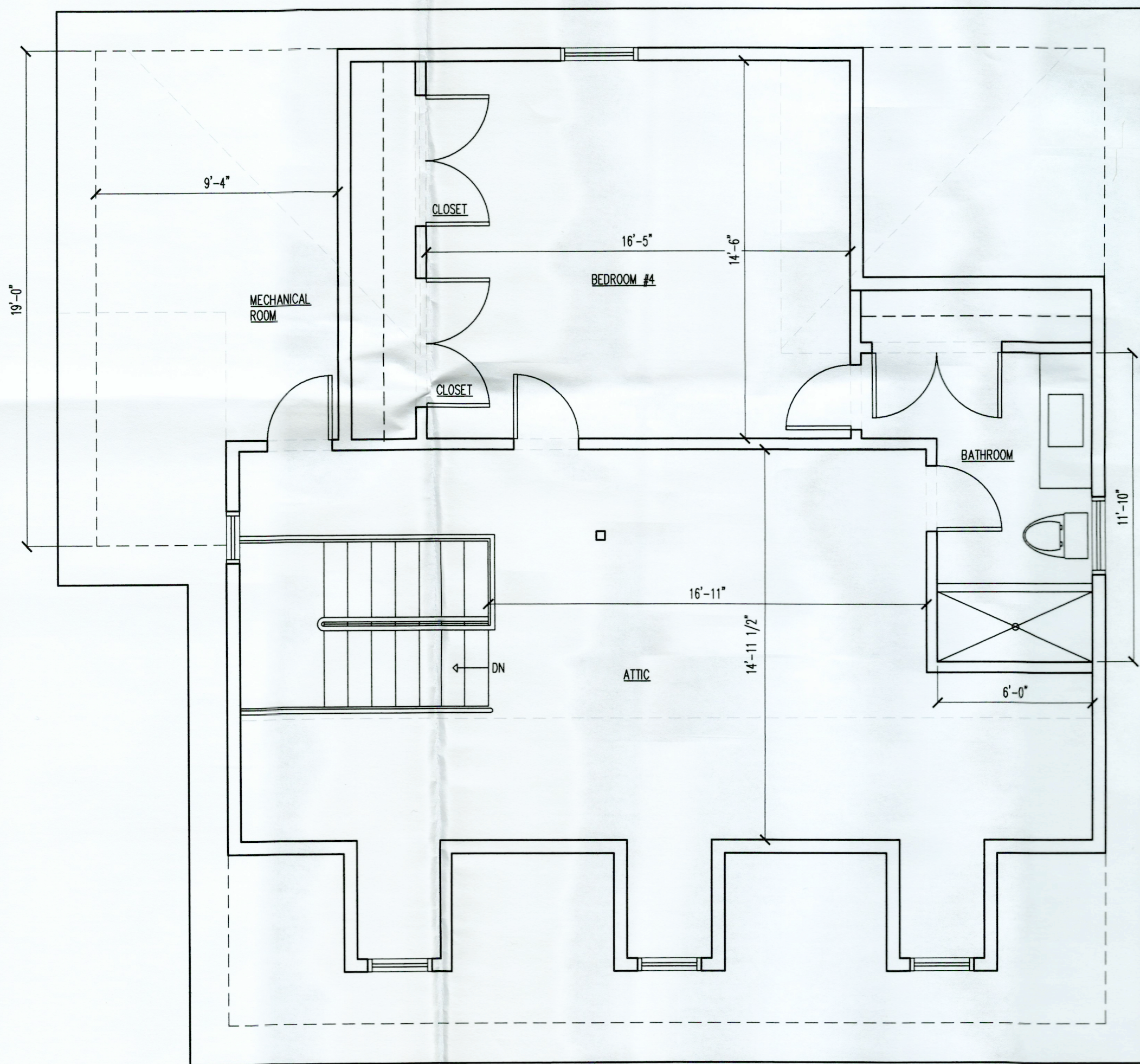
## TITLE SHEET, BASEMENT, AND FIRST FLOOR CONSTRUCTION PLANS

PROJECT NO.  
2727-2109

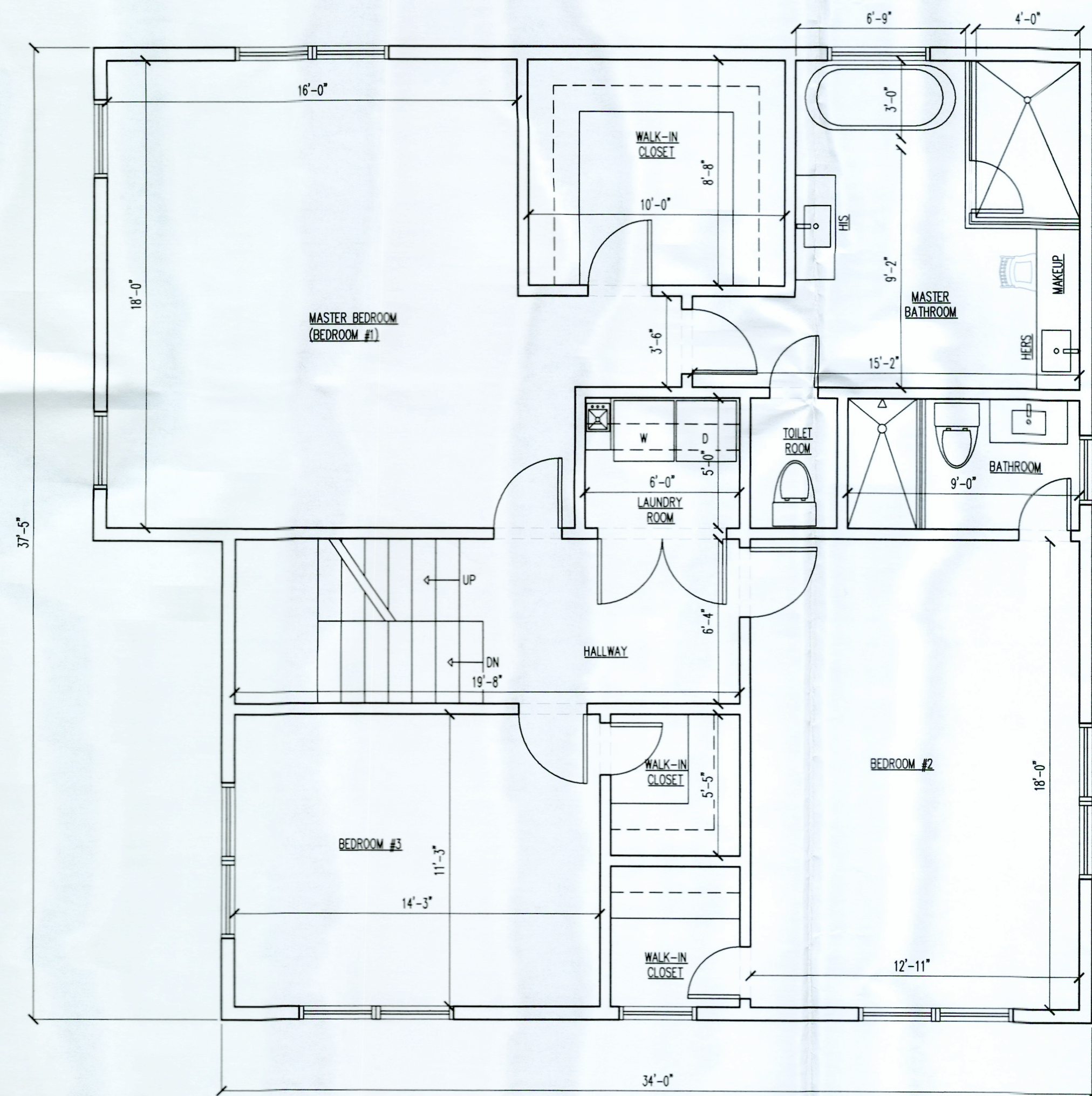
DRAWING NO.

A-01





2 ATTIC CONSTRUCTION PLAN  
A-02 SCALE: 1/4" = 1'-0"



1 2ND FLOOR CONSTRUCTION PLAN  
A-02 SCALE: 1/4" = 1'-0"



