

Name of Applicant Montgomery Place, LLC Email WKHayes47@comcast.net

Address 90 Woodbridge Center Drive, Suite 600 Phone (Daytime) 908-581-9580

City Woodbridge State NJ Zip 07095 (Fax) \_\_\_\_\_

Applicant interest in property (owner, lessee, etc.) Owner

Name of Owner (if not applicant) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

When property was acquired by applicant 9/28/95

Tax Map Page \_\_\_\_\_ Block 5023 Lot 2.01

Address of property 2311 U.S. Highway 206

Present Use of Property: Portion of previously approved shopping center under construction

Proposed Use of Property: Retail/Food Market

Development Name Montgomery Place

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

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

Is the applicant willing to dedicate land for the widening of roads in compliance with Township and/or County Master Plan? Yes XX No \_\_\_\_\_ (as required by law)

Is the proposed use located on a Municipal XX County XX State XX road?

Area of property 21.86 acres or 952.222 sq. ft.

Frontage on an improved street 794.9 ft. Present Zoning: BMPUD Zone

Number of Lots: Existing 2 Proposed 1

Number of buildings: Existing Under Construction Proposed 6 Retail/Operations Building

Proposed principal building height: \* Proposed accessory building height N/A

\*Bldg #2: 22'-10" to mansard roof/32"-11" to high roof

Gross square footage of proposed building(s) 102,000 SF Retail/7,958 SF

Floor area of all structures: Existing Under Construction Proposed See Attached Addendum

Percentage of coverage by buildings 11.3% by impervious coverage 49.5%

Bulk restrictions provided: Front Yard 101.00' Side Yard 50' Rear Yard N/A Height 30.0'

Parking spaces required 546 and provided 548

Has a subdivision previously been granted? Yes Date \_\_\_\_\_

Has a variance previously been granted? Yes Date \_\_\_\_\_

If previous applications were applied for please indicate the case number(s) See Attached Addendum

Are there any existing or proposed covenants or deed restrictions on the property? \_\_\_\_\_

If yes, explain None

Is a variance requested? Yes ( ) No X No. of variances requested \_\_\_\_\_

TYPE OF APPLICATION AMENDED PRELIMINARY/FINAL SITE PLAN APPROVAL

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

None

Describe in detail section of Zoning Ordinance from which applicant seeks submission waivers: \_\_\_\_\_

See Checklists Submitted

#### PLANS

Name of Engineer/Surveyor: Patricia Ruskan, PE Email pruskan@psands.com

Address: c/o Paulus, Sokolowski and Sartor, LLC, 67B Mountain Blvd. Ext.

City Warren State NJ Zip 07059 Phone 732-560-9700 Fax 732-764-6879

Name of Architect: Larry Appel, RA Email la@adgarchitects.com

Address: Appel Design Group PA Architects, 220 South Orange Avenue, Suite 100

City Livingston State NJ Zip 07039 Phone 973-994-1776 Fax 973-577-4455

#### 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: 10/13/21 BY: [Signature]  
(Owner's Name Printed and Owner's Signature)  
HENRY STEIN, Managing Member  
MONTGOMERY PLACE, LLC

DATED: 10/13/21 BY: [Signature]  
(Applicant's Name Printed and Applicant's Signature)  
HENRY STEIN, Managing Member  
MONTGOMERY PLACE, LLC

#### SWORN TO AND SUBSCRIBED BEFORE

THIS 13<sup>th</sup> day of October

2021

[Signature]  
(Notary)

**PATRICIA J. COLFER**  
**NOTARY PUBLIC OF NEW JERSEY**  
**Commission Expires July 23, 2025**

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

Name: Kevin Hayes  
Pike Run, LLC  
Address: 40 Pike Run Road  
Belle Mead, NJ 08502  
Phone: 908-281-1947  
Fax: 908-283-3068

#### APPLICANT'S ATTORNEY:

Name: Ronald L. Shimanowitz, Esq.  
c/o Hutt & Shimanowitz, PC  
Address: 459 Amboy Avenue, P.O. Box 648  
Woodbridge, NJ 07095  
Phone: 732-634-6400  
Fax: 732-634-0718

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

[Signature]  
BY: [Signature]  
HENRY STEIN, Managing Member  
Applicant's Name Printed and Applicant's Signature

Date 10/13/21

ADDENDUM TO APPLICATION  
APPLICANT: MONTGOMERY PLACE, LLC  
BLOCK 5023, LOT 2.01  
AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL

FLOOR AREA:

TOTAL ALL BUILDINGS: 109,958 SF

BUILDING #2: TOTAL SQUARE FOOTAGE: 39,610 SF  
(FOOD MARKET GROUND FLOOR: 25,888 SF  
PLUS MEZANNINE AREA)

PREVIOUS APPLICATIONS:

(1) CASE #PB-16-15 – PLANNING BOARD RESOLUTION ADOPTED ON  
10/24/16 – PRELIMINARY MAJOR SUBDIVISION, PRELIMINARY MAJOR SITE PLAN, BULK  
VARIANCES AND DESIGN WAIVERS – AREA 2

(2) CASE NO. PB-01-17 – PLANNING BOARD RESOLUTION ADOPTED ON  
12/18/17 – FINAL MAJOR SUBDIVISION/FINAL MAJOR SITE PLAN, AREA 2, PHASE 1

(3) CASE NO. PB-05-19 – PLANNING BOARD RESOLUTION ADOPTED ON  
10/21/19 – AMENDED PRELIMINARY/FINAL SITE PLAN APPROVAL WITH VARIANCE

(4) CASE NO. BA-06-21 – ZONING BOARD RESOLUTION ADOPTED ON  
9/28/21 – USE VARIANCE APPROVAL

# 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 Montgomery Place, LLC Block 5023 Lot 2.01

Address 90 Woodbridge Center Dr., Suite 600, Woodbridge, NJ 07095

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	X			Application Form(s) and Checklist(s) (8 copies) and electronic portable document format (PDF)..
2	X			Application and Escrow Fees in accordance with subsection 16-9.1.
3	X			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	X			Existing protective covenants, easements and/or deed restrictions (1 copy and PDFs).
5	X			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	X			Key Map at 1" equals not more than 2,000'.
7	X			Title Block in accordance with the rules governing "title blocks" for professional engineers (N.J.S.A. 45:8-36), including:
8	X			Name of the development, Township of Montgomery, Somerset County, NJ;
9	X			Name, title, address and telephone number of applicant;
10	X			Name, title, address telephone number, license number, seal and signature of the professional or professionals who prepared the plat or plan;
11	X			Name, title and address of the owner or owners of record;
12	X			Scale (written and graphic); and
13	X			Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
14	X			North Arrow.
15	X			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	X			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.

See Attached

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
17	X			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	X			"Approved" and "Date" lines for the signatures of the Chairman, Secretary of the Board, and Township Engineer.
19	X			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	X			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		X		Tract boundary line (heavy solid line), any existing and proposed subdivision or property line(s) within the tract. *
22	X			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	X			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	X			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	X			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	X			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		X		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.

\* Previously Provided  
As Part of Final  
Subdivision

\*LOI and Wetlands  
Permit Previously  
Issued for Entire  
Tract with no wet-  
lands Present on  
the Area 2 (Block  
5023, Lot 2.01 Tract).

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
28		X		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		X		The total acreage of the drainage basin of any watercourse running through the tract.
30	X			The location and extent of drainage and conservation easements and stream encroachment lines.
31	X			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	X			The size, direction of flow and the type of proposed surface water management provisions to reasonably reduce and minimize exposure to flood damage.
33	X			Existing and proposed contours as required by Ordinance and an indication of steep sloped areas.
34	X			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	X			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	X			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	X			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.

\*Representative Area Tree Survey Previously Submitted as Part of Final Site Plan PB-16-15.

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
38	X			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	X			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	X			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	X			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	X			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	X			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		X		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	X			Sight triangles, the radius of curb lines and street sign locations shall be clearly indicated at the intersections.
46		X		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. *

\*Architectural Elevations

\*No streets are proposed as part of this project.

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Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
47		X		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			X	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	X			Topographic Base Map; <del>X</del>
48B			X	Environmental Site Analysis included in the Stormwater Management Report;
48C			X	Geology and hydrogeology information from the NRCS maps and Township soil maps;
48D			X	Groundwater recharge map;
48E			X	Project Description in the Stormwater Management Report and Site Plan;
48F			X	Land Use Planning and Source Control Plan, including narrative to meet groundwater recharge, stormwater runoff quantity, stormwater quality, and green infrastructure standards;
48G			X	Stormwater Management Facilities Map;
48H			X	Stormwater Calculations and Soils Report;
48I			X	Drainage area maps for existing and proposed conditions;
48J			X	MS4 Major Development Basin Summary Form, Attachment D for Tier A municipalities; and
48K			X	Operations and Maintenance Plan
49	X			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	X			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.

\*Waiver requested from 48/48A-48K. Stormwater Management design for Area 2 of BMPUD was previously designed and constructed. The de minimis modifications to the site design for the Building #2 modifications (Kasia Market) can be accommodated within the previously designed (and constructed) stormwater facilities on the tract.



Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
51		X		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	X			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	X			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		X		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			X	An Environmental Impact Statement in accordance with subsection 16-8.4c. of this chapter, if required. *
56	X			A Traffic Impact Statement if required in accordance with subsection 16-8.4d. of this chapter, if required.
57	X			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	X			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	X			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	X			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		X		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

\*Right-of-way information previously provided as part of final site plan approval.

\*Previously provided as part of final site plan approval.

\*Waiver requested; EIS was previously provided as part of final site plan approval

\*Boundary and Topographic survey previously provided as part of final site plan approval.

\*See enclosed narrative.

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
62		X		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		X		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		X		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		X		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		X		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			X	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. *

\*This application is for amended preliminary and final site plan approval for Building #2 only.

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\*This application is for amended preliminary and final site plan approval for Building #2 only.

\*This application is for amended preliminary and final site plan approval for Building #2 only.

\*Clearing and grading of surrounding site previously approved as part of final site plan PB-16-15.

\*Waiver requested: An overall layout of the BMPUD is included on the Amended Site plans; however, the exact design of remaining areas is deferred until potential tenants/developers are identified.

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.

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

October 22, 2021  
 DATE



SOMERSET COUNTY  
DOCUMENT COVER SHEET

BRETT A. RADI COUNTY CLERK  
SOMERSET COUNTY, NJ  
2017 OCT 04 10:18:08 AM  
BX: 8994 PG: 2562-2570  
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3

HON. BRETT A. RADI  
SOMERSET COUNTY CLERK  
PO BOX 3000  
20 GROVE STREET  
SOMERVILLE, NJ 08876



WWW.CO.SOMERSET.NJ.US

(Official Use Only)

DATE OF DOCUMENT:	10/3/2017	TYPE OF DOCUMENT:	Deed of Easement
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor)	Pike Run II, LLC	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee)	Township of Montgomery
ADDITIONAL PARTIES:			

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY		
MUNICIPALITY:	Montgomery	MAILING ADDRESS OF GRANTEE: 2261 Van Horne Road Belle Mead, NJ 08502
BLOCK:	5023	
LOT:	2	
CONSIDERATION:	\$ 1.00	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY			
BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE

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RETAIN THIS PAGE FOR FUTURE REFERENCE

# DEED OF SANITARY SEWER EASEMENT

Prepared by:

  
Harry Stadler, Esq.

This Deed of Sanitary Sewer Easement is made on October 3, 2017

**BETWEEN**  
PIKE RUN II, LLC

whose address is 90 Woodbridge Center Drive, Woodbridge, NJ 07095

referred to as the Grantor.

**AND**

TOWNSHIP OF MONTGOMERY, a Municipal Corporation of the State of New Jersey

whose post office address is 2261 Van Horne Road (Route 206), Belle Mead, NJ 08502

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

referred to as the Grantee.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One (\$1.00) dollar and other good and valuable consideration. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Montgomery  
Block No. 5023 Lot No. 2 Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable)

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

See Schedule A attached hereto.

It is the true intent and purpose of these presents to convey to Grantee a perpetual right to construct, reconstruct, inspect, enlarge, repair, maintain, operate or use therein, the easement herein granted for sanitary sewer facilities and appurtenances, and other municipal purposes. Nothing, however, contained in this instrument shall be construed so as to obligate Grantee to construct, reconstruct, inspect, enlarge, repair, maintain, operate or use said the facilities and appurtenances within the easement area.



**SANITARY SEWER EASEMENT**  
**BLOCK 5023, LOT 2**  
**PIKE RUN PLAZA**  
**TOWNSHIP OF MONTGOMERY**  
**SOMERSET COUNTY, NEW JERSEY**

**BEGINNING** at a point in the easterly right-of-way of U.S. Highway Route 206 (variable width right-of-way), said point being 171.59 feet on a curve to the left having a radius of 1399.67 feet, whose chord bears South 07°39'50" East a chord distance of 171.48 feet from the intersection of the northerly line of Lot 2, Block 5023 with said easterly right-of-way, and running, thence;

1. North 87°40'28" East a distance of 30.19 feet to a point, thence;
2. South 80°59'33" East a distance of 123.76 feet to a point, thence;
3. South 71°09'54" East a distance of 400.37 feet to a point, thence;
4. South 09°20'15" East a distance of 730.70 feet to a point, thence;
5. South 64°21'54" East a distance of 122.97 feet to a point, thence;
6. South 17°46'56" East a distance of 138.08 feet to a point, thence;
7. South 12°21'50" West a distance of 108.08 feet to a point, thence;
8. South 58°34'23" East a distance of 153.83 feet to a point in the westerly line of Lot 1, Block 5024, thence;
9. Along said westerly line on a curve to the left having a radius of 300.00 feet, an arc length of 102.14 feet, whose chord bears South 52°43'09" East a chord distance of 101.65 feet to a point in the northerly right-of-way of Belle Mead - Griggstown Road (County Route 630) (variable width right-of-way), thence;
10. Along said northerly right-of-way, North 62°28'20" West a distance of 141.66 feet to a point, thence;
11. North 58°34'23" West a distance of 127.87 feet to a point, thence;
12. North 12°21'50" East a distance of 116.94 feet to a point, thence;
13. North 17°46'56" West a distance of 124.09 feet to a point, thence;
14. North 64°21'54" West a distance of 124.78 feet to a point, thence;

678 Mountain Blvd Ext  
PO Box 4039  
Warren, NJ 07059  
t. 732.680.9700

PLAT 185 SUBDIVISION SANITARY SEWER ADJUSTMENT BLOCK 5023, LOT 2 & 3 CONSOLIDATED BLOCK 5023, LOT 2 SANITARY EASEMENT, NJ



**SOMERSET COUNTY**  
**DOCUMENT COVER SHEET**

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SOMERSET COUNTY, NJ  
2018 APR 18 09:34:41 AM  
BK: 7037 PG: 1830-1837  
INSTRUMENT # 2018014142

WILLIAM K HAYES  
18 LORIE PL  
HILLSBOROUGH NJ 08844

(Official Use Only)

DATE OF DOCUMENT:	TYPE OF DOCUMENT: <b>Deed of Easement</b>
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor)	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee)
Pike Run II, LLC	Montgomery Place, LLC
ADDITIONAL PARTIES:	

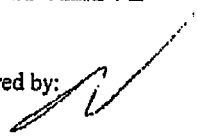
THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY: <b>Montgomery</b>	MAILING ADDRESS OF GRANTEE: Harry Stadler, Esq. 90 Woodbridge Center Drive Suite 600 Woodbridge, NJ 07095
BLOCK: <b>5022</b>	
LOT: <b>1</b>	
CONSIDERATION: <b>\$ 103.00</b>	

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>
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## DEED OF EASEMENT

Prepared by:



Harry Stadler, Esq.

This Deed of Easement is made on April , 2018

### BETWEEN

Pike Run II, LLC

whose address is 90 Woodbridge Center Drive, Woodbridge, NJ 07095

referred to as the Grantor,

### AND

Montgomery Place, LLC

whose post office address is 90 Woodbridge Center Drive, Woodbridge, NJ07095 referred to as the Grantee.

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

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One (\$1.00) dollar. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Montgomery  
Block No. 5022 Lot Nos. 1 Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable)

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

The within Deed is a Deed of Easement for the purposes of storm sewer to benefit the Grantee.

See Schedule A attached hereto.

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

Witnessed by:

PIKE RUN II, LLC

By: Henry Stein, Managing Member

(Seal)

HARRY STADLER  
STATE OF New Jersey, COUNTY OF  
Attorney At Law

SS.:

I CERTIFY that on April 7, 2018  
State of New Jersey

Henry Stein, the Managing Member of Pike Run II, LLC personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is 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: \$1.00

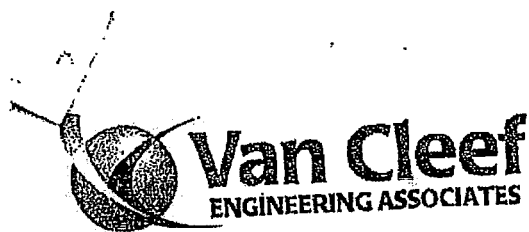
as the full and actual consideration paid or to be paid for the transfer of title.  
(Such consideration is defined in N.J.S.A. 46:15-5.)

Record and return to:

Harry Stadler, Esq.  
90 Woodbridge Center Drive  
Woodbridge, NJ 07095

HARRY STADLER  
Attorney At Law  
State of New Jersey





www.vcea.org

Since 1972 • Consulting Civil, Environmental & Municipal Engineering  
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Neil J. Van Cleef, P.E., L.S. & P.P.  
Robert J. Clerico, P.E. & P.P.  
Robert B. Helbell, P.E., L.S. & P.P.  
Dahiel A. Nagy, L.S. & P.P.  
Samuel D. Costanzo, P.E. & P.P.

March 22, 2018

**Metes and Bounds Description  
Drainage Easement  
within  
Block 5022, Lot 1  
Montgomery Township, Somerset County, New Jersey**

Beginning at a point located in the westerly line of Delmarvia Drive, a 30 foot wide right-of-way, said point being a corner to Block 5022 Lot 1 and in line of Block 5023, Lot 2, and running thence,

- 1) Along said Lot 2, North 73 degrees 34 minutes 47 seconds West 106.84 feet to a point; thence,
- 2) Running through Block 5022, Lot 1, South 79 degrees 56 minutes 30 seconds East 109.66 feet to a point in the aforementioned westerly line of Delmarvia Drive; thence,
- 3) Along said westerly line, South 26 degrees 25 minutes 13 seconds West 12.34 feet to the place of beginning.

All bearings being in accordance with New Jersey State Plane Coordinate System NAD 83 and containing 649 square feet.

Subject to any easements or restrictions either recorded or unrecorded.

The above description written pursuant to a plan entitled "Drainage Easement Parcel Map within Block 5022 Lot 1, situate in Montgomery Township, Somerset County, New Jersey" by Van Cleef Engineering Associates, dated March 22, 2018 and marked as 1604M.01.

Pamela Mathews, PE, LS  
NJ License #41181

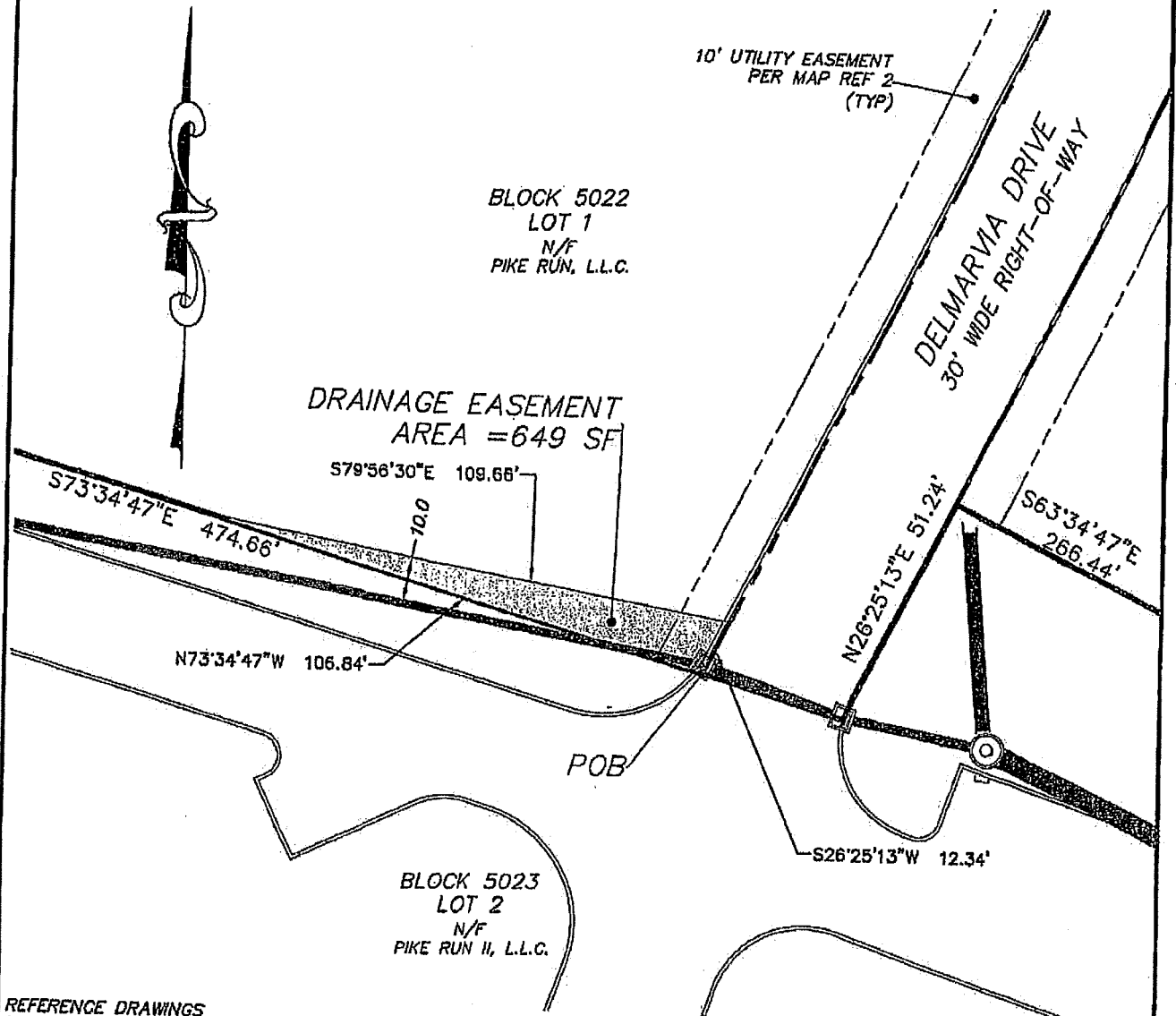
checked by: JC

F:\JobFile\1604M\SUR\cor\drainage easement.doc

Please Reply To: CENTRAL NJ OFFICE • 32 Brower Lane, PO Box 5877 • Hillsborough NJ 08844 • 908.359.8291 • Fax: 908.359.1580

With Other Offices In:  
Hamilton NJ • Lebanon NJ • Phillipsburg NJ • Freehold NJ • Doylestown PA • Bethlehem PA • Wyomissing PA • Newark DE

Fr:\Jobfile\1604M\SUR\DWG\PikeRun-Storm-Easement.dwg



**REFERENCE DRAWINGS**

1. PROPERTY LINES SHOWN HEREON BASED UPON A MAP ENTITLED FINAL SUBDIVISION MAP - BELLE MEAD PLANNED UNIT DEVELOPMENT - BLOCK 5016, LOTS 1 & 3 - BLOCK 5023, LOT 2 - BLOCK 5023, LOT 3, PREPARED BY PS&S, DATED 12/16/2015, LAST REVISED 1/17/18.
2. BELLE MEAD PUD AREA 2 PIKE RUN PLAZA - UTILITY PLAN AREA A, PREPARED BY PS&S, DATED 12/17/2015, LAST REVISED 6/27/2017.
3. STORM AS BUILTS BLOCK 4001, LOTS 33 AND 33.01 - BLOCK 5023, LOTS 2 AND 3 - BLOCK 6001 LOT 1, PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, DATED JANUARY 2018.

REVISIONS	AUTH.	DATE	DATE: MARCH 22, 2018
			SCALE: 1" = 30'
			DESIGNED BY: PSS
			DRAWN BY: PM
			CHECKED BY: JC
			JOB No. 1604M.01



**Van Cleef**  
ENGINEERING ASSOCIATES

Consulting Civil Engineering  
Environmental Engineering  
Maritime Engineering  
Land Surveying  
Professional Planning  
Landscape Architecture

NJ LLC CERT. No. 24GAZ6132509

OFFICES THROUGHOUT  
NJ, EASTERN PA AND DE

22 BROWER LANE, PO BOX 5877, HILLSBOROUGH, NJ 08044  
800-444-4444/4444-4444 WEB: WWW.VANCLAEF.AORG  
PHONE (609) 399-4221 FAX (609) 399-1925

*Pamela Mathews*

**PAMELA MATHEWS**

NEW JERSEY PROFESSIONAL ENGINEER  
& LAND SURVEYOR NO. 41181

**DRAINAGE EASEMENT PARCEL MAP**

WITHIN

**BLOCK 5022 LOT 1**

SITUATED IN

**MONTGOMERY TOWNSHIP**

**SOMERSET COUNTY, NEW JERSEY**

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1988, 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 } SS. County Municipal Code 1813

MUNICIPALITY OF PROPERTY LOCATION Montgomery

FOR RECORDER'S USE ONLY  
Consideration \$ 1.00  
RTF paid by seller \$ 0  
Date 4/19/18 By A

\*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, Henry Stein (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated April, 2018 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 5022 Lot number 1 located at Delmarvia Drive, Belle Mead and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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.  
Subsection 8(a) For a consideration of less than \$100:

(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 #6, #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. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 17 day of April, 2018

JAMES STANLEY

Signature of Deponent  
90 Woodbridge Center Drive  
Suite 600  
Woodbridge, NJ 07095

Henry Stein  
Grantor Name  
90 Woodbridge Center Drive  
Suite 600  
Woodbridge, NJ 07095



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

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Pike Run II, LLC

Current Street Address

90 Woodbridge Center Drive

City, Town, Post Office Box

Woodbridge

State

NJ

Zip Code

07095

**PROPERTY INFORMATION**

Block(s)

5022

Lot(s)

1

Qualifier

Street Address

Delmarvia Drive

City, Town, Post Office Box

Belle Mead

State

NJ

Zip Code

08502

Seller's Percentage of Ownership

100%

Total Consideration

\$1

Owner's Share of Consideration

\$1

Closing Date

**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.

4/17/18  
Date

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact



STEVE PETER  
SOMERSET COUNTY CLERK  
20 GROVE STREET  
P.O. BOX 3000  
SOMERVILLE, NJ 08876-1262

\*\*\*\*\*  
Recorded: 04/19/2018 09:34:41 AM  
Book: OPR 7037 Page: 1830-1837  
Instrument No.: 2018014142  
EASEMT 8 PGS \$103.00

Recorder: ARTFITCHJ  
\*\*\*\*\*

**DO NOT DISCARD**



**2018014142**

\$117



**SOMERSET COUNTY**  
**DOCUMENT COVER SHEET**

**WILLIAM K HAYES**  
**18 LORIE PL**  
**HILLSBOROUGH, NJ 08844**

HON. BRETT A. RADI  
SOMERSET COUNTY CLERK  
PO BOX 3000  
20 GROVE STREET  
SOMERVILLE, NJ 08876

WWW.CO.SOMERSET.NJ.US



INSTRUMENT # 2018020182

BOOK: 7046 PAGE: 3788-3795

(Official Use Only)

DATE OF DOCUMENT: April 20, 2018	TYPE OF DOCUMENT: Declaration of Covenants and Restrictions
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) Pike Run, LLC	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee)
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			
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PREPARED BY:

  
RONALD L. SHIMANOWITZ, ESQ.

**DECLARATION OF COVENANTS AND RESTRICTIONS**

**PIKE RUN, LLC** having an address at 90 Woodbridge Center Drive, Woodbridge, NJ 07095 (hereinafter referred to as the "Declarant") is the owner of certain lands and premises located in the Township of Montgomery, County of Somerset and State of New Jersey, known as part of Lot 3, Block 5023 on the Tax Map of the Township of Montgomery (the "Property"); and

The Property is intended to be merged into Lot 2; Block 5023; and

The Township of Montgomery (the "Township") has determined that the health and welfare of its residents may best be served by the preservation of the Property to its natural, scenic, open and existing state; and

Declarant has agreed to impose certain covenants and restrictions of the uses of portions of the Property to preserve designated portions in their natural, open and existing state;

**NOW, THEREFORE,**

**THIS DECLARATION OF COVENANTS AND RESTRICTIONS** is made this 20th day of April, 2018 by Declarant to memorialize the agreement of Declarant to assist in the preservation of the Property described in **Schedule "A"** – Metes and Bounds Description and shown on **Schedule "B"** – Final Subdivision Map;

It is the specific intention of Declarant by the within Declarant to establish restrictions on, over and across the Property more particularly described in **Schedule "A"**, to prevent the use or development of the Property for any purpose or in any manner inconsistent with the terms of this DECLARATION OF COVENANTS AND RESTRICTIONS;

**NOW, THEREFORE,** Declarant for and in consideration of the sum of \$1.00, the receipt and sufficiency of which are hereby acknowledged, does by these presents make, declare and publish the Property described in **Schedule "A"** be subject, in perpetuity, to the following terms and conditions and restrictions:

*Record Change & Return To:*  
**HUTT & SHIMANOWITZ**

A Professional Corporation  
459 Amboy Avenue, P.O. Box 648  
Woodbridge, New Jersey 07095

1) No mowing of grass or lawns shall be permitted on the Property described in **Schedule "A"**, except where necessary for the installation or maintenance of pathways or other passive recreational amenities such as benches, picnic tables or fitness stations, and by mutual agreement of the declarant or the then owner and the Township Engineer, and consistent with the conservation purposes to be achieved hereby.

2) No trees or shrubs or other vegetation on or hereafter existing on the Property described on Schedule "A" shall be removed or destroyed except by mutual agreements of Declarant or the then owner and the Township Engineer and consistent with the conservation purposes to be achieved thereby. The removal of non-native species of trees, shrubs or other vegetation to provide for the re-introduction of native species to the Property is deemed consistent with the conservation purposes to be achieved thereby.

3) No building or other permanent structures shall be erected on the Property described in **Schedule "A"**; except that Declarant, its successors and/or assigns may install, construct, maintain and use such benches, tables, and associated fitness stations as may be approved by the Township.

4) No topsoil, sand gravel, loam, rock or other materials shall be excavated or removed from the Property described on **Schedule "A"** except by mutual agreement of Declarant and the Township Engineer and consistent with the approvals granted and thereafter, the conservation purposes to be achieved thereby.

5) No dumping or placing of soil or other substance or fill, and no dumping or placing of trash or waste shall be permitted on the Property described in **Schedule "A"**.

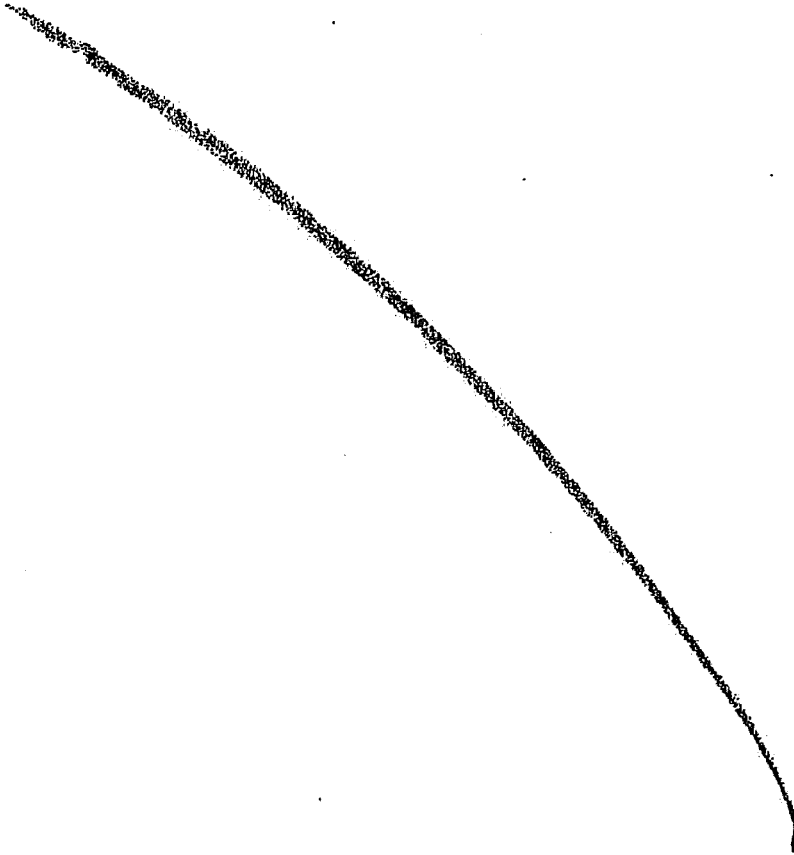
6) No automobiles, snowmobiles, dune buggies, motorcycles, all-terrain vehicles, mopeds or any other type of motorized vehicles, except those as may be used in connection with maintenance of the Property described in **Schedule "A"** shall be permitted on the Property.

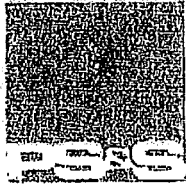
7) No other activities which may be detrimental to the drainage, flood control, water conservation, erosion control or soil conservation of the Property shall be permitted on the property described in **Schedule "A"**.

8) Nothing herein contained shall be construed to convey or to confer upon the public at large any right of access or to use of the Property described in **Schedule "A"**; and the Declarant, its successors and assigns, retains exclusive rights to such access and use of the Property described in **Schedule "A"** in order to complete all required improvements as set forth in approvals granted by the Township.



**SCHEDULE A**  
**METES AND BOUNDS DESCRIPTION**





**DEED RESTRICTED CONSERVATION AREA 1**  
**BLOCK 5023, LOT 2**  
**TOWNSHIP OF MONTGOMERY**  
**SOMERSET COUNTY, NEW JERSEY**

**BEGINNING** at a point, said point being 10.00 feet on a curve to the right having a radius of 3931.00 feet, whose chord bears South 13°59'51" West a chord distance of 10.00 feet from the southerly right-of-way of Pike Run Road (50 foot wide right-of-way), and running, thence;

1. South 77°11'35" East a distance of 138.03 feet to a point of a cusp, thence;
2. Along the westerly line of Lot 33, Block 5024, on a curve to the right having a radius of 4069.00 feet, an arc length of 1256.90 feet, whose chord bears South 22°52'36" West a chord distance of 1251.90 feet to a point, thence;
3. North 58°16'27" West a distance of 138.00 feet to a point of a cusp in the easterly line of Lot 1, Block 5023, thence;
4. Along said easterly line, on a curve to the left having a radius of 3931.00 feet, an arc length of 1211.33 feet, whose chord bears North 22°53'53" East a chord distance of 1206.54 feet to the **POINT OF BEGINNING**.

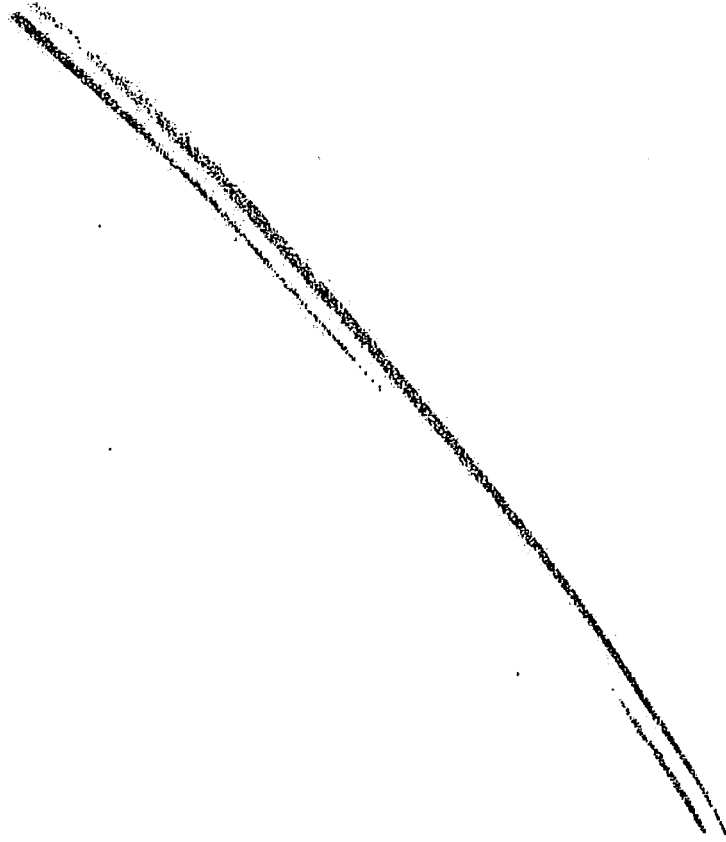
Containing an area of 170,304 square feet or 3.910 acres more or less.

Subject to any easements or restrictions of record which an accurate title search may discover.

*Jaroslava Vonder*  
Jaroslava Vonder  
Professional Land Surveyor  
NJ License No. 34023  
September 26, 2017  
Revised December 15, 2017  
Revised January 17, 2018

9/26/2017 10:00 AM  
9/26/2017 10:00 AM  
9/26/2017 10:00 AM  
9/26/2017 10:00 AM

**SCHEDULE B**  
**FINAL SUBDIVISION MAP**



**A TRUE COPY**

10-11-5



1) Electric field in the  
 direction of the  
 electric field  
 (in the direction of the electric field)

[illegible][illegible]

9) Township and its agents shall be permitted access to the Property described in **Schedule "A"** for the purpose of inspection of the Property and to assure compliance with the terms and conditions herein contained. Such inspections shall be at reasonable times and on notice to Declarant or the then owner of any lot(s) affected hereby, except where the giving of notice cannot be made due to emergency or reasonable inability to locate Declarant or owner aforesaid.

10) Nothing herein contained shall be deemed to impose any obligation on Declarant to maintain any roads, bridges, trails and structures existing upon the Property as of the date hereof.

11) This Indenture imposes no other obligations or restrictions upon the Declarant, its grantees, successors, assigns, licensees and any party claiming under Declarant from utilizing the Property in such lawful manner as they may deem desirable with the exception of the terms and conditions contained herein.

12) In the event of noncompliance with the terms and conditions herein, Declarant or Township may avail themselves of any and all legal remedies to enforce the within terms and conditions.

13) Notwithstanding anything herein to the contrary, wetlands mitigation activities authorized and permitted by the New Jersey Department of Environmental Protection may take place on the Property.

This instrument shall be binding upon the Declarant, its grantees, successors and assigns and shall be deemed to be covenants and restrictions running with the Property.

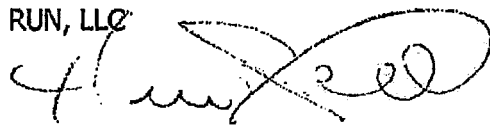
**IN WITNESS WHEREOF**, Declarant has duly executed this Declaration as of the date first above written.

WITNESS:



PIKE RUN, LLC

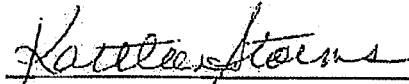
BY:

  
HENRY STEIN, Managing Member

STATE OF NEW JERSEY )  
COUNTY OF Middlesex )SS:

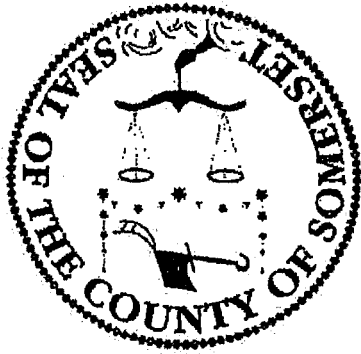
I certify that on April 20, 2018, Henry Stein, personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) Is named in and personally signed this instrument; and
- (b) signed, sealed and delivered this instrument as his act and deed and for the act and deed of the limited liability company.



**KATHLEEN STORMS**  
A Notary Public of New Jersey  
My Commission Expires 12/07/2022

\\Fs5\Company\PattyC\Halpern\Montgomery Township\Declaration of Covenants and Restrictions (Conservation (1) 4 20 18 (clean).docx



Steve Peter  
Somerset County Clerk  
20 Grove Street  
P.O. Box 3000  
Somerville, NJ 08876

\*\*\*\*\*

Date Recorded:	6/5/2018	9:49:25 AM
Recorded By:	ELLMER	
Book & Page:	OPR 7046	3786-3795
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Number of Pages:	10	
Document Type:	AGREEMENT DEED	
Recording Fee (inc all addtl charges):	\$113.00	

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**DO NOT DISCARD**

# 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 Montgomery Place, LLC Block 5023 Lot 2.01

Address 90 Woodbridge Center Drive, Suite 600, Woodbridge, NJ 07095

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
1	X			Application Form(s) and Checklist(s) (8 copies) and electronic portable document format (PDF).
2	X			Application and Escrow Fees in accordance with subsection 16-9.1.
3	X			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	X			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	X			All details stipulated in subsection 16-8.4b and 16-8.5c of this chapter
6			X	All additional details required at the time of preliminary approval. *
7			X	A section or staging plan, if proposed. **
8		X		Regarding Major Subdivision plats only, all information and data required by the Map Filing Law.
9	X			Detailed architectural and engineering data as required by Ordinance including:
10	X			An architect's design drawing of each building and sign showing front, side and rear elevations;
11	X			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			X	Plans and profiles of all storm and sanitary sewers and water mains; and ***
13		X		All dimensions of the exterior boundaries of any subdivision shall be balanced and closed.
14	X			Final grading plans shall conform to subsection 16-5.2z.
15			X	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	X			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.

\*Waiver requested (#6)  
This application is for amended preliminary and final site plan approval for Building #2 only

\*\*Waiver requested:  
Conceptual phasing plans previously provided as part of final site plan approval.

\*\*\*Waiver requested:  
Plans and profiles for utilities previously provided as part of final site plan approval

\*\*\*\*Waiver requested:  
Applications to other agencies previously provided as part of final site plan approval.



Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
17			X	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			X	Certification in writing from the applicant to the Board that the applicant has: **
			X	(a) Installed all improvements in accordance with the requirements of the Ordinance and the preliminary approval; and/or
			X	(b) Posted guarantees in accordance with subsection 16-9.2 of this Chapter; and
			X	(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		X		Concerning major subdivisions only, a "Sales Map" in accordance with subsection 16-8.5b,8 of the Ordinance.
21		X		Where proposed, the location of temporary construction trailers, temporary sales trailers or centers, models, and/or temporary signs.
22		X		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.

\*Waiver requested: letters signed by utility companies previously provided as part of final site plan approval.

\*\*Waiver requested: Certifications previously provided as part of final site plan approval.

\*See attached Memo Dated 10/15/21

Part of BMPUD Area

Part of BMPUD Area

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

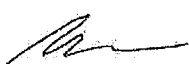
October 22, 2021  
 DATE



## Memorandum

### ENGINEERING DEPARTMENT

**TO:** Lori Savron, Planning Director

**FROM:** Gail Smith, Township Engineer 

**RE:** CCM, Area 2, Pike Run Plaza (Montgomery Place)  
Atlantic Realty Application for Building No. 2  
Montgomery Township, Somerset County, New Jersey

**DATE:** Friday, October 15, 2021

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Please be advised that all installed improvements for Pike Run Plaza (Montgomery Place) have been inspected and as-built drawing have been completed and those installed improvements that do not meet or exceed Township standards shall be factored into any guarantees required pursuant to 16-9.2 of the Montgomery Township Code.

**CC:** Kevin Hayes, Atlantic Realty

**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW**

THIS AGREEMENT made this \_\_\_\_\_ day of October 2021 between:

Name: Montgomery Place, LLC

Address: 90 Woodbridge Center Drive, Suite 600, Woodbridge, NJ 07095

Type of Application: Amended Preliminary Block: 5023 Lot 2.01  
and Final Site Plan

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.**

MONTGOMERY PLACE, LLC

APPLICANT'S NAME (PRINTED)

BY: 

APPLICANT'S SIGNATURE

HENRY STEIN, Managing Member

DATE 10/13/21

## **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.

MONTGOMERY PLACE, LLC

\_\_\_\_\_  
APPLICANT'S NAME (PRINTED)

BY: 

\_\_\_\_\_  
HENRY STEIN, Managing Member  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE 10/13/21

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
Concord Developers, LLC	90 Woodbridge Center Drive, Suite 600, Woodbridge, NJ 07095
Leonard Wilf	90 Woodbridge Center Drive, Suite 600, Woodbridge, NJ 07095
Mark Wilf	90 Woodbridge Center Drive, Suite 600, Woodbridge, NJ 07095
Zygmunt Wilf	90 Woodbridge Center Drive, Suite 600, Woodbridge, NJ 07095

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Affidavit of Ownership

STATE OF NEW JERSEY

ss

COUNT OF ~~SOMERSET~~ MIDDLESEX

HENRY STEIN of full age being duly sworn, according to law on oath deposes and says  
that the deponent ~~XXXX~~ has an address at 90 / Woodbridge Center Dr., Suite 600  
in the Township of Woodbridge  
in the County of Middlesex and State of NJ that Montgomery Place, 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 5023 Lot 2.01.

MONTGOMERY PLACE, LLC

BY:

DATED 10/13/21

HENRY STEIN, Managing Member

Owner's Name Printed and Owner's Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS 13<sup>th</sup> DAY OF October 20 21

(Notary Public)

PATRICIA J. COLFER

NOTARY PUBLIC OF NEW JERSEY

Commission Expires July 23, 2025

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:

\_\_\_\_\_ is hereby authorized to make the within application.

DATE: \_\_\_\_\_, 20\_\_\_\_.

Owner's Name Printed and Owner's Signature

## Patty Colfer

---

**From:** Kevin Hayes <wkhayes47@comcast.net>  
**Sent:** Wednesday, September 15, 2021 11:19 AM  
**To:** Patty Colfer  
**Cc:** Ronald Shimanowitz  
**Subject:** FW: Montgomery Township

Patty: Attached find an email from the Montgomery Twp. Tax office stating that the taxes for Blk. 5023 Lot 2.01 are current.

W. Kevin Hayes  
Atlantic Realty Development Corp.  
40 Pike Run Road  
Belle Mead, NJ 08502  
Direct 908-281-1947  
Mobile 908-581-9580  
Email [wkhayes47@comcast.net](mailto:wkhayes47@comcast.net)  
Email [KevinH@AtlanticRDC.com](mailto:KevinH@AtlanticRDC.com)

---

**From:** Cheryl Chrusz <CChrusz@twp.montgomery.nj.us>  
**Sent:** Tuesday, September 14, 2021 12:55 PM  
**To:** wkhayes47@comcast.net  
**Subject:** FW: Montgomery Township

Hi Kevin,

Gina asked me to forward this to you. Since I have it you don't need to include it with your application.

Chery

---

**From:** [auto-response@cit-e.net](mailto:auto-response@cit-e.net) [<mailto:auto-response@cit-e.net>]  
**Sent:** Tuesday, September 14, 2021 12:41 PM  
**To:** Cheryl Chrusz <CChrusz@twp.montgomery.nj.us>  
**Subject:** Montgomery Township

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CAUTION: This email originated from outside of the organization. Please confirm with Sender BY PHONE CALL if there is an unexpected attachment or link.

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Cheryl Chrusz,

Gina Rojek recommends that you visit the following web page from the web site of **Montgomery Township**:  
<http://www.cit-e.net/montgomery-nj/cit-e-access/taxinquiry/itemdetail.cfm?tid=101&tpid=16842&aid=00885000>

Please note that taxes are paid current through the third quarter of 2021. Montgomery Township Tax Collector's Office



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<http://www.cit-e.net>

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## Property Information

<b>Muni. Code:</b>	1813	<b>Muni. Name:</b>	MONTGOMERY
<b>Block:</b>	05023	<b>Lot:</b>	002.01
<b>Qualifier:</b>		<b>Account No:</b>	00885000
<b>Owner Name:</b>	MONTGOMERY PLACE LLC	<b>Location:</b>	2311 ROUTE 206
<b>Land Value:</b>	1456200	<b>Improvement:</b>	3846700
<b>Net Value:</b>	5302900	<b>Interest To:</b>	09/14/2021
<b>Deductions:</b>		<b>Status:</b>	
<b>Property Class:</b>	4A		

Tax

SEWER (PINEBRK)

Tax Rates

Pay Your Bill

Print/Download Bill

Year	Qtr	Kind	Bill Date	Bill Amt.	Principal Paid	Paid	Balance	Interest	Amt. Due	Message
2020	1	R	02/01/2020	11460.30	02/07/2020	11460.30	0.00	0.00	0.00	Paid
2020	2	R	05/01/2020	11460.29	05/11/2020	11460.29	0.00	0.00	0.00	Paid
2020	3	R	08/01/2020	11613.20	09/04/2020	11613.20	0.00	0.00	0.00	Paid
2020	4	R	11/01/2020	11613.19	11/09/2020	11613.19	0.00	0.00	0.00	Paid
2020	4	A	11/01/2020	98091.53	11/24/2020	98091.53	0.00	0.00	0.00	Paid
2020		R	Total-2020	144238.51	Total-2020	144238.51	0.00	0.00	0.00	
2021	1	R	02/01/2021	11536.75	02/09/2021	11536.75	0.00	0.00	0.00	Paid
2021	1	A	02/01/2021	30475.48	02/09/2021	30475.48	0.00	0.00	0.00	Paid
2021	2	R	05/01/2021	11536.74	05/07/2021	11536.74	0.00	0.00	0.00	Paid
2021	2	A	05/01/2021	30475.48	05/07/2021	30475.48	0.00	0.00	0.00	Paid
2021	3	R	08/01/2021	42701.61	09/03/2021	42701.61	0.00	0.00	0.00	Paid
2021	4	R	11/01/2021	42701.60		0.00	42701.60	0.00	42701.60	Open
2021		R	Total-2021	169427.66	Total-2021	126726.06	42701.60	0.00	42701.60	

 All information provided herein is subject to verification by the tax collector's office.



## MONTGOMERY TOWNSHIP FIELDS

To find out if playing fields are  
open or closed call (800) 731-  
8412

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Copyright © 2014 Montgomery Township,

New Jersey

Website Policy Statement



**From:** [Ruskan, Patti](#)  
**To:** [Gail Smith](#)  
**Cc:** [Kevin Hayes](#); [Billy Hayes](#)  
**Subject:** Pike Run Plaza (Montgomery Place) - Building #2 - sewage flows  
**Date:** Tuesday, October 19, 2021 7:54:00 PM  
**Attachments:** [image001.png](#)

---

Hi Gail

We understand that you are looking for the proposed sanitary sewer demands for proposed Building #2 at Pike Run Plaza (Montgomery Place):

Per NJAC 7:14A-23.3: the proposed building is a **store / shopping center** (Kasia Market plus 2 retail tenants) with **projected flow of 0.10 GPD / SF**.

The proposed store / shopping center is 39,610 SF, therefore, **the projected sanitary sewer demand is equal to 3,961 GPD**.

We trust that this satisfies your requirements. Please advise if additional information is required.

Thank you -

**Patricia A. Ruskan, P.E.**  
Vice President

**o.** 732.584.0479  
**c.** 732.221.3173  
[pruskan@psands.com](mailto:pruskan@psands.com)



3 Mountainview Road  
Warren, NJ 07059

**[Website](#) | [Instagram](#) | [LinkedIn](#)**

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Re: Project Description

Kasia Market will operate as a grocery store featuring live seafood, butcher, and unique fresh prepared foods. It will be open to the public from 8:00am to 9:00pm, 7 days a week. The total number of employees for Kasia Market will be 55+ with at least 40 employees being hired for launch in September 2022. Depending on the work shift hours there will be 30 to 35 employees in the market during operations at any given time.

The grocery operation will comprise of (2) shifts, with the timing of shifts dependent upon the specific departments (Warehouse, Stock, meat, fish, produce, kitchen, and CSR or customer service representatives (cashiers, servers, etc.)). We will have some morning shifts from 7:00am – 1:30pm or 2:30pm (designed for working parents) and some afternoon shifts from 1:30pm or 2:30pm – 9:30pm. These shifts are designed for local employees to maintain a full-time position with complete healthcare yet be able to have a flexible 6-day work schedule.

The proposed hours of operation will be from 7:00am to 9:30pm 7 days a week. Additionally, we hope to hold outdoor local events, holiday celebrations, and other enrichment activities for the local community during varying hours of Saturdays and Sundays in compliance with Montgomery Township's Ordinance.