

# MURPHY SCHILLER & WILKES LLP

ATTORNEYS AT LAW

Direct: (973) 750-4770  
[llomelo@murphyllp.com](mailto:llomelo@murphyllp.com)

September 21, 2023

## VIA FEDEX OVERNIGHT

Marva Archer, Board Secretary  
Planning Department  
Township of Montgomery  
100 Community Drive  
Skillman, NJ 08558

**RE: Preliminary and Final Site Plan/Variance Application – Yonkers 300, LLC  
1026 County 518, Montgomery Township, New Jersey (Block 29002, Lots 49,  
50)**

Dear Marva,

This firm represents Yonkers 300, LLC in connection with the above-referenced Preliminary and Final Site Plan. In response to the current incomplete review status, enclosed for filing, please find the following:

1. Eight (8) copies of the Application with updated signatures pages and owners consent;
2. Eight (8) copies of the signed and sealed copies of the Preliminary and Final Site Plan with Use and Bulk Variances Plans, prepared by Dynamic Engineering Consultants, PC, dated June 8, 2023, last revised August 14, 2023 (Rev 1);
3. Eight (8) copies of the Somerset-Union SCD Certification, dated July 18, 2023;
4. Eight (8) copies of the Somerset County Submission Letter and Land Development Application Form, dated June 23, 2023;
5. Eight (8) copies of the Delaware and Raritan Canal Commission Submission Letter and Application Form, dated June 26, 2023;
6. Eight (8) copies of the signed and sealed copies of the Stormwater Operation and Maintenance Manual, prepared by Dynamic Engineering Consultants, PC dated August 23, 2023;
7. Eight (8) copies of the Use and Operation Statement; and

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24 Commerce Street, 12th Floor, Newark, New Jersey 07102 | 5 Penn Plaza, 19th Floor, New York, New York 10001  
247 E Front Street, Trenton, New Jersey 08611

[www.murphyllp.com](http://www.murphyllp.com) | [info@murphyllp.com](mailto:info@murphyllp.com) | P (973) 877-6984 | F (973) 799-0461

8. Eight (8) copies of Dynamic's Response to the Completeness Review, dated September 14, 2023.

Please feel free to reach out to me directly at (973) 750-4770 with any questions related to this application. Thank you in advance for your assistance.

Very truly yours,

*/s/ Lisa Lomelo*  
LISA LOMELO, ESQ.  
Attorney for Applicant

cc: via email without enclosure  
Dynamic Engineering  
Arco Murray  
Yonkers 300, LLC  
Renard Management, LLC

Name of Applicant Renard Management, Inc Email \_\_\_\_\_

Address 23 Mandy Lane Phone (Daytime) \_\_\_\_\_

City Mahopac State NY Zip 10541 (Fax) \_\_\_\_\_

Applicant interest in property (owner, lessee, etc.) \_\_\_\_\_

Name of Owner (if not applicant) Yonkers 300, LLC

Address 1590 Troy Ave

City Brooklyn State NY Zip 11234 Phone \_\_\_\_\_

When property was acquired by applicant \_\_\_\_\_

Tax Map Page \_\_\_\_\_ Block 29002 Lot 49 & 50

Address of property 1026 Route 518, Montgomery

Present Use of Property: Office

Proposed Use of Property: Self Storage

Development Name \_\_\_\_\_

Is the property served with public sewer system? Yes ☒ No \_\_\_\_\_

Is the property served with public water system? Yes ☒ No \_\_\_\_\_

Is the applicant willing to dedicate land for the widening of roads in compliance with Township and/or County Master Plan? Yes ☒ No \_\_\_\_\_

Is the proposed use located on a Municipal 299 County 130.158 State NY road? ☒

Area of property \_\_\_\_\_ acres or \_\_\_\_\_ sq. ft. 427.20 HC

Frontage on an improved street \_\_\_\_\_ ft. Present Zoning: \_\_\_\_\_ Number of Lots: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Number of buildings: Existing N/A Proposed 2

Proposed principal building height: 42.5 Proposed accessory building height \_\_\_\_\_

Gross square footage of proposed building(s) 133,166

Floor area of all structures: Existing \_\_\_\_\_ Proposed FAR 1.02

Percentage of coverage by buildings \_\_\_\_\_ by impervious coverage 58.8

Bulk restrictions provided: Front Yard 50 Side Yard 25 Rear Yard 50.2 Height 42.5

Parking spaces required as determined by Board and provided 16

Has a subdivision previously been granted? Unknown by applicant Date \_\_\_\_\_

Has a variance previously been granted? Unknown by applicant Date \_\_\_\_\_

If previous applications were applied for please indicate the case number(s) N/A

Are there any existing or proposed covenants or deed restrictions on the property? No

If yes, explain \_\_\_\_\_

Is a variance requested? Yes ☒ No ☐ No. of variances requested See attached chart

TYPE OF APPLICATION Zoning Board of Adjustment

Describe in detail section of Zoning Ordinance from which applicant seeks design waivers: \_\_\_\_\_  
See attached chart

Describe in detail section of Zoning Ordinance from which applicant seeks submission waivers: \_\_\_\_\_  
See attached chart/checklist

**PLANS**

Name of Engineer/Surveyor Josh Sewald/Dynamic Engineering Email jsewald@dynamic.com

Address: 1904 Main Street

City Lake Como State NJ Zip 07719 Phone 732-974-0198 Fax 732-974-3521

Name of Architect Louis W. Vandloeht Email lvandloeht@arcomurray.com

Address: 4849 Greenville Ave, Suite 1460

City Dallas State TX Zip 75206 Phone 314-822-5191 Fax 314-963-0714

**CERTIFICATION**

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the attached authorization. I further authorize Township Officials to inspect the site noted above.

DATED 7/5/23 [Signature] - Dino Tommasetti Jr., Yonkers 300/4  
(Owner's Name Printed and Owner's Signature)

DATED 7/5/23 [Signature] - Renard Management Inc., Dino Tommasetti Jr.  
(Applicant's Name Printed and Applicant's Signature)

**SWORN TO AND SUBSCRIBED BEFORE**

THIS 5th day of JULY

20 23  
Irene T. Tufano  
(Notary)

**IRENE T. TUFANO**  
Notary Public, State of New York  
No. 24-4514585  
Qualified in Queens County  
My Commission Expires 5/31/27

Persons to be contacted regarding matters pertaining to this application, if other than applicant.

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

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

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

**APPLICANT'S ATTORNEY:**

Name: Chris Murphy

Address: Commerce St. 12th Floor  
Newark, NJ 07102

Phone: 973-705-7421

Fax: \_\_\_\_\_

I, the developer/applicant, as signed below, acknowledge familiarity with the procedure set forth in the Montgomery Township Land Development Ordinance for submissions and required action and agree to be bound by it.

7/5/23 [Signature] - Renard Management, Inc.  
Dino Tommasetti Jr.  
Date Applicant's Name Printed and Applicant's Signature

**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW**

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ between:

Name: Renard Management, Inc

Address: 23 Mandy Lane, Mahopac, NY 10541

Type of Application: Preliminary and Final Site Plan/Variance Block 29002 Lot 49 & 50

Hereinafter call "Applicant"

and:

The Township of Montgomery, in the County of Somerset, a municipal corporation of the State of New Jersey, hereinafter call "Township"

**WITNESSETH**

That the Applicant has submitted a development application to the Township's Planning Board/Zoning Board for consideration in accordance with the New Jersey Municipal Land Use Law and the Montgomery Township Land Use Ordinances and Applicant hereby covenants and agrees as follows:

1. Applicant agrees to pay all costs related to the Township's review and administration of the proposed application with said costs including but not limited to:
  - A. Review by the Development Review Committee, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
  - B. Full application professional review by the Site Plan Committee, Subdivision Committee, Planning Board, and Zoning Board, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
2. Applicant understands and agrees to pay all costs as set forth above from the date of initial application submission through the Township's signature of approved plans which shall include any costs for extensions and revalidation's.
3. Applicant understands and agrees to deposit with the Township's Planning/Zoning Office an initial application filing fee which is non-refundable and an initial escrow deposit in accordance with Section 16-9.1 of the Land Development Ordinance.
4. Applicant understands and agrees that the Township will withdraw from said escrow deposit to cover costs as set forth in Section 1 above.
5. Applicant understands and agrees to pay within TEN BUSINESS DAYS of receipt of the Township's statement/billing all additional costs as may be incurred and billed to the applicant by the Township relative to the review and administration of the application even if the costs of said review and administration exceed the initial escrow deposit.
6. Applicant understands and agrees that in the event Applicant fails to pay a billed amount the Township may discontinue Planning Board/Zoning Board review and consideration on said application or if Planning Board/Zoning Board approval has been previously given Township may deny issuance of a construction permit and or certificate of occupancy or if permit has been previously issued Township may initiate a Stop Work Order.
7. Township agrees to refund to applicant any escrow sum deposited with Township for review and administration of the application and neither spent nor needed by Township. A refund will be issued upon request by Applicant by Township following completion of the Township's review and administration of the application.
8. **APPLICANT AGREES AND UNDERSTANDS THAT IT IS INCUMBENT ON APPLICANT TO PERIODICALLY MONITOR THE STATUS OF SAID ESCROW ACCOUNT. APPLICANT AGREES AND UNDERSTANDS THAT RESPONSIBILITY TO PAY ALL ESCROW CHARGES IS THE APPLICANT'S EVEN IF APPLICANT SELLS OR CONVEYS SAID PROPERTY CITED ABOVE TO ANOTHER PARTY.**

Dino Tomassetti Jr.

APPLICANT'S NAME (PRINTED)

APPLICANT'S SIGNATURE

7/5/23

DATE

**MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS**

***Applicant's Disclosure Statement***

(Corporation or Partnership)

See N.J.S.A. 40:55D-48.1 and 48.2 and Zoning Ordinance

A Corporation or Partnership applying to the Planning Board or Zoning Board of Adjustment for:

- A. Subdivision with three (3) or more lots; or
- B. Site Plan for Commercial Purpose; or
- C. Variance to construct multi-dwelling or twenty-five (25) or more family units;

must complete the following:

The names and addresses of all persons, stockholders, or individual partners owning at least ten percent (10%) interest in the corporation, partnership, or applicant are as follows:

Name	Address
<u>Dino Tomassetti Jr.</u>	<u>1590 Tray Ave Brooklyn, NY 11234</u>
<u>Michael Murphy</u>	<u>23 Manely Lane Rhinepark, NY 10541</u>
<u>Jonathan Vieri</u>	<u>49 North Wilton Rd. New Canaan, CT 06840</u>
<u>Thomas Attarito</u>	<u>2 Birch Street White Plains, NY 10604</u>
<u> </u>	<u> </u>
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MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Affidavit of Ownership

STATE OF NEW JERSEY)

SS

COUNTY OF SOMERSET)

Dino Tomassetti Jr. of full age being duly sworn according to law on oath deposes and says  
that the deponent resides at 444 NAVESINK River Rd. in the Township of Middletown  
in the County of Monmouth and State of NJ that YONKERS 300, LLC  
is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of  
Montgomery, New Jersey, and known and designated as Block 29002 Lot 44250

DATED

7/5/23

[Signature]

Dino Tomassetti Jr.

YONKERS 300, LLC

Owner's Name Printed and Owner's Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS

5th

DAY OF

JULY

2023

(Notary Public)

Irene T. Tufano

IRENE T. TUFANO  
Notary Public, State of New York  
No. 24-4514588  
Qualified in Queens County  
My Commission Expires 5/31/27

AUTHORIZATION

(If anyone other than the above owner is making this application, the following authorization must be executed.)

To the Board of Adjustment/Planning Board:

Dino Tomassetti Jr.

is hereby authorized to make the within application.

DATE:

7/5

2023

[Signature]

Owner's Name Printed and Owner's Signature

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Affidavit of Ownership

STATE OF NEW JERSEY)

ss

COUNTY OF SOMERSET)

Dino Tomassetti Jr. of full age being duly sworn according to law on oath deposes and says  
that the deponent resides at 444 NAVESINK River Rd. in the Township of Middletown  
in the County of Monmouth and State of NJ that YONKERS 300, LLC  
is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of  
Montgomery, New Jersey, and known and designated as Block 29002 Lot 49 & 50

DATED

7/5/23



Dino Tomassetti Jr.

YONKERS 300, LLC

Owner's Name Printed and Owner's Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS 5th DAY OF JULY 2023

Irene T. Tufano  
(Notary Public)

IRENE T. TUFANO  
Notary Public, State of New York  
No. 24-4514585  
Qualified in Queens County  
My Commission Expires 5/31/27

AUTHORIZATION

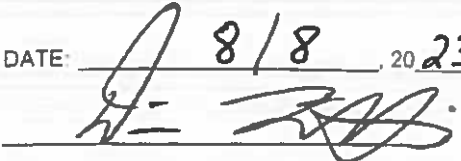
(If anyone other than the above owner is making this application, the following authorization must be executed.)

To the Board of Adjustment/Planning Board:

Dino Tomassetti Jr. is hereby authorized to make the within application.

DATE:

8/8 2023



Owner's Name Printed and Owner's Signature

## ESCROW ACCOUNTING ADMINISTRATIVE PROCEDURE

The following is a procedure to ensure proper control of payments to professionals reviewing and billing against applications for development within Montgomery Township;

### A. GENERAL CONSIDERATION

1. Professionals will be primarily responsible to review applications in light of their own professional expertise.
2. The Community Development Department will be responsible for the administration and processing of professionals bills to the Township Finance Director.
3. All correspondence shall reference a case number, block and lot, and application name and address.
4. Applicants are to receive a copy of professional memoranda or reports at the same time as the Township.
5. Professional's invoices to the Township may include but not be limited to report writing, field inspections, attendance at meetings with Township representatives, attendance at municipal meetings where applications are heard, and meeting with applicants.
6. The Director of Community Development will be the responsible agent of the Township for coordinating meetings among the various professionals employed by the Township to discuss development applications.

### B. SPECIFIC AREAS OF RESPONSIBILITY OUTLINED

1. The Engineer is responsible for reviewing the design of projects and reviewing public and semi-public improvements connected with development applications.
2. Planners are responsible for project designs, comments relating to the Master Plan and Ordinances.
3. The Landscape Architect is responsible for landscaping reviews of applications.
4. The Traffic Engineer is responsible for commenting on traffic and transportation aspects of applications.
5. The Planning Board or Board of Adjustment Attorney is responsible for legal representation of the Planning Board or Board of Adjustment at meetings and any legal aspects of development plan review and approval, as well as litigation concerning projects.
6. The Township Attorney is responsible for legal aspects of public improvements and any legal contractual aspects of the application process to which the Township is a party.
7. The Environmental Consultants are responsible for reviewing Environmental Impact Statements submitted with an application.
8. The Application Coordinator is responsible for general administration throughout the application review process and is also responsible for completeness items and issues within applications.
9. The Director of Finance is responsible for establishing escrow accounts, maintaining a ledger of the accounts and payment of professionals' invoices following approval by the Community Development Department.

### C. BILLING

1. Since professionals are appointed by, and work directly for, the Township, bills will be sent to the Community Development Department for checking and routing. Invoices will, at a minimum, indicate individuals who performed work, the time spent, and the billing rate.
2. Bills are checked for the following:
  - A. Correct case numbers;
  - B. Correct block and lot(s) numbers
  - C. Correct application names
3. Bills are checked against ledger balances to avoid overdrafts.
4. When accounts are close to becoming over-extended, further funds will be requested of applicants.

**ESCROW ACCOUNTING ADMINISTRATIVE PROCEDURE  
(CONTINUED)**

5. Failure by applicants to maintain sufficient positive escrow balances may subject applications to delays in review.
6. Professionals billing against escrow accounts must send a duplicate copy, marked or stamped, "**FOR INFORMATIONAL PURPOSES ONLY**" to the applicant at the same time the bills are sent to the Township.

**D. QUESTIONS CONCERNING BILLINGS**

1. Applicant inquiries regarding billing must be made in writing to the Director of Community Development specifying concerns, in detail, within two weeks of date of invoice.
2. Invoices will be scrutinized a second time for possible billing errors.
3. The Director of Community Development will determine the appropriateness of the billing, make a decision on whether or not the bill will be paid, and inform both parties concerned.

Applicant agrees and understands the "Escrow Accounting Administrative Procedure" and agrees to be bound by same.

Dino Tomassetti Jr.

APPLICANT'S NAME (PRINTED)

[Signature]

APPLICANT'S SIGNATURE

7/5/23

DATE

# CHECKLIST

## Details Required for Preliminary Major Subdivision Plats and Preliminary Major Site Plans

**Note:** See subsection 16-8.4 of the Montgomery Township Land Development Ordinance for further details of submission requirements and procedures.

Applicant Renard Management, Inc. Block 29002 Lot 49 & 50

Address 1026 Georgetown Franklin Turnpike (C.R. 518)

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	✓			Application Form(s) and Checklist(s) (8 copies) and electronic portable document format (PDF).
2	✓			Application and Escrow Fees in accordance with subsection 16-9.1.
3	✓			Plats or Plans signed and sealed by NJ PLS. or NJ Pt., as required, and folded into eighths with the Title Block revealed in accordance with subsection 16-8.4b of this chapter (8 copies and PDFs).
4	✓			Existing protective covenants, easements and/or deed restrictions (1 copy and PDFs).
5	✓			Scale of 1" equals not more than 100' for major subdivision plats or 1" equals not more than 50' for minor site or subdivision plans on one of the following 4 standards sheet sizes (8 1/2" x 13", 15" x 21", 24" x 36" or 30" x 42"), each with a clear perimeter border at least 1" wide.
6	✓			Key Map at 1" equals not more than 2,000'.
7	✓			Title Block in accordance with the rules governing "title blocks" for professional engineers (N.J.S.A. 45:8-36), including:
8	✓			Name of the development, Township of Montgomery, Somerset County, NJ;
9	✓			Name, title, address and telephone number of applicant;
10	✓			Name, title, address telephone number, license number, seal and signature of the professional or professionals who prepared the plat or plan;
11	✓			Name, title and address of the owner or owners of record;
12	✓			Scale (written and graphic); and
13	✓			Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
14	✓			North Arrow.
15	✓			Certification that the applicant is the owner of the land or his/her properly authorized agent, or certification from the owner that he or she has given his/her consent under an option agreement.
16	✓			If the applicant is a partnership or a corporation, the names and addresses of all partners, or the names and addresses of all stockholders owning 10% or more of any class of stock of the corporation in accordance with N.J.S.A. 40:55D-48.1 et seq.

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
17	✓			Acreage figures to the nearest tenth of an acre (both within and without areas within public rights-of-way) and a computation of the area of the tract to be disturbed. For submissions, acreage of proposed lots with total acreage calculation.
18	✓			"Approved" and "Date" lines for the signatures of the Chairman, Secretary of the Board, and Township Engineer.
19	✓			Existing tax sheet number(s) and existing block and lot number(s) to be subdivided or developed as they appear on the Township Tax Map, and proposed block and lot number(s).
20	✓			The name(s) and block and lot number(s) of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor.
21	✓			Tract boundary line (heavy solid line), any existing and proposed subdivision or property line(s) within the tract.
22	✓			Zoning district(s) affecting the tract, including district names and all requirements, with a comparison to the proposed development, and all zoning district(s) within 100 feet of the tract.
23	✓			The location of natural features including but not limited to, treed areas, high points, marshes, depressions, and any extensive rock formations, both within the tract and within 200 feet of its boundaries.
24		✓		Delineation of flood plains, including both floodway and flood fringe areas, and Township stream corridors, both within the tract and within 200 feet of its boundary, and the source and date of the flood plain information.
25		✓		Delineation of ponds, marshes, wetlands, wetland transition areas, hydric soils, and lands subject to flooding, both within the tract and within 200 feet thereof. A copy of the applicant's request for a Letter Of Interpretation (LOI) from the New Jersey Department of Environmental Protection (NJDEP) and the accompanying plan shall be submitted for all delineated wetlands. Where an LOI has been received, a copy of the NJDEP LOI and stamped approved plan shall be submitted to the Township.
26		✓		All existing and proposed water courses (including lakes and ponds) within the tract and within 200 feet of the tract shall be shown and be accompanied by the following information:
27		✓		When a stream is proposed for alteration, improvement or relocation or where a drainage structure or fill is proposed over, under, in or along a running stream, a report on the status of review by the State Department of Environmental Protection, Division of Water Resources, shall accompany the submission.

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
28		✓		Cross-sections of water-courses and/or drainage swales showing the extent of the flood plain, top of bank, normal water levels and bottom elevations at the locations in subsection 16-8.4b,15(b) where appropriate or where required by the Township Engineer.
29		✓		The total acreage of the drainage basin of any watercourse running through the tract.
30		✓		The location and extent of drainage and conservation easements and stream encroachment lines.
31		✓		The location, extent and water level evaluation of all existing or proposed lakes or ponds within the tract and within 200 feet of the tract.
32	✓			The size, direction of flow and the type of proposed surface water management provisions to reasonably reduce and minimize exposure to flood damage.
33	✓			Existing and proposed contours as required by Ordinance and an indication of steep sloped areas.
34	✓			Locations of all existing structures and their uses (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), both within the tract and within 200 feet of its boundary, including but not limited to buildings, paved areas, railroads, bridges, culverts, drain pipes, any historic features such as family burial grounds and buildings more than 50 years old, and the existing and proposed front, rear and side yard setback distances to all buildings.
35	✓			The location and size of existing structures such as water and sewer mains, valves, hydrants, utility structures, gas transmission lines and high-tension power lines on the tract and within 200 feet of its boundaries.
36	✓			The location and identification of existing vegetation with an indication as to whether it is to remain or be removed. The location and species of all existing individual trees or groups of trees having a caliper of 6 inches or more measured 4 1/2 feet (DBH) above the ground level shall be shown within the portion(s) of the tract to be disturbed as a result of the proposed development, indicating which trees are to remain and which are to be removed, with the limits of disturbance clearly indicated on the plan.
37	✓			A Landscape Plan showing the location of all proposed plantings, screening and buffering, a legend listing the botanical and common names, the sizes at the time of planting, a planting schedule, method of irrigation, the total quantity of each plant, and the location of each plant keyed to the plan or plat.

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
38	✓			Size, height and location of all proposed buildings (including spot elevations and grades), structures, signs and fences, including details for any signs and sign lighting, fences and trash enclosures and provisions for the separation and storage of recyclable materials.
39	✓			All dimensions and setbacks necessary to confirm conformity to the chapter, such as the size of the tract and any proposed lot(s), the number of lots being created, structure setbacks, structure heights, yards, floor area ratios, building and lot coverages, the amount of contiguous net useable acreage, the delineation of all "critical areas," and the inscription of a 205-foot diameter circle, where required for residential uses.
40	✓			The proposed location, height, size, direction of illumination with isolux curves, power and type of proposed outdoor lighting, including details of lighting poles, luminaries, hours and time of lighting, a point by point plan and the average footcandle level.
41	✓			Existing and proposed street and lot layout, with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract, and existing lot lines to be eliminated.
42	✓			The location and design of any off-street parking or loading area, showing the size and location of bays, aisles and barriers, curbing and paving specifications and any associated signage.
43	✓			All means of vehicular access and egress to and from the site onto public streets, showing the size and the location of driveways, sidewalks, fire lanes and curb cuts, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, sight triangle easements, additional width and other proposed devices necessary.
44	✓			Plans, typical cross sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract including street names. The vertical alignments shall be based on U.S.G.S. vertical datum or a more specified datum supplied by the Township Engineer, including curbing, sidewalks, street trees and planting strips, storm drains and gutters, drainage structures and cross sections every half and full station of all proposed streets and of all existing streets abutting the tract.
45	✓			Sight triangles, the radius of curb lines and street sign locations shall be clearly indicated at the intersections.
46	✓			The width of cartway and right-of-way, location and width of utility lines, type and width of pavement, final design grades, and a profile of the top of curb within the bulb of any cul-de-sac shall be included.

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
47	✓			The width of additional right-of-way to be dedicated to the Township or other appropriate governmental agency shall be shown as specified in the Master Plan or Official Map and the street requirements of this chapter.
48	✓			If the project meets the stormwater management applicability requirements of subsection 16-5.2c, the application submission shall include, but is not limited to, the items listed in 16-5.2r and as otherwise required by the Township Engineer. The minimum requirements are briefly outlined as follows:
48A	✓			Topographic Base Map;
48B	✓			Environmental Site Analysis included in the Stormwater Management Report;
48C	✓			Geology and hydrogeology information from the NRCS maps and Township soil maps;
48D	✓			Groundwater recharge map;
48E	✓			Project Description in the Stormwater Management Report and Site Plan;
48F	✓			Land Use Planning and Source Control Plan, including narrative to meet groundwater recharge, stormwater runoff quantity, stormwater quality, and green infrastructure standards;
48G	✓			Stormwater Management Facilities Map;
48H	✓			Stormwater Calculations and Soils Report;
48I	✓			Drainage area maps for existing and proposed conditions;
48J	✓			MS4 Major Development Basin Summary Form, Attachment D for Tier A municipalities; and
48K		✓		Operations and Maintenance Plan
49	✓		✓	Plans, profiles and details of proposed improvements and utility layouts including sewers, storm drains and water lines, and feasible connections to gas, telephone and electrical utility systems, including plans, profiles and details of all existing and proposed sanitary sewage facilities and water mains with proposed connections, as required in subsection 16- 8.4b.29.
50		✓		If the proposed lot(s) is (are) not served by connection to a sanitary main, three (3) copies of the plan approved by the Township Board of Health, with date of approval, of site evaluation tests, certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system. The location(s) of the test hole(s) and boring(s), soil logs, proposed location of the septic disposal areas and reserve areas, test results, soil types, percolation rates and compliance with NJAC 7.9A "Standards for Individual Subsurface Sewage Disposal Systems" or applicable Township Board of Health Code, whichever may be more restrictive, shall be shown on the plat and certified by a licensed professional engineer.

\*Temporary waiver of utility profiles. Can be provided as a condition of approval

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
51	✓			The names, location and width of all existing and proposed easements and rights-of-way, the use(s) for which they are intended to be limited, the manner in which the easements will be controlled, and to whom they are granted.
52	✓			Any existing protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plat or plan.
53	✓			Plans for Soil Erosion and Sediment Control as required by N.J.S.A. 4:24-39 et seq. and in accordance with the Somerset County Soil Conservation District.
54	✓			The existing and proposed permanent monuments shall be shown, in accordance with the Map Filing Law, N.J.S.A. 46:23-9.9.
55	✓			An Environmental Impact Statement in accordance with subsection 16-8.4c. of this chapter, if required.
56	✓			A Traffic Impact Statement if required in accordance with subsection 16-8.4d. of this chapter, if required.
57	✓			If a survey is referenced, a copy of a signed and sealed survey by a licensed New Jersey land surveyor, showing the tract boundary, topographic information, existing conditions, and all "critical areas," as defined by this chapter.
58	✓			Certification from the Township Tax Collector that all taxes and assessments are paid to date, and certification from the Chief Financial Officer or his/her designee that all prior escrow fees have been posted.
59	✓			A list of all known licenses, permits and other forms of approval required by law for the development and operation of the proposed project, including approvals required by the Township, as well as agencies of the County, State and Federal government. Evidence of the submission of the application(s) for other agency approvals having jurisdiction over the application and/or required by the Township Engineer shall be submitted. Where approvals have been granted, copies of said approvals shall be attached. Where approvals are pending, a note shall be made to that effect.
60	✓			Concerning major site plans only, the proposed use and operations of the buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation open to public use.
61		✓		Concerning major site plans only involving the storage of hazardous substances, a proposal for the means of storage of hazardous substances in accordance with Ordinance 81-85

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
62				Where any clearing and or construction of public improvements is proposed to commence prior to final approval a written statement from the applicant indicating this intent and his acknowledgement of the requirements of subsection 16-9.2 of this chapter and, if the development is to be phased, the location of areas where such clearing or construction is proposed. The following additional information also is required:
63	✓			A letter from the developer indicating that he/she be proceeding with construction based upon a preliminary approval only at his/her own risk and that he/she acknowledges that there are no assurances that the improvements installed will be granted final approval
64		✓		A separate plan depicting the areas within the site where construction shall be performed prior to final approval including clearing and grading limits, and a summary of the improvements that are proposed to be constructed prior to final approval.
65	✓			A separate plan depicting soil erosion and sediment control measures which shall be implemented prior to final approval, the location of topsoil and material stockpiles and construction staging areas, and measures to protect existing trees and vegetation along clearing limits.
66		✓		If clearing and grading are proposed beyond the right-of-way line on a proposed lot prior to final approval a written explanation setting forth the reasons for such clearing prior to final approval and grading plan approval for the subject lot(s).
67		✓		In the case of any subdivision or site plan submission of a planned development, the applicant shall be required to submit all of the required information for all of the properties comprising the planned development, regardless of whether the applicant is seeking approval of the whole or a section of the planned development; specifically, the applicant shall be required to show the interrelationship of each portion of the project with the whole of the project considering land use, traffic, open space, buffering, drainage and surface water management, sewerage, potable water supply and any other specific planning considerations as may be of particular relevance to a particular planned development.

\*No improvements to be constructed until after prelim and final approval is granted

NOTE: The Board reserves the right to require additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and surrounding areas, provided, however, that no application shall be declared incomplete for lack of such additional information.

SIGNATURE OF PERSON  
 WHO PREPARED CHECKLIST [Ord. #20-1646, S11]  
 Joshua M. Sewald, PE, PP - Director/Principal

07/11/2023  
 DATE

# CHECKLIST

## Details Required for Final Major Subdivision Plats and Final Major Site Plans

**Note:** See subsection 16-8.5 of the Montgomery Township Land Development Ordinance for further details of submission requirements and procedures.

**Applicant** Renard Management, Inc. **Block** 29002 **Lot** 49 & 50

**Address** 1026 Georgetown Franklin Turnpike (C.R. 518)

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
1	✓			Application Form(s) and Checklist(s) (8 copies) and electronic portable document format (PDF).
2	✓			Application and Escrow Fees in accordance with subsection 16-9.1.
3	✓			Plats or Plans signed and sealed by NJ PLS. or NJ PE, as required, and folded into eighths with the Title Block revealed in accordance with subsection 16- 8.4b of this chapter (8 copies and PDFs).
4	✓			Scale of 1" equals not more than 100 feet for major subdivision plats of 1" equals not more than 50 feet for major site or subdivision plans on one of the following 4 standards sheet sized (8 1/2" x 13", 15" x 21", 24" x 36" or 30" x 42"), each with a clear perimeter border at least 1" wide.
5	✓			All details stipulated in subsection 16-8.4b and 16-8.5c of this chapter
6	✓			All additional details required at the time of preliminary approval.
7		✓		A section or staging plan, if proposed.
8		✓		Regarding Major Subdivision plats only, all information and data required by the Map Filing Law.
9	✓			Detailed architectural and engineering data as required by Ordinance including:
10	✓			An architect's design drawing of each building and sign showing front, side and rear elevations:
11	✓			Cross sections, plans, profiles and established grades of all streets, aisles, lands and driveways, including centerline geometry and horizontal alignments with bearings, radii and tangents:
12	✓		✓	Plans and profiles of all storm and sanitary sewers and water mains; and
13		✓		All dimensions of the exterior boundaries of any subdivision shall be balanced and closed
14	✓			Final grading plans shall conform to subsection 16-5.2z.
15	✓			Evidence that a duplicate copy(ies) of the application for development has/have been filed with any other agency having jurisdiction over any aspect of the proposed development.
16	✓			Certification from the Township Tax Collector that all taxes and assessments are paid up-to-date and certification from the CFO or his/her designee that all prior escrow fees have been posted.

\*Temporary waiver of utility profiles. Can be provided as a condition of approval

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
17	✓			Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the tract as required by Ordinance
18				Certification in writing from the applicant to the Board that the applicant has:
		✓		(a) Installed all improvements in accordance with the requirements of the Ordinance and the preliminary approval; and/or
		✓		(b) Posted guarantees in accordance with subsection 16-9.2 of this Chapter; and
		✓		(c) In the case of major subdivisions only, posted the moneys required to revise the Township Tax Map Sheets to indicate the approved subdivision.
19				A statement from the Township Engineer that:
		✓		(a) All installed improvements have been inspected and as-built drawings have been submitted; and
		✓		(b) Those installed improvements that do not meet or exceed Township standards shall be factored into the required guarantees.
20		✓		Concerning major subdivisions only, a "Sales Map" in accordance with subsection 16-8.5b.8 of the Ordinance.
21		✓		Where proposed, the location of temporary construction trailers, temporary sales trailers or centers, models, and/or temporary signs.
22		✓		If the development is subject to the requirements pertaining to the establishment of escrows for underground water storage tank systems and ancillary fire protection wells as set forth in subsections 16-5.16d.1 and 16-9.3c,4(b), a notation shall appear on the final plan that the escrow deposit for each lot must be posted prior to the issuance of the building permit for the principal structure that will be located on the subject lot.

SIGNATURE OF PERSON  
WHO PREPARED THE  
CHECKLIST [Ord. #20-1646, S11]

07/11/2023

DATE

Joshua M. Sewald, PE, PP - Director/Principal

# CHECKLIST

## Details Required for Variance Applications

Note: See subsection 16-8.2c of the Montgomery Township Land Development Ordinance for further details of submission requirements and procedures.


Applicant Renard Management, Inc. Block 29002 Lot 49 & 50

Address 1026 Georgetown Franklin Turnpike (C.R. 518)

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
1	✓			Application Form(s) and Checklist(s) (8 copies) and electronic portable document format (PDF).
2	✓			Application and Escrow Fees in accordance with subsection 16-9.1
3	✓			Sketch plats or plans (8 copies and PDFs) or related materials outlining the location, nature and extent of any variance(s) requested, which may be provided on a signed and sealed survey of the property prepared by a licensed land surveyor
4	✓			Title Block:
5	✓			Name, title, address and telephone number of the applicant:
6	✓			Name, title, address, telephone number, license number, seal and signature of the professional or professionals who prepared the plat, plan, and/or survey:
7	✓			Name, title and address of the owner or owners of record:
8	✓			Plan scale: and
9	✓			Date of original preparation and of each revision
10	✓			Acreage figures (both with and without areas within the public rights-of-way)
11	✓			North Arrow
12	✓			Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement, either on the plat or plan or in the application

13	✓			The location of existing property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication of whether existing structures will be retained or removed), parking spaces, loading area(s), driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features, and any historical features such as family burial grounds and buildings more than 50 years old, both within the tract and within 200 feet of its boundary
14	✓			Approval signature lines for "d" variance applications only
15	✓			Existing block and lot number(s) of the lot(s) as they appear on the Township Tax Map
16	✓			The location and width of all existing and proposed easements and rights-of-way, the use(s) for which they are intended, and to whom they will be granted
17	✓			Zoning district(s) applicable to the tract, including district names and all area and bulk requirements, with a comparison to the proposed development
18	✓			Existing and proposed landscaped and wooded areas
19		✓		Delineation of any flood plains and Township stream corridors
20		✓		Wetlands and wetland transition areas
21	✓			Designation of topographic slopes 15% or greater
22	✓			Designation of any hydric soils, as noted in subsection 16-6 4g.
23	✓			The names and addresses of all property owners within 200 feet of the subject property, including block and lot numbers as they appear on the most recent tax list prepared by the Township Tax Assessor
24	✓			Certification from the Township Tax Collector that all taxes and assessments are paid to date and certification from the CFO or his/her designee that all prior escrow fees have been posted
25	✓			A sketch of the proposed addition or new construction for which a variance is sought, demonstrating how same is architecturally consistent with the existing structure or an improvement thereof
26	✓			A written statement describing the exact proposed use requested, for "use" variance applications only. The statement should include hours of operation, number of employees, and other pertinent information to aid the Board in a full understanding of the proposed use

27	✓			Environmental Impact Statement, for "d" variances only (see subsection 16-8.4c)
28	✓			Stormwater management methods for Minor Developments (see subsections 16-5.2c3 and 16-5.2f)

  
 SIGNATURE AND TITLE OF PERSON  
 WHO PREPARED THE  
 CHECKLIST [Ord. #20-1646, S11]

07/11/2023

DATE

Joshua M. Sewald, PE, PP - Director/Principal

# MURPHY SCHILLER & WILKES LLP

ATTORNEYS AT LAW

**TO: The Township of Montgomery Zoning Board of Adjustment**

**FR: Murphy Schiller & Wilkes**

**RE: Statement of Principal Points**

**Date: July 10, 2023**

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The Owner Yonkers 300, LLC and Applicant Renard Management, Inc. ("Applicant") seeks Preliminary and Final Major Site Plan approval, D Variance, and C Variance relief from the Township of Montgomery Zoning Board of Adjustment ("Board") in connection with the proposed construction of a self-storage facility at the property located at 1026 Route 518 ("Property").

The Applicant has demolished the dilapidated structure that existed on the site. The use of the property and layout is restricted by on-site monitoring wells that are under federal jurisdiction. The proposed self-storage facility seeks to make efficient use of the property by including a larger 3-story 123,295 square foot building and a smaller building one story 9,907 square foot building.

The Property is located in the Highway Commercial zoning district ("HC Zone"), which does not include the proposed use as a principal permitted use. Therefore, a D(1) use variance is required. In addition, the Applicant seeks a D(6) Variance for Maximum Building Height, which is proposed to be 42.5 feet and 3 stories where 30 feet and 2.5 stories are permitted. Further, a D(4) FAR variance is required as the proposed 1.02 exceeds the .2 permitted in the zone.

In addition to the D variances, the applicant seeks C variances for Minimum Rear Yard setback, which is an existing condition. The zone requires 50 feet. The proposed and previously existing rear yard setback was 49.9 feet. The applicant requests a C Variance for Maximum Lot Coverage, which is proposed to be 58.8%. This exceeds the 55% permitted in the zone, but improves the existing 65.3% existing condition. Further, no building in the HC Zone may exceed 50,000 square feet. The proposed buildings are 130,158 square feet. However, the lot is 2.99 acres where the zone minimum is 1 acre. Finally, the Applicant requests a variance for the size of the façade sign, which is limited to 50 square feet. The Applicant requests a variance for the proposed 75 square foot sign.

The Property has been vacant for many years, with a partially collapsed structure. The Property is challenged by prior environmental issues and monitoring wells. Since the recent purchase by the Owner, the building has been demolished and the Property maintained. The Applicant seeks approvals to restore active use of the Property for the first time in decades.

The Applicant will provide testimony in support of this application from multiple professionals, including a professional engineer, traffic engineer, architect, and planner. It is

respectfully requested that the Board approve the proposed development. Thank you for your consideration.

Applicant: Renard Management, Inc.

Property: Block 29002, Lots 49 & 50, 1026 Route 518, Township of Montgomery, Somerset County, New Jersey

### Variance Chart

Code	Requirement	Existing	Proposed	Variance
<b>LAND USE AND ZONING</b>				
Principal Permitted Uses	Self-Storage Not Permitted	Office	Two Self-Storage Buildings	D(1) Variance
Maximum Building Height	30 FT / 2.5 stories	< 30 FT / 2.5 stories	42.5 FT and 3 stories	D(6) Variance
Min Rear Yard Setback	50 FT	49.9 Ft	49.9 Ft	Existing Non Conformity
Maximum Floor Area Ratio	0.2	0.4	1.02	D(4) Variance
Maximum Lot Coverage	55%	65.3%	58.8%	Variance
Maximum Gross Floor Area	½ SF per 1 LF of Building Façade or 50,000 SF		123,259 SF and 9.907 SF	Variance
Maximum Building Mounted Signs	50 SF	N/A	75.38 SF	Variance
<b>WAIVER</b>				
Preliminary Checklist Item #49	Temporary Design Waiver		Temporary waiver of utility profiles. Can be provided as a condition of approval.	
Final Checklist Item #12	Temporary Design Waiver		Temporary waiver of utility profiles. Can be provided as a condition of approval.	

Township of Montgomery



County of Somerset

Municipal building  
100 Community Drive  
Skillman, NJ 08558

Telephone: (908) 359-8211  
Fax: (908) 874-4573

June 13, 2023

Stephanie McLeish, Paralegal  
24 Commerce Street  
12<sup>th</sup> Floor  
Newark, NJ 07102

Re: Block 29002 Lot 50  
1026 Rt 518

Dear Stephanie McLeish,

Please note that the property listed above is owned by Yonkers 300 LLC. Taxes are paid current through the second quarter of 2023.

Very truly yours,

A handwritten signature in black ink, reading "Gina Rojek". The signature is fluid and cursive, with the first name "Gina" written in a larger, more prominent script than the last name "Rojek".

Gina Rojek  
Finance Aide  
Tax Collector's Office



Tax Assessors Office  
Carolyn S Bower, Assistant Tax Assessor  
100 Community Dr  
Skillman, NJ, 08558  
908-359-8211, EXT 2249  
[cbower@montgomerynj.gov](mailto:cbower@montgomerynj.gov)

## Certified List of Adjoining Property Owners

This is a request for a certified list of names and addresses of all property owners in and within 200 feet of the described property, in all directions, as indicated by the current Township Tax Map and Tax List.

I certify that the names and addresses of the property owners as requested by the applicant and with regard to the described property as indicated by the current Township Tax Map and Tax List on file in my office.

Block: 29002 Lot: 49&50 Tax Map Page: 56

Property Location: 1026 Route 206, 08558

Applicant: Murphy, Schiller & Wilkes LLP  
24 Commerce St, 12th floor  
Newark, NJ, 07102

*NOTE: Notice to be served on adjoining municipalities when the property involved is within 200 feet of an adjoining municipality. Notice of said hearing must be given to the Municipal Clerk of such municipality by certified mail at least 10 days prior to the hearing. Notice to be served on Department of Transportation, State of New Jersey when property abuts a state highway.*

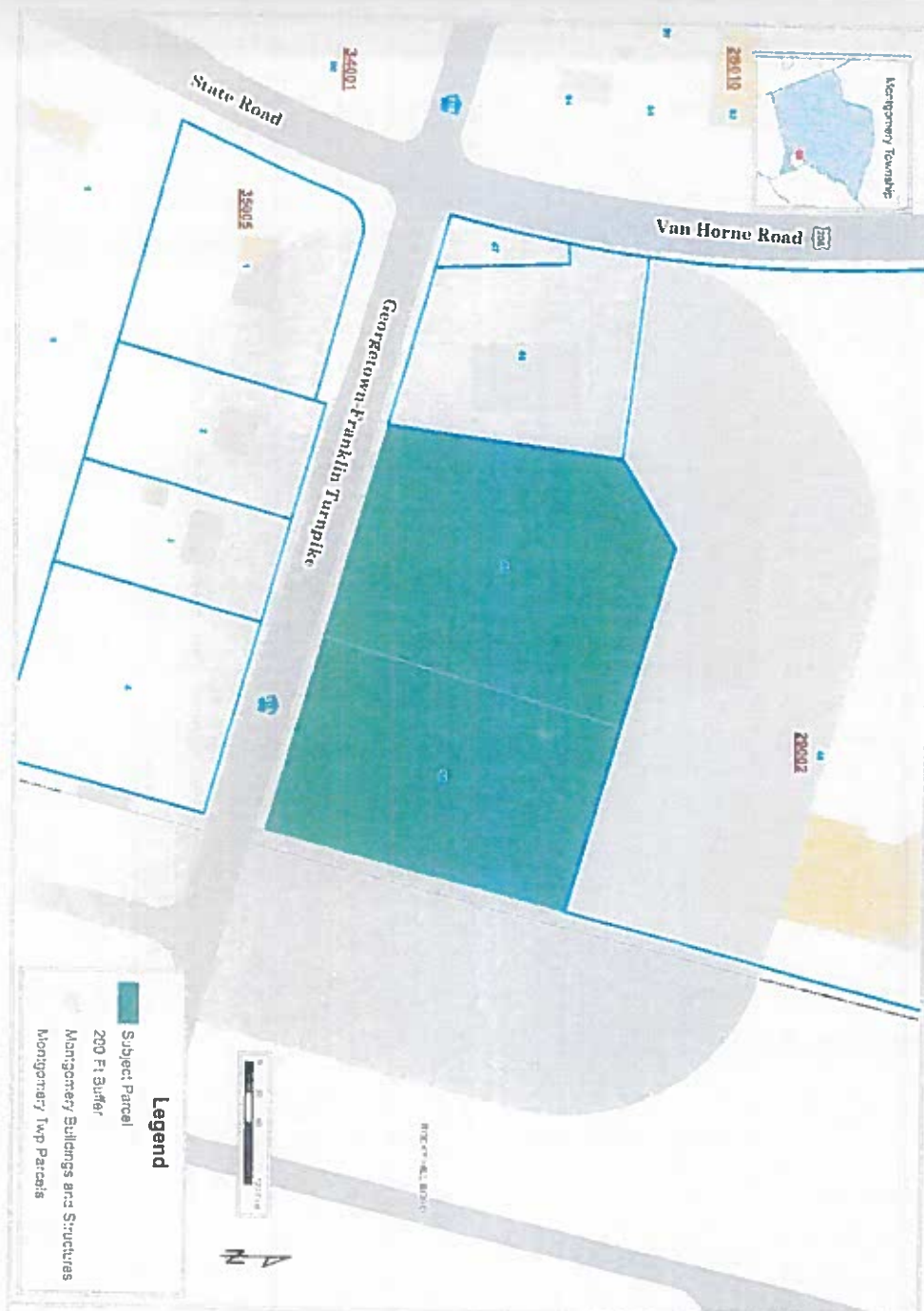
Date: 6/18/2023

CB

A handwritten signature in blue ink, appearing to read "CBower", is written over the printed name and title.


Carolyn S Bower  
Assistant Tax Assessor

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
29002 46	1325 RT 206	4A	MONTPEN SC L.L.C. 902 CARNEGIE CTR, STE 400 PRINCETON, NJ	08542
29002 46.5	182 CENTER DRIVE	4C	MONTPEN SC L.L.C. 902 CARNEGIE CTR, STE 400 PRINCETON, NJ	08540
29002 46.01	1325 RT 206	15C	TOWNSHIP OF MONTGOMERY 100 COMMUNITY DR SKILLMAN, NJ	08558
29002 47	RT 206	4A	INTERSECTION BILLBOARDS LLC 225 KING GEORGE RD PENNINGTON, NJ	08534
29002 48	1273 RT 206	4A	NM PROPERTIES, L.L.C. 928 WEST STATE STREET TRENTON, NJ	08650
35005 1	1251 RT 206	4A	1251 ROUTE 206 PRINCETON, L.L.C. P.O. BOX 385 ALLENTOWN, PA,	18105
35005 2	1015 RT 518	4A	HOME CARE PROPERTIES LLC 1015 RT 518 ROCKY HILL NJ	08553
35005 3	1019 RT 518	2	YOUNG, DOUGLAS L. 1019 RT. 518, P.O. BOX 99 ROCKY HILL, NJ	08553
35005 4	1025 RT 518	4A	BANK OF AMERICA, CORP REALEST. ASS. 101 N. TRYON STREET CHARLOTTE, NC	28255



**Legend**

- Subject Parcel
- 200 Ft Buffer
- Montgomery Buildings and Structures
- Montgomery Twp Parcels


**TOWNSHIP OF MONTGOMERY**  
 SOMMERSET COUNTY, NEW JERSEY  
 GEOGRAPHIC INFORMATION SYSTEM

**Block 29002**  
**Lots 49, 50**

Date: 4/12/2017  
 Drawn by: B.D.R.  
 LAST REVISED: 1  
 ENCASSET  

 This map was prepared by the Township of Montgomery, New Jersey, for the purpose of showing the location of the subject parcel and its relationship to the surrounding parcels and features. The map is not intended to be used for any other purpose, and it is not a substitute for a survey or other official record. The map is provided as a reference only, and it is not to be used for any legal or official purpose. The map is not to be used for any other purpose, and it is not a substitute for a survey or other official record. The map is provided as a reference only, and it is not to be used for any legal or official purpose.



## **ROADS TO CONTACT**

(ALL ROADS ARE MUNICIPAL, UNLESS STATED OTHERWISE)

**Route 206, aka State Rd, Van Horne Rd**

**Route 518, aka Georgetown- Franklin Turnpike**

### **Contacts By Road Type**

Municipal	Township of Montgomery Clerk's Office 100 Community Dr Skillman, NJ, 08558
County	Somerset County Planning Board PO Box 3000 Somerville, NJ, 08876
State	NJ Department of Transportation 1035 Parkway ave, CN600 Trenton, NJ, 08625



**MONTGOMERY**  
TOWNSHIP, NEW JERSEY

**Comcast Cable**

100 Randolph Road  
Somerset, NJ, 08873

**New Jersey American Water**

Attn: Donna Short, GIS Supervisor  
1025 Laural Oak Rd  
Voorhees, NJ, 08043

**Century Link**

Attn: Bob O'Conner  
256 Paul St  
Belvidere, NJ, 07823

**Public Service Electric & Gas**

Manager- Corporate- Properties  
80 Park Plaza- T6B  
Newark, NJ, 07102

**Department of Public Works**

Township of Montgomery  
100 Community Dr  
Skillman, NJ, 08558  
Attn: Artur Villano, Superintendant

# MURPHY SCHILLER & WILKES LLP

ATTORNEYS AT LAW

Direct: (973) 358 - 5510

[smcleish@murphyllp.com](mailto:smcleish@murphyllp.com)

June 15, 2023

## VIA FEDEX OVERNIGHT

Carolyn Bower  
Township of Montgomery  
100 Community Drive  
Skillman, NJ 08558  
Woodbridge, NJ 07095  
Telephone: (908) 224-1440  
Email: [cbower@montgomerynj.gov](mailto:cbower@montgomerynj.gov)

**RE: 200 Foot List**  
1026 County 518, Montgomery Township, New Jersey (Block 29002, Lots 49, 50)

Dear Carolyn,

I write to request a 200-foot list for the above-referenced property. Please find a check for \$10 made payable to the Township of Montgomery, along with a self-addressed stamped envelope for the return of the list.

Thank you in advance for your attention to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

*/s/ Stephanie McLeish*

STEPHANIE MCLEISH  
Paralegal

**Public Service Electric & Gas Company**  
Construction Inquiry North  
PO Box 710 Newark, NJ 07101-0710  
Phone: 800-722-0256 Fax: 908-497-1762

## **Will Serve Electric and Gas**



07/6/2022

**Dynamic Engineering**  
Anthony Genchi  
40 Main St. Fl 3  
Toms River, NJ 08753

**Service Address**  
**1026 Route 518**  
**Block 29002 Lots 49 & 50**  
**Montgomery Twp., NJ**

**Project Reference Number:**

Dear Mr. Genchi,

Please be advised, gas and electric service can be made available for the service address above consistent with service requirements and PSE&G's tariffs for gas and electric services.

Please notify PSE&G Construction Inquiry at 800-722-0256 if you have any questions or concerns.

PSE&G appreciates the opportunity to service your energy needs and thanks you for your business.

Thank You,  
Construction Inquiry  
Public Service Electric & Gas Company

Verizon New Jersey Inc.  
Eastern Shore  
999 W. Main St.  
Freehold, NJ 07728



July 21, 2022

To: Dynamic Engineering,  
40 Main Street, 3<sup>rd</sup> Floor  
Toms River, NJ 08753

Attn: Anthony Genchi, Design Engineer

Re: "Will-Serve" Request  
1026 Route 518  
Block: 29002, Lots: 49 & 50  
Township of Montgomery  
Somerset County, New Jersey  
DEC # 2334-22-00894

In reference to the above-mentioned Development and subject to applicable laws, regulations and tariffs, Verizon New Jersey Inc. will supply the necessary communication service at the Development if we receive the proper information, easements and payment listed below, as required by Verizon's tariff:

1. One full set of paper development plans.
2. Mailing addresses for each building when they become available to start to establish the 911 database.
3. Documentation granting all required rights-of-way and easements at no cost to Verizon.
4. Payment in full of the required advance construction payment based on estimated costs. The actual cost to you will depend on such factors as lot size, the proximity of existing feeder facilities, the existing feeder capacity, terrain and other environmental conditions (e.g., railroads, waterways). Please contact Verizon if you require a more precise estimate of construction costs for the Development.

Should you need any additional information, please do not hesitate to contact me.

Sincerely,

Grzegorz (Greg) Dziuba  
Sr Engr Spec-Outside Plant  
999 W Main St. 2nd Floor  
Freehold, NJ 07728

O 732.683.5127 | M 908.596.9846  
[grzegorz.dziuba@verizon.com](mailto:grzegorz.dziuba@verizon.com)

**SEWER WILL SERVE**

---

**From:** Mark Herrmann <mherrmann@montgomerynj.gov>  
**Sent:** Wednesday, July 6, 2022 3:42 PM  
**To:** Anthony Genchi  
**Subject:** RE: Will Serve Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Anthony,

Please see my responses below in green.

**Mark Herrmann, PE, CME, CFM**  
Township Engineer  
Township of Montgomery  
100 Community Drive  
Skillman, NJ 08558  
(908) 359-8211 ext. 2244  
(908) 224-2071 direct  
[mherrmann@montgomerynj.gov](mailto:mherrmann@montgomerynj.gov)



**Montgomery Township**  
NEW JERSEY

Please note that email correspondence with the Township is a public record and may be subject to disclosure under New Jersey's Open Public Records Act.

Consider signing up for [MONTGOMERY EBULLETINS](#) and checking out our website <https://www.montgomerynj.gov/>

---

**From:** Arthur Villano <AVillano@montgomerynj.gov>  
**Sent:** Wednesday, July 6, 2022 10:44 AM  
**To:** Mark Herrmann <mherrmann@montgomerynj.gov>  
**Subject:** FW: Will Serve Request

**Art Villano, CPWM,CRP**  
Superintendent of Public Works  
Township of Montgomery  
2261 Route 206  
Belle Mead, NJ 08502  
908-874-3144

---

**From:** Anthony Genchi <[agenchi@dynamiccec.com](mailto:agenchi@dynamiccec.com)>  
**Sent:** Wednesday, July 06, 2022 10:38 AM  
**To:** [mmistrella@montgomerynj.gov](mailto:mmistrella@montgomerynj.gov); Arthur Villano <[AVillano@montgomerynj.gov](mailto:AVillano@montgomerynj.gov)>  
**Subject:** Will Serve Request

1026 Route 518  
Block: 29002, Lots: 49 & 50  
Township of Montgomery  
Somerset County, New Jersey  
DEC # 2334-22-00894

Good Morning,

Our office is in the process of conducting a Due Diligence Investigation for a potential development located at the above referenced property. In order to facilitate your review, we have enclosed the following documents:

- One (1) copy of a Tax Map with the subject parcel clearly indicated.
- One (1) copy of an Aerial Photograph with the subject parcel clearly indicated.

We understand this location falls in the service territory of the Township of Montgomery Sewer Division therefore, we request you please provide the following information:

1. Please confirm that sanitary sewer service can be provided to the subject parcel from the Township of Montgomery Sewer Division. The property previously reserved 3,910 GPD of sewer capacity and is connected to sewer.
2. Please provide distribution maps of the existing main infrastructure within the vicinity of the subject parcel. If distribution maps are not available, we request you please indicate the locations on the attached tax map or aerial. We request you please indicate the size of the existing mains and which side of the adjacent roads they are located. Our mapping can be found on our website <https://montgomery-twp.maps.arcgis.com/home/index.html>
3. Please advise if there are capacity issues, connection moratoriums, or road opening moratoriums currently in affect or planned in the foreseeable future. There is not enough information to answer this question, see #5 below. Also, Route 518 is a Somerset County Road.
4. Please advise if there are connection fees required for new services and/or the reconstruction of existing services. If available, we request you please provide a connection fee schedule. Connection fees are calculated based on Township Code section 12-7.4 (<https://ecode360.com/35078579>) however, the attached new ordinance is pending codification in ecode360. The current non-residential connection charge is \$41.70 per gallon of daily sewage flow estimated using NJDEP's projected flow criteria listed in NJAC 7:14A-23.3. Rates are subject to change. Connection fees also apply if a proposed use increases demand on the sewer system. This does not guarantee capacity is available and the Township's current Wastewater Management Plan does not anticipate an expansion of flow from these lots.
5. Please advise if there are specific application procedures required to obtain approval from your office for the proposed sanitary sewer service. Very little information has been provided. Any applications for modifications to the property will be subject to Township Code Chapter 12, particularly 12-7.5 regarding capacity reservation (<https://ecode360.com/35078585>), Chapter 16 for Land Development, and other applicable codes. At the time of application, the applicant will be required to request a Will Serve letter, provide an evaluation including but not limited to demonstration of expected flow, downstream collection system capacity analysis (including pump station), and/or providing any other pertinent information.

We request you verify the above items through written confirmation in the form of a "will-serve" letter. A will serve letter is not appropriate at this point. See #5.

Thank you very much for your assistance with this matter. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

**Anthony Genchi**

Design Engineer



*Licensed Professional Engineers throughout the United States*

**40 Main Street | 3<sup>rd</sup> Floor | Toms River, NJ 08753**

**PH: (732) 678-0000 Ext. 1618**

Additional office locations:

**Florida (Delray Beach)** - 100 NE 5th Ave | Suite B2 | Delray Beach, FL 33483 | PH: (561) 921-8570

**New Jersey (Belmar)** - 825 8<sup>th</sup> Avenue | Belmar, NJ 07719 | PH: (732) 974-0198 | Fax: (732) 974-3521

**New Jersey (Chester)** - 245 Main Street | Suite 110 | Chester, NJ 07930 | PH: (908) 879-9229 | Fax: (908) 879-0222

**New Jersey (Lake Como)** - 1904 Main Street | Lake Como, NJ 07719 | PH: (732) 974-0198 | Fax: (732) 974-3521

**New Jersey (Newark)** - 50 Park Place | Mezzanine Level | Newark, NJ 07102 | PH: (973) 755-7200

**Pennsylvania (Lehigh Valley)** - 95 Highland Ave | Suite 170 | Bethlehem, PA 18017 | PH: (610) 598-4400

**Pennsylvania (Newtown)** - 826 Newtown Yardley Road | Suite 201 | Newtown, PA 18940 | PH: (267) 685-0276 | Fax: (267) 685-0361

**Pennsylvania (Philadelphia)** - 1515 Market Street | Suite 1920 | Philadelphia, PA 19102 | PH: (215) 253-4888

**Texas (Austin)** - 901 Mopac Expressway South | Barton Oaks Plaza One | Suite 300 | Austin, TX 78746 | PH: (512) 646-2646

**Texas (Dallas)** - 714 S. Greenville Avenue | Suite 100 | Allen, TX 75002 | PH: (972) 534-2100

**Texas (Houston)** - 6925 Portwest Drive | Suite 100 | Houston, TX 77024 | PH: (281) 789-6400

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## Dynamic Engineering News

- Dynamic is hiring! Qualified candidates seeking a position with one of our growing companies should submit their resumes to [hr@dynamiccec.com](mailto:hr@dynamiccec.com). Please see our website for more details.
- Dynamic Engineering to attend ICSC Las Vegas on May 22-24, 2022.
- Dynamic Engineering has been placed on NJBIZ's Best Places to Work in 2021 for the 10th year in a row!

## Disclaimer

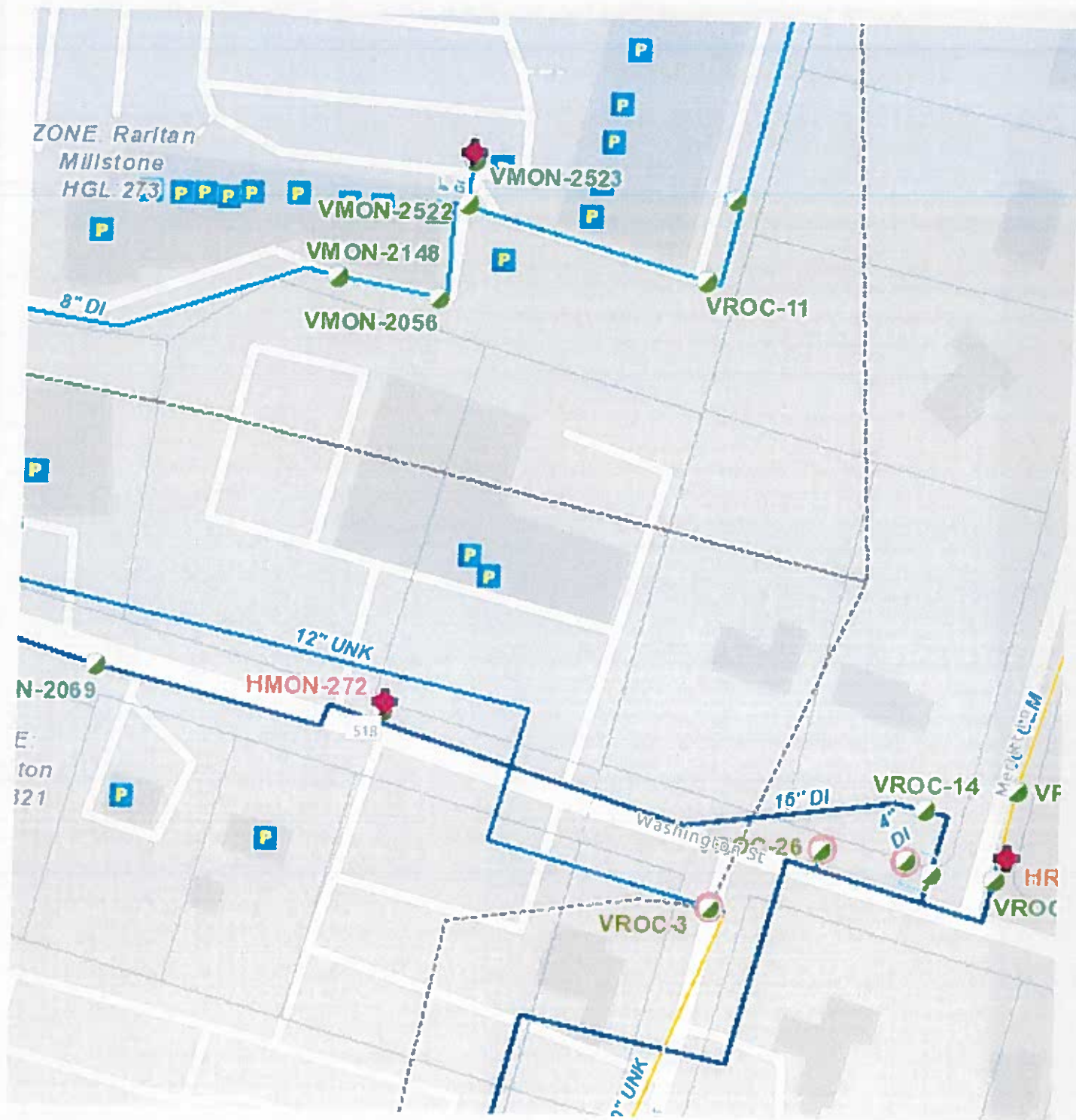
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**WATER WILL SERVE**

---

**From:** Joseph N Davignon <Joe.Davignon@amwater.com>  
**Sent:** Tuesday, July 5, 2022 11:52 AM  
**To:** Anthony Genchi  
**Subject:** RE: Will Serve Request

From the map below you can see NJAW already services the site.



From: Anthony Genchi <agenchi@dynamiccec.com>  
 Sent: Tuesday, July 5, 2022 11:36 AM  
 To: Joseph N Davignon <Joe.Davignon@amwater.com>  
 Subject: Will Serve Request

**EXTERNAL EMAIL:** The Actual Sender of this email is [agenchi@dynamiccec.com](mailto:agenchi@dynamiccec.com) "Think before you click!".

1026 Route 518

**Block: 29002, Lots: 49 & 50  
Township of Montgomery  
Somerset County, New Jersey  
DEC # 2334-22-00894**

Good Morning,

Our office is in the process of conducting a Due Diligence Investigation for a potential development located at the above referenced property. In order to facilitate your review, we have enclosed the following documents:

- One (1) copy of a Tax Map with the subject parcel clearly indicated.
- One (1) copy of an Aerial Photograph with the subject parcel clearly indicated.

We understand this location falls in the service territory of NJAW therefore, we request you please provide the following information:

1. Please confirm that water service can be provided to the subject parcel from NJAW.
2. Please provide distribution maps of the existing main infrastructure within the vicinity of the subject parcel. If distribution maps are not available, we request you please indicate the locations on the attached tax map or aerial. We request you please indicate the size of the existing mains and which side of the adjacent roads they are located.
3. Please advise if there are capacity issues, connection moratoriums, or road opening moratoriums currently in affect or planned in the foreseeable future.
4. Please advise if there are connection fees required for new services and/or the reconstruction of existing services. If available, we request you please provide a connection fee schedule.
5. Please advise if there are specific application procedures required to obtain approval from your office for the proposed water service.

We request you verify the above items through written confirmation in the form of a "will-serve" letter.

Thank you very much for your assistance with this matter. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

**Anthony Genchi**

Design Engineer



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