

April 29, 2022

VIA HAND DELIVERY

Cheryl Chrusz Administrative Assistant
Township of Montgomery Planning Board
2261 Van Horne Road - Route 206 North
Belle Mead, NJ 08502

RE: Application of Princeton Promenade, LLC
CR 518 & NJ Route 206
Block 34001, Lot 46.01, 56, 57, 77, 78 & 79
Montgomery Township, Somerset County, New Jersey
Our File No. 12799-001

Dear Ms. Chrusz:

As you are aware, this firm represents Princeton Promenade, LLC (the "Applicant") in connection with this application for amended preliminary and final major site plan approval, including subdivision, for Phase I, and final major site plan approval for Phase II at the above-referenced property.

In support of this request, I enclose the following:

1. Original and three (3) copies of the Montgomery Township Planning/Zoning Application;
2. Four (4) Amended Preliminary & Final Site Plans prepared by Bohler Engineering NJ, LLC dated June 3, 2016, last revised April 29, 2022;
3. Four (4) ALTA/NSPS Land Title Surveys prepared by Control Point Associates, Inc. dated November 9, 2017, last revised October 18, 2018;
4. Four Major Subdivision Plats prepared by Control Point Associates, Inc. dated November 19, 2017, last revised October 18, 2018;
5. Four (4) Architectural Plans prepared by Massa Multimedia Architecture, PC dated April 29, 2022;

6. One (1) Site Plan/Signage Locations (*for informational purposes only*) prepared by Massa Multimedia Architecture, PC dated April 29, 2022;
7. Four (4) copies of the Checklists for Details Required for Preliminary Major Subdivision Plats and Preliminary Major Site Plans;
8. Four (4) copies of the Checklist for Details Required for Final Major Subdivision Plats and Final Major Site Plans;
9. Four (4) copies of the Checklist for Details Required for Variance Application;
10. Three (3) Stormwater Management Report prepared by Bohler Engineering NJ, LLC dated February 2012, last revised April 2022;
11. Three (3) Stormwater Management Facility Operations & Maintenance Manual prepared by Bohler Engineering dated October 2017, last revised April 2022;
12. Three (3) Stormwater Management Area Evaluation prepared by Whitestone Associates, Inc. dated March 27, 2018;
13. Copies of the Will Serve letters received from (a) New Jersey American Water dated November 8, 2017; (b) PSE&G dated November 8, 2017; and (c) Township of Montgomery Engineering Department dated November 22, 2016;
14. One (1) copy of the 200' Property Owners List;
15. One (1) original Proof of Paid Taxes (*to be provided under separate cover*); and
16. One (1) copy of the Applicant's W-9.

I also enclose two (2) checks in the amounts of \$1,250.00 and \$223,303.00 representing the required application fee and escrow deposit, respectively. Please allow this to confirm that all funds remaining in the existing escrow account will be transferred into the new escrow account that will be established by Montgomery Township.

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. Once deemed complete, please notify me as to the date that the Planning Board will consider this application and our firm will, of course, provide the required public notice in advance of that date.

Cheryl Chrusz Administrative Assistant
Township of Montgomery Planning Board
April 29, 2022
Page 3

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, PC

By: 

ERIC S. GOLDSTEIN

ESG/lmm
Enclosures

c: SJC Ventures LLC (w/encl. via e-mail)
12799-001/11540

Name of Applicant Princeton Promenade, LLC Email _____

Address 1115 Howell Mill Road, NW, Suite 360 Phone (Daytime) _____

City Atlanta State GA Zip 30318 (Fax) _____

Applicant interest in property (owner, lessee, etc.) Owner (Lots 46.01, 56, 77, 78 & 79)

Name of Owner (if not applicant) Princeton Aero Corp (as to Lot 57 only)

Address 41 Airpark Road

City Princeton State NJ Zip 08540 Phone (609) 921-3100

When property was acquired by applicant January 3, 2022

Tax Map Page 61 Block 34001 Lot 46.01, 56, 57, 77, 78 & 79

Address of property NJSH US Route 206

Present Use of Property: Vacant

Proposed Use of Property: Mixed-&Use - Commerical and Residential

Development Name Montgomery Promenade

Is the property served with public sewer system? Yes X No _____

Is the property served with public water system? Yes X No _____

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

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

Area of property 53.55 AC acres or 2,332,638 sq. ft.

Frontage on an improved street See attached Traffic Circulation Plan attached ft. Present Zoning: Planning Shopping Complex

Number of Lots: Existing 6 Proposed 6

Number of buildings: Existing 0 Proposed 15

Proposed principal building height: 50 Ft. Proposed accessory building height N/A

Gross square footage of proposed building(s) 292,447 SF

Floor area of all structures: Existing 0 Proposed 292,447 SF

Percentage of coverage by buildings See attached by impervious coverage See attached

Bulk restrictions provided: Front Yard 51' Side Yard _____ Rear Yard _____ Height _____

Parking spaces required 1,494 and provided 1,495

Has a subdivision previously been granted? Yes Date 3/5/2018

Has a variance previously been granted? Yes Date 1/29/18 and 3/5/18

If previous applications were applied for please indicate the case number(s) PB-04-17

Are there any existing or proposed covenants or deed restrictions on the property? N/A

If yes, explain N/A

Is a variance requested? Yes ☐ No ☐ No. of variances requested _____

TYPE OF APPLICATION Amended Preliminary & Final Major Site Plan, including subdivision, for Phase I and Final Major Site Plan for Phase II

Describe in detail section of Zoning Ordinance from which applicant seeks design waivers: N/A

Describe in detail section of Zoning Ordinance from which applicant seeks submission waivers:
N/A

PLANS

Name of Engineer/Surveyor: Bradford A. Bohler, PE Email bbohler@bohlereng.com

Address: 35 Technology Drive, 2nd Floor

City Warren State NJ Zip 07834 Phone (908) 668-8300 Fax (908) 754-4401

Name of Architect: Andrew Dorin Email ADorin@MMA-Architects.com

Address: Massa Multimedia Architects - 3297 Route 66

City Neptune State NJ Zip 07753 Phone (732) 898-7880 Fax _____

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: 4/29/22

[Signature]
By: Eric S. Goldstein, Esquire - Attorney for
(Owner's Name Printed and Owner's Signature)
Applicant

DATED: 4/29/22

[Signature]
By: Eric S. Goldstein, Esquire - Attorney for Applicant
(Applicant's Name Printed and Applicant's Signature)

SWORN TO AND SUBSCRIBED BEFORE

THIS 29th day of April

2022

[Signature]
(Notary)



LORETTA M. MORRISON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES
JUNE 24, 2023

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

Name: _____

Address: _____

Phone: _____

Fax: _____

APPLICANT'S ATTORNEY:

Name: Eric S. Goldstein, Esquire

Address: 4030 Ocean Heights Avenue

Egg Harbor Township, NJ 08234

Phone: (609) 927-1177

Fax: E-Mail: egoldstein@ndglegal.com

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.

4/29/22

Date

[Signature]
Eric S. Goldstein, Esquire - Attorney for Applicant
Applicant's Name Printed and Applicant's Signature

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

THIS AGREEMENT made this 29th day of April 2022 between:

Name: Princeton Promenade, LLC

Address: 1115 Howell Mill Road, NW, Suite 360, Atlanta, GA 30318

Type of Application: Amended Preliminary/Final Site Plan, including subdivision, for Phase I and Final Site Plan for Phase II Block: 34001 Lot 46.01, 56, 57, 77, 78 & 79

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.**

By: Eric S. Goldstein, Esquire - Attorney for Applicant

APPLICANT'S NAME (PRINTED)


APPLICANT'S SIGNATURE

4/29/22

DATE

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.

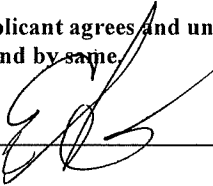
**ESCROW ACCOUNTING ADMINISTRATIVE PROCEDURE
(CONTINUED)**

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.



APPLICANT'S NAME (PRINTED)

By: Eric S. Goldstein, Esquire - Attorney for Applicant

APPLICANT'S SIGNATURE

DATE 4/29/22

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARD

Appeal Alleging Error in Administrative Decision

(See N.J.S.A. 40:55D-70(a) and Zoning Ordinance)

1. APPEAL is hereby made from the action of _____
taken on _____, based on or made in the enforcement of the Zoning Ordinance: (state action
appealed from)

Not Applicable

2. The following section of the Zoning Ordinance and State Statutes are involved:

3. Applicant is aggrieved or affected by said action, and alleges that same is in error on the following grounds: (set
forth legal and factual argument indicating error)

Request for Interpretation of Zoning Regulations or Map

- Not Applicable.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Application for Bulk Variance

(See N.J.S.A. 40:55D-70(c) and Zoning Ordinance)

1. Application is hereby made for a variance from the strict application of the following provisions of the Zoning Ordinance: (Specify sections of Ordinance involved):

See attached List of Variances and Waivers.

2. Applicant requests a variance to the following extent: (Set forth specific variance requested):

See attached List of Variances and Waivers

ANSWER BOTH NUMBERS 3 AND 4 OR ANSWER NUMBER 5 AS APPLICABLE

3. The strict application of said provision would result in: (Complete one or both of the following in detail)

A. The following peculiar and exceptional practical difficulties:

See #5.

B. The following exceptional and undue hardship:

See #5.

4. Said difficulties or hardship are by reason of (complete one of the following in detail):

A. Exceptional narrowness, shallowness or shape of the property (describe):

See #5.

B. Exceptional topographic conditions or physical features uniquely affecting the property (describe):

See #5.

C. Reasons unique and peculiar to the lands or buildings for which the variance is sought and do not apply generally to lands or buildings in the neighborhood, because:

See #5.

Application for Bulk Variance (Continued)
(See N.J.S.A. 40:55D-70(c) and Zoning Ordinance)

5. The following purpose of the Zoning Act would be advanced by a deviation from the Zoning requirements; and, Appropriate location (N.J.S.A. 40:55D-2(g)); Promoting a desirable visual environment (N.J.S.A. 40:55D-2(i)); and Providing adequate air, light and open and open space (N.J.S.A. 40:55D-2(c)).

6. The requested variance is the minimum reasonably needed, because:

7. The benefits of the proposed deviation would substantially outweigh any detriment because:

See reason set forth in #5 above.

8. The variance requested will not result in substantial detriment to the public good because:

9. The variance will not substantially impair the intent and purpose of the Zoning Ordinance and Master Plan because:

The proposed project is permitted in the Zoning District and conforms in all other respects.

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Application for a Use Variance

(See N.J.S.A. 40:55D-70(d) and Zoning Ordinance)

1. Application is hereby made for the granting of a variance from the Zoning Ordinance to allow for the following:
 - A. A use or principal structure in a district restricted against such use or principal structure
 - B. An expansion of a nonconforming use
 - C. A deviation from a specification or standard of a conditional use
 - D. An increase in the permitted floor area ratio
 - E. An increase in the permitted density
 - F. The height of a principal structure exceeds the maximum height allowed in the zone by 10 feet or 10%

2. Said structures or uses are proposed to be located in the _____ Zoning District, which is restricted against same by the following provisions of the Zoning Ordinance:

3. This application is based upon the following special reasons:

4. Said reasons are unique and peculiar to the lands or building for which the variance is sought and do not apply generally to land or buildings in the neighborhood because:

5. The strict application of the regulations prohibiting said structure or use would deprive applicant of the reasonable use of the lands or buildings involved, because:

6. The requested variance is the minimum reasonably needed, because:

7. The variance requested will not result in substantial detriment to the public good because:

8. The variance will not substantially impair the intent and purpose of the Zoning Ordinance and Master Plan because:

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>Mr. Robert Fain Hicks</u>	<u>5 SW Broad St., Suite B, Fairburn, GA 30213</u>
<u>Mr. Jeffrey H. Garrison</u>	<u>5 SW Broad St., Suite B, Fairburn, GA 30213</u>
<u>Mr. Jeffrey A. DeHart</u>	<u>5 SW Broad St., Suite B, Fairburn, GA 30213</u>
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MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Affidavit of Ownership

STATE OF NEW JERSEY)

ss


COUNTY OF SOMERSET)

Eric S. Goldstein, Esquire

of full age being duly sworn according to law on oath deposes and says
that the deponent ^{has offices} resides at 4030 Ocean Heights Avenue in the Township of Egg Harbor Township
in the County of Atlantic and State of New Jersey that Princeton Promenade, LLC

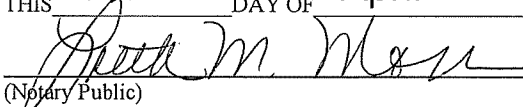
is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of
Montgomery, New Jersey, and known and designated as Block 34001 Lot 46.01, 56, 77, 78 & 79.

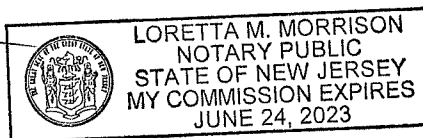
DATED 4/29/22


By: Eric S. Goldstein, Esquire - Attorney for Applicant
Owner's Name Printed and Owner's Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS 29th DAY OF April, 2022


(Notary Public)



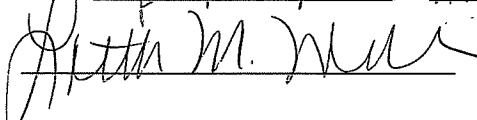
AUTHORIZATION

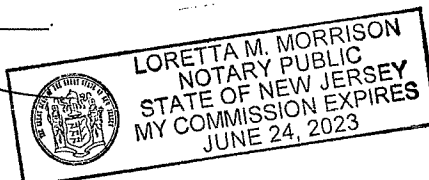
(If anyone other than the above owner is making this application, the following authorization must be executed.)

To the Board of Adjustment/Planning Board:

_____ is hereby authorized to make the within application.

DATE: April 29, 2022


Owner's Name Printed and Owner's Signature



MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Affidavit of Ownership

STATE OF NEW JERSEY)

ss

COUNTY OF SOMERSET)

Ken Nierenberg of full age being duly sworn according to law on oath deposes and says
that the deponent resides at 41 Airpark Road in the Township of Montgomery
in the County of Somerset and State of New Jersey that Ken Nierenberg
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 34001 Lot 57.

DATED 4/27/22

Ken Nierenberg
Owner's Name Printed and Owner's Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS 27th DAY OF April, 2022.

(Notary Public)

Steven J. Nierenberg
attorney at law state of New Jersey
ID 29861987

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:

Princeton Promenade, LLC is hereby authorized to make the within application.

DATE: 4/27, 2022.

Owner's Name Printed and Owner's Signature

BULK TABLE REQUIREMENTS FOR PLANNED SHOPPING COMPLEX: COMMERCIAL DEVELOPMENT (ORD. 16-4.6, 16-6.5.H & 17-1539)

ZONE: PLANNED SHOPPING COMPLEX (OPTIONAL DEVELOPMENT ALTERNATIVE OVERLAY)

USE:

RETAIL SALES OF GOODS AND SERVICES PROVIDED THAT NO RETAIL USE SHALL HAVE MORE THAN ONE DRIVE-THROUGH SERVICE WINDOW/LANE, PROFESSIONAL OFFICES, BANKS INCLUDING DRIVE THROUGH FACILITIES, PUBLIC UTILITY USES, SINGLE-FAMILY HOMES, MOVIE THEATERS WITH INTEGRATED BOWLING ALLEY, GAME ROOM, AND/OR RESTAURANT WITH AN OUTDOOR EATING AREA, CHILD CARE CENTERS (16-6.5. H.8) (PERMITTED)

RESTAURANTS, HOTELS CONTAINING UP TO ONE HUNDRED AND FIFTY (150) ROOMS FOR GUESTS (16-6.5. H.8) (CONDITIONALLY PERMITTED)

OUTDOOR EATING AREAS, STREET FURNITURE, TRANSIT-RELATED SHELTERS, SMALL WIND, SOLAR, OR PHOTOVOLTAIC SYSTEMS, TEMPORARY LEASING TRAILER (16-6.5. H.8) (ACCESSORY)

APPLICANT / OWNER INFORMATION

APPLICANT:	PRINCETON PROMENADE, LLC 1115 HOWELL MILL ROAD ATLANTA, GA 30318 (801) 425-6938	
PROPERTY OWNER:	LOT 57: PRINCETON AERO CORP 41 AIRPORT ROAD PRINCETON, NJ 08540 (609) 921-3100	LOTS 46.01, 56, 77, 78, 79: PRINCETON PROMENADE, LLC 1115 HOWELL MILL ROAD ATLANTA, GA 30318 (801) 425-6938

NON-RESIDENTIAL BULK REQUIREMENTS

ITEM	ORDINANCE	REQUIRED	PROPOSED
MIN. LOT AREA	§ 16-6.5.H.4	50 AC	53.55 AC
MAX. COMMERCIAL FAR TOTAL (2)	-	-	-
FIRST FLOOR	§ 16-6.5.H.10(a)	.175	0.124 (289,462 SF)
FIRST AND SECOND FLOOR COMBINED	§ 16-6.5.H.10(a)	.175	0.124 (289,462 SF)
MIN. BUILDING SETBACK TO:	-	-	-
EXISTING RESIDENTIAL LOT LINE	§ 16-6.5.H.11(a)(5)	100'	82.5' (V)
EXISTING OTHER LOT LINE	§ 16-6.5.H.11(a)(4)	50'	51'
MAX. BUILDING HEIGHT (1)	§ 16-6.5.H.11(b)(1)	35'	< 35'
		50' FOR DECORATIVE ELEMENTS	< 50'
MAX. BUILDING HEIGHT OF THEATER	§ 16-6.5.H.11(b)(2)	55' / 4 STORIES	< 55'
MAX. HEIGHT OF ACCESSORY BUILDING OR STRUCTURE	§ 16-6.5.H.11(b)(3)	15'	N/A
MIN. SEPARATION BETWEEN NON-RESIDENTIAL BUILDINGS	§ 16-6.5.H.11(a)(1)	20'	20'
MIN. PROMENADE LENGTH	§ 16-6.5.H.3(h)(2)(v)	750'	1,100'
MIN. PROMENADE SIDEWALK WIDTH ADJACENT TO STOREFRONTS	§ 16-6.5.H.3(h)(2)(vi)	20'	20' (PV)*
MIN. SIZE OF PLAZA (CURB TO CURB)	§ 16-6.5.H.3(h)(2)(vii)	25,000 SF	26,881 SF
MIN. DISTANCE TO PARKING AREAS WITHIN THE PROMENADE:	-	-	-
FRONT OF THE BUILDING (2)	§ 16-6.5.H.11(a)(2)	12' (5' MIN)	6'
SIDE OF THE BUILDING (2)	§ 16-6.5.H.11(a)(2)	10' (5' MIN)	6'
REAR OF THE BUILDING (2)	§ 16-6.5.H.11(a)(2)	10'	11.8'
MAX. LENGTH OF BUILDING WITH ACCESS TO REAR PARKING AREA	§ 17-1539.11(a)(3)	250'	245.3'
MIN. TENANT AREA	§ 16-6.5.H.11(a)(6)	750 SF	> 750 SF
MAX. TENANT AREA	§ 16-6.5.H.11(a)(6)	25,000 SF	< 25,000 SF
MAX. NUMBER OF TENANT AREAS OF 25,000 SF	§ 16-6.5.H.11(a)(6)	5	2
MAX. FOOTPRINT	-	-	-
MOVIE THEATER (3)	§ 16-6.5.H.11(a)(6)	70,000 SF	66,640 SF
HOTEL OR SUPERMARKET	§ 16-6.5.H.11(a)(6)	70,000 SF	41,772 SF

N/A = NOT APPLICABLE
TBD = TO BE DETERMINED
V = VARIANCE
PV = PREVIOUSLY APPROVED VARIANCE

* SOME ARCHITECTURAL FEATURES ON BUILDING REDUCE SIDEWALK WIDTH BELOW THE REQUIRED 20 FEET, DIMENSION FROM BUILDING WALL TO END OF SIDEWALK IS 20 FEET MINIMUM.

OVERALL PARKING REQUIREMENTS			
ITEM	CODE	REQUIRED	PROPOSED
MIN. STALL SIZE	§ 16-2.1	9' x 20'	9' x 20'
MIN. AISLE WIDTH	§ 16-5.8.F	TWO WAY 90° PARKING = 24' ONE WAY PARALLEL PARKING = 12' ONE WAY 60° PARKING = 18'	TWO WAY 90° = 24' ONE WAY PARALLEL = 12' ONE WAY 60° = 20'
LOADING REQUIREMENTS	§ 16-6.5.H.15	1 SPACE / BUILDING OR GROUP OF BUILDINGS	5 (3 PV)
MIN. LOADING SIZE	§ 16-6.5.H.15	15' x 40'	15' x 40'
MIN. NUMBER OF STALLS	§ 16-6.5.H.14	1,477 SPACES	1,495 SPACES
RETAIL SALES AND SERVICE USE: 1 SPACE / 250 SF [220,222 SF / 250 = 880.9 = 881 SPACES] ** OFFICE USE: 1 SPACE / 250 SF [N/A] BANK USE: 1 SPACE / 200 SF WITH 12 VEHICLE QUEUE CAPACITY FOR DRIVE-THROUGH [2,600 SF / 200 = 13 SPACES] RESTAURANT USE: 1 SPACE / 3 SEATS [847 SEATS / 3 = 282.3 = 283 SPACES] MOVIE THEATER USE: 1 SPACE / 4 SEATS + 4 SPACES / BOWLING ALLEY LANE [943 SEATS / 4 + 16 LANES * 4 = 300 SPACES] RESIDENTIAL PARKING DETERMINED FROM NJ RESIDENTIAL SITE IMPROVEMENT STANDARDS * PARKING SPACE MAY BE REDUCED TO 9'X18' WHEN A 2' OVERHANG IS PROVIDED ** SQUARE FOOTAGE IS NOT REDUCED FOR RESTAURANT BUILDING AREA ADA PARKING REQUIREMENTS REQUIRED: FOR TOTAL NUMBER OF PARKING SPACES OVER 1001, PROVIDE 20 SPACES PLUS 1 PER 100 SPACES = 20 + (4.97) = 25 SPACES REQUIRED PROVIDED: 61 SPACES ELECTRIC VEHICLE CHARGING STATIONS PROVIDED: 12 SPACES			
			TBD = TO BE DETERMINED

SINGLE FAMILY DETACHED DWELLING REQUIREMENTS			
ITEM	CODE	REQUIRED	PROPOSED
MIN. LOT AREA	§ 16-6.5.H.12(a)(1)	7,000 SF	7,000 SF (0.16 AC.) (MIN)
MIN. LOT FRONTAGE	§ 16-6.5.H.12(a)(2)	60'	60' (MIN)
MIN. YARD SETBACKS	-	-	-
FRONT YARD	§ 16-6.5.H.12(a)(3)(i)	20'	TBD
SIDE YARD (EACH)	§ 16-6.5.H.12(a)(3)(ii)	10'	TBD
REAR YARD	§ 16-6.5.H.12(a)(3)(iii)	30'	TBD
MIN. REVERSE FRONTAGE BUFFER	§ 16-6.5.H.12(a)(4)	50'	TBD
MAX. FLOOR/AREA RATION (FAR)	§ 16-6.5.H.12(a)(5)	55%	TBD
MAX. LOT COVERAGE	§ 16-6.5.H.12(a)(6)	55%	TBD
MAX. BUILDING COVERAGE	§ 16-6.5.H.12(a)(7)	40%	TBD
MAX. BUILDING HEIGHT	§ 16-6.5.H.12(b)(1)	32' / 2.5 STORIES	TBD
MAX. GARAGE HEIGHT	§ 16-6.5.H.12(b)(2)	22'	TBD
MAX. ACCESSORY BUILDING HEIGHT	§ 16-6.5.H.12(b)(4)	15'	TBD
ACCESSORY STRUCTURE SETBACK	-	-	-
FRONT YARD	§ 16-6.5.H.12(e)(1)	5'	TBD
REAR YARD	§ 16-6.5.H.12(e)(2)	10'	TBD
TO OTHER BUILDINGS	§ 16-6.5.H.12(e)(3)	5'	TBD
			TBD = TO BE DETERMINED

LIST OF VARIANCES:

§16-6.5.H.15(A) - EACH PRINCIPAL BUILDING OR GROUP OF BUILDINGS SHALL HAVE AT LEAST ONE (1) OFF-STREET LOADING SPACE.
 - 14 BUILDINGS PROPOSED; 5 LOADING SPACES PROPOSED (V)

§16-6.5.H.11(a)(5) - MIN. SETBACK TO AN EXISTING LOT LINE IS TO BE 100'.
 - 82.5' PROPOSED (V)

LIST OF SIGNAGE VARIANCES (PER SIGNAGE PACKAGE PREPARED BY MMA DATED 01-05-2018, LAST REVISED 11/05/2018):

TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(3)(a)i - NON-RESIDENTIAL SIGNAGE REQUIREMENTS, ATTACHED SIGN REQUIREMENTS FOR A SUPERMARKET: MAXIMUM TWO (2) INDIVIDUAL SIGNS IDENTIFYING THE USE.
 - SUPERMARKET: 3 PROPOSED ATTACHED SIGNS (V)

TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(3)(a)ii - NON-RESIDENTIAL SIGNAGE REQUIREMENTS, ATTACHED SIGN REQUIREMENTS FOR A SUPERMARKET: MAXIMUM HEIGHT 4'
 - SUPERMARKET: SIGN A1 = SIGN HEIGHT: 5' - 8" (V)
 - SUPERMARKET: SIGN A2 = SIGN HEIGHT: 9' - 2" (V)
 - PAP SITE: SIGN A3 = SIGN HEIGHT: 5-9" (V)

TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(5)(d) - NON-RESIDENTIAL SIGNAGE REQUIREMENTS, ALL OTHER TENANT/USER IDENTIFICATION SIGNS, MAX. AREA: LESSER OF 50 SF OR TWO SQUARE FEET OF SIGN AREA PER ONE LINEAR FOOT BUILDING FRONTAGE
 - SUPERMARKET: SIGN A3 = 79.30 SF (V)

BULK NOTES:

§ 16-5.2 I 5 (g) - STORMWATER MANAGEMENT:

NO PIPE SIZE IN THE STORM DRAINAGE SYSTEM SHALL BE LESS THAN FIFTEEN (15) INCH DIAMETER. (C)

§ 16-5.3 b. - FENCES, WALLS, SIGHT TRIANGLES AND GUIDERAILS

NO WALL OR FENCE SHALL BE ERECTED OR ALTERED SO THAT SAID WALL OR FENCE SHALL BE OVER FOUR (4) FEET IN HEIGHT IN SIDE, REAR AND FRONT YARD AREAS. (PW - 6' HIGH FENCE PROVIDED EAST OF BUILDING 'D', 6' HIGH FENCE NORTH OF RESIDENTIAL PORTION)

§ 16-5.3 b. 1. - FENCES, WALLS, SIGHT TRIANGLES AND GUIDERAILS

A DOG RUN OR PRIVACY AREA MAY HAVE FENCING A MAXIMUM OF SIX (6) FEET IN HEIGHT PROVIDED IT IS IN A REAR YARD AREA SET BACK AT LEAST FIFTEEN (15) FEET. (C)

§ 16-5.8 a. 1 - OFF-STREET PARKING, LOADING AREAS AND DRIVEWAYS

A SCREEN PLANTING, BERM, FENCE, WALL, OR COMBINATION THEREOF, NO LESS THAN FOUR(4) FEET NOR MORE THAN SEVEN (7) FEET IN HEIGHT SHALL BE PROVIDED BETWEEN OFF STREET PARKING AREAS AND LOT OR STREET LINES. (W - NO SCREEN EAST OF BUILDING 'C' OR 'A')

§ 16-5.8 a. 2 - OFF-STREET PARKING, LOADING AREAS AND DRIVEWAYS

ALL LOADING AREAS SHALL BE LANDSCAPED AND SCREEN SUFFICIENTLY TO OBSCURE THE VIEW OF THE PARKED VEHICLES. (W - NO SCREEN PROVIDED EAST OF BUILDING A)

§ 16-5.8 a. 3 - OFF-STREET PARKING, LOADING AREAS AND DRIVEWAYS

EACH OFF-STREET PARKING AREA SHALL HAVE A MINIMUM AREA EQUIVALENT TO ONE (1) PARKING SPACE PER EVERY THIRTY (30) SPACES LANDSCAPED WITH APPROX. ONE-HALF ($\frac{1}{2}$) THE AREA HAVING SHRUBS NO HIGHER THAN THREE (3) FEET AND THE OTHER HALF HAVING BRANCHES NO LOWER THAN SEVEN (7) FEET. (C)

§ 16-5.8 c 6. - OFF-STREET PARKING, LOADING AREAS AND DRIVEWAYS

DRIVEWAY GRADES SHALL NOT BE LESS THAN ONE (1%) PERCENT AND SHALL NOT EXCEED TEN (10%) PERCENT. PARKING AREAS AND ACCESS DRIVES OR AISLES SHALL NOT BE LESS THAN ONE (1%) PERCENT IN GRADE AND SHALL NOT EXCEED SIX (6%) PERCENT IN GRADE. (C)

§ 16-5.14 A 3. (a) - STREETS CURBS AND SIDEWALKS

LONGITUDINAL GRADES ON ALL STREETS SHALL NOT EXCEED EIGHT (8%) PERCENT AND SHALL BE NO LESS THAN ONE (1%) PERCENT. MAXIMUM GRADES WITHIN INTERSECTIONS SHALL BE THREE (3%) PERCENT FOR A DISTANCE OF ONE HUNDRED FIFTY (150) FEET FROM THE INTERSECTION. (C)

§ 16-5.14 A 3. (b) - STREETS CURBS AND SIDEWALKS

CHANGES IN GRADE WHERE THE ALGEBRAIC DIFFERENCE IN GRADE IS ONE (1%) PERCENT OR GRATER SHALL BE CONNECTED BY A VERTICAL CURVE HAVING A LENGTH OF AT LEAST FIFTY (50) FEET FOR EACH TWO (2%) PERCENT DIFFERENCE IN GRADE. (C)

§ 16-5.14 A 3. (c) - STREETS CURBS AND SIDEWALKS

A ROAD SHALL HAVE A MINIMUM CROSS-SLOPE OF TWO (2%) PERCENT AND A MAXIMUM CROSS-SLOPE IF FOUR (4%) PERCENT. (C)

§ 16-5.14 A 3. (d) - STREETS CURBS AND SIDEWALKS

MINIMUM CENTERLINE RADIUS ON HORIZONTAL CURVES SHALL BE ONE HUNDRED EIGHTY (180) FEET FOR "LOCAL" AND "MINOR COLLECTOR" STREETS, FIVE HUNDRED (500) FEET FOR "COLLECTOR" AND "MAJOR COLLECTOR" STREETS, AND ONE THOUSAND (1000) FEET FOR ARTERIAL STREETS. MINIMUM CENTERLINE RADIUS ON HORIZONTAL CURVES MAY BE REDUCED TO EIGHTY(80) FEET FOR STREETS WITHIN PLANNED DEVELOPMENTS WITH MULTIPLE FAMILY HOUSING PROVIDED THERE IS NO PARKING ON STREET. (C)

§ 16-5.14 A 3. (e) - STREETS CURBS AND SIDEWALKS

STREET INTERSECTIONS SHALL BE AS NEARLY AT RIGHT ANGLES AS POSSIBLE AND IN NO CASE SHALL BE LESS THAN EIGHTY (80) DEGREES. BLOCK CORNERS OF INTERSECTIONS SHALL BE ROUNDED WITH THE FOLLOWING MINIMUM STANDARDS: ARTERIALS = 40 FEET, COLLECTORS = 35 FEET AND LOCAL STREETS = 25 FEET. (C)

§ 16-5.14 C 3. - STREETS CURBS AND SIDEWALKS

SIDEWALKS SHALL BE AT LEAST FOUR (4) FEET WIDE AND SHALL BE APPROPRIATELY REINFORCED. (C)

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 Princeton Promenade, LLC Block 34001 Lot 46.01, 56, 77, 78 & 79

Address 1115 Howell Mill Road, NW, Suite 777, Atlanta, GA 30318

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.

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.

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.

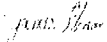
Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
38	X			Size, height and location of all proposed buildings (including spot elevations and grades), structures, signs and fences, including details for any signs and sign lighting, fences and trash 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 curblines 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.

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;
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.

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

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 <u>grading plan approval for the subject lot(s).</u>
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.

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.

 James F. Thaon, P.E.

04/27/2022

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

DATE

CHECKLIST

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

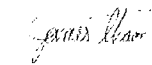
Note: See subsection 16-8.5 of the Montgomery Township Land Development Ordinance for further details of submission requirements and procedures. 46.01, 56.

Applicant Princeton Promenade, LLC **Block** 34001 **Lot** 77, 78 & 79

Address 1115 Howell Mill Road, NW, Suite 777, Atlanta, GA 30318

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.

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		X		A statement from the Township Engineer that:
		X		(a) All installed improvements have been inspected and as-built drawings have been submitted; and
		X		(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.



James F. Thaon, P.E.

04/27/20202

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

DATE

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 Princeton Promenade, LLC **Block** 34001 **Lot** 46.01, 56, 77, 78 & 79

Address 1115 Howell Mill Road, NW, Suite 777, Atlanta, GA 30318, GA 30318

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			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	X			Title Block:
5	X			Name, title, address and telephone number of the applicant;
6	X			Name, title, address, telephone number, license number, seal and signature of the professional or professionals who prepared the plat, plan, and/or survey;
7	X			Name, title and address of the owner or owners of record;
8	X			Plan scale; and
9	X			Date of original preparation and of each revision
10	X			Acreage figures (both with and without areas within the public rights-of- way)
11	X			North Arrow
12	X			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	X			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		X		Approval signature lines for “d” variance applications only
15	X			Existing block and lot number(s) of the lot(s) as they appear on the Township Tax Map
16	X			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	X			Zoning district(s) applicable to the tract, including district names and all area and bulk requirements, with a comparison to the proposed development
18	X			Existing and proposed landscaped and wooded areas
19		X		Delineation of any flood plains and Township stream corridors
20		X		Wetlands and wetland transition areas
21		X		Designation of topographic slopes 15% or greater
22		X		Designation of any hydric soils, as noted in subsection 16-6.4g.
23	X			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	X			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	X			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		X		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		X		Environmental Impact Statement, for "d" variances only (see subsection 16- 8.4c).
28		X		Stormwater management methods for Minor Developments (see subsections 16-5.2c3 and 16-5.2f).

James F. Thaon

James F. Thaon, P.E.

04/27/2022

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

DATE



Joseph Davignon P 908.431.3223
New Jersey American Water F 908-431-3260
120 Raider Blvd
Hillsborough, NJ 08844
Joe.Davignon@amwater.com

November 8, 2017

Bohler Engineering
35 Technology Drive, 2nd Floor
Warren, NJ 07059

**RE: Request for Water Service Availability
Project Name Madison Marquette
Montgomery, NJ**

Dear Mr. Boyer:

Thank you for your inquiry with New Jersey American Water (NJAW) regarding water services for your project. This letter is to inform you that your project is within the NJAW franchise service area and we look forward to providing water service for your project. I am your Developer Services Project Manager, and will guide you as you move your project through the main extension process. Please find and use the NJAW Guide for Water and Sewer Main Extensions located at our website below:

<https://amwater.com/njaw/about-us/doing-business-with-us/developers/customer-resources>

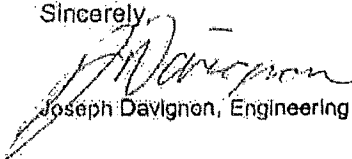
The guide is provided to help you understand what is required to obtain new service for your project. In addition, please find the following documents on the website for your information and use:

- Application for a Main Extension, Draft Agreements
- Guide for Applying for NJDEP/BSDW Permits
- Fireflow Worksheet & Demand Calculator Worksheet
- Water Main Extension Design Requirements
- Water Main Technical Specifications
- Draft Agreements
- Service and Metering Standards

Please note that this letter is not a will serve letter, approval or guarantee for water service, as hydraulic and capacity reviews have to be completed once an application is formally submitted.

I look forward to receiving your Application for Main Extension and working with you in the future.

Sincerely,


Joseph Davignon, Engineering Project Manager



Bohler Engineering
Attn: Bruce Boyer
35 Technology Dr. 2nd Fl.
Warren, NJ 07059

Date: November 8, 2017

RE: Madison Marquette
Route 206 & County 518
Montgomery Twp., NJ

To Whom It May Concern,

Public Service Electric & Gas Company will make the electric and gas facilities available to the above-mentioned property in accordance with our "Standard Terms & Conditions" for electric and gas service and our current market policy.

The determination of any applicable costs to provide this service can be made only after detailed site plans and load information are submitted. As soon as firm loads become available for this project, please send this information to my office.

Lead times for service, vary and are based on customers site readiness for the service. Estimated times are 5 to 6 weeks after we get response back from PSE&G engineers providing the building is ready for service after the 5 to 6 weeks.

Sincerely,

Southern Construction Inquiry
800-832-0076



ENGINEERING DEPARTMENT

November 22, 2016

Mr. Timothy Aguilar
Bohler Engineering
35 Technology Drive
Warren, NJ 07059

**Re: Madison Marquette Project
Sanitary Service
Block 34001, Lots 46.01, 56, 57, 77, 78 and 79**

Dear Mr. Aguilar:

This letter is in response to your October 26, 2016 memorandum requesting a "will serve" letter for the commercial portion of the above referenced Madison Marquette Project. As we understand your service requirements, the Madison Marquette shopping center will require 33,175 gpd capacity for sanitary sewer service. This figure does not include the residential component of the proposed development.

The project site is in the sewer service area and there is adequate capacity in the Stage II Wastewater Treatment Plant to accommodate the project at this time. Madison Marquette will be required to demonstrate that there is adequate capacity in the collection system to accommodate the additional flow. Please note that the capacity is not reserved until such time as a sewer capacity agreement is in place and capacity charges have been paid.

The provision of these services is contingent upon securing all necessary approvals for the project, payment of capacity charges and compliance with chapter XII of the Montgomery Township Code.

Very truly yours,

Gail Smith, PE
Township Engineer

Cc: Jason Kiernan, Director of Wastewater Operations
Donato Nieman, Township Administrator
Lori Savron, Planning Director
Arthur Villano, Superintendent of Public Works
Kristina P. Hadinger, Township Attorney
Steven Lidster, Madison Marquette

TOWNSHIP OF MONTGOMERY

Tax Assessor's Office

Carolyn Bower

2261 Rt 206, Belle Mead, NJ 08502

cbower@twp.montgomery.nj.us

908-359-8211

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: 34001 **Lot:** 46.01, 56, 57 **Tax Map Page:** 61
77, 78, 79

Property Location: Route 206 & Route 518

Applicant: Nehmad, Davis & Goldstein
4030 Ocean Heights Ave
Egg Harbor Township, NJ, 08234

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: 3/18/2022

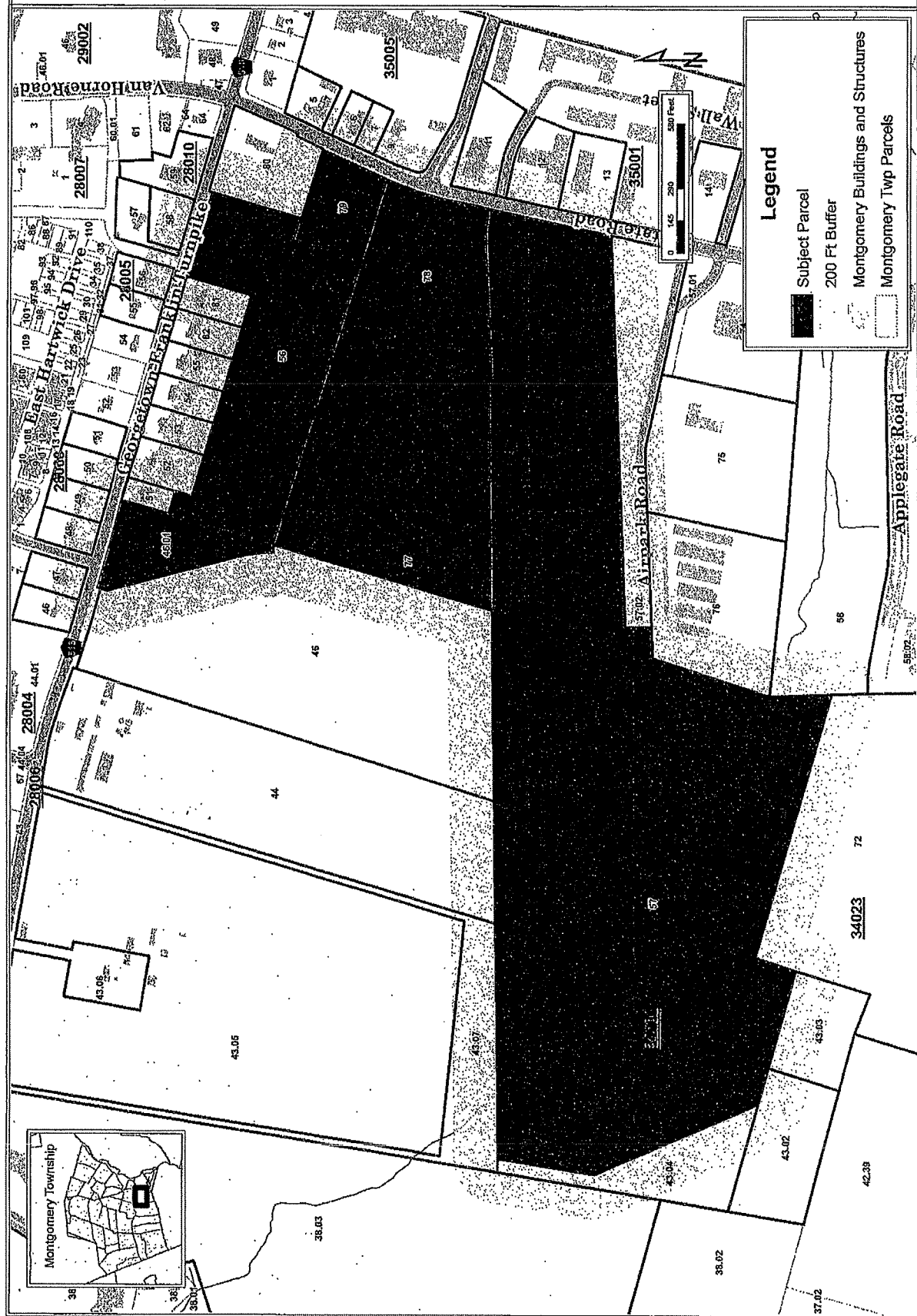
CB 
Carolyn S Bower
Assistant Tax Assessor



TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
GEOGRAPHIC INFORMATION SYSTEM

Block 34001
Lots 46, 01, 56, 57, 77, 78, 79

DATE: March 17, 2022
DRAWN BY: S.D.S.
CHECKED BY:
LAST MODIFIED:
THIS MAP IS THE PROPERTY OF MONTGOMERY TOWNSHIP. IT IS TO BE USED FOR THE PURPOSES OF THE TOWNSHIP'S GEOGRAPHIC INFORMATION SYSTEM. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE TOWNSHIP IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE TOWNSHIP IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS MAP. THE TOWNSHIP IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS MAP.



Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	908 RT 518	Additional Lot		City, State		
28004 46	908 RT 518		2	SHIH, CHEH-YUAN & XU, CUIFANG 908 ROUTE 518 SKILLMAN, NJ		08558
28004 47	914 RT 518		2	SALDIVAR, EDUARDO 914 ROUTE 518 SKILLMAN, NJ		08558
28005 48	922 RT 518		2	GESREGAN, ROBERT & CHERYL 922 RT 518 SKILLMAN NJ		08558
28005 49	928 RT 518		2	SILVERGLADE, JOSHUA & LISA B. 928 ROUTE 518 SKILLMAN, NJ		08558
28005 50	934 RT 518		2	ROBBINS, LISA A. & MILLER, K. M. 934 RT 518 SKILLMAN NJ		08558
28005 51	940 RT 518		2	HAMDIA, ZOG 940 ROUTE 518 SKILLMAN, NJ		08558
28005 52	246 RT 518		2	LANTVET, JASON 946 ROUTE 518 SKILLMAN, NJ		08558
28005 53	952 RT 518		2	VAN BEVEREN, ADRIANUS 952 ROUTE 518 SKILLMAN NJ		08558
28005 54	958 RT 518		2	DI'FALCO, COSMO & MARGARET J. 958 RT. 518 SKILLMAN, NJ		08558
28005 55	964 RT 518		2	WOOD, PRISCILLA 8 MARILY DR. EAST WINDSOR, NJ		08512
28005 56	970 RT 518		2	SANTIZO, ODILIA & MIGUEL A. 970 RT 518 SKILLMAN NJ		08558
28010 57	982 RT 518 58		2	HOROWITZ, MARY CURTIS 1247 STATE ROAD PRINCETON, NJ		08540
28010 59	990 RT 518		4A	K. T. CORPORATION 7 HOUSTEN COURT MARTINSVILLE, NJ		08836

Block Lot	Qual	Property Location		Property Class	Owner Address		Zip Code
		Additional Lot	101 BUSINESS PARK DRIVE		City, State		
34001	38.03			4A	BLOOMBERG LP, C/O GELLAR & COMPANY		10022
					909 3RD AVE, 15TH FLOOR		
					NEW YORK, NY		
34001	43.02	RT 518		15C	TOWNSHIP OF MONTGOMERY		08502
		43.03			2261 ROUTE 206		
					BELLE MEAD, NJ		
34001	43.04	RT 206		15C	TOWNSHIP OF MONTGOMERY		08502
					2261 ROUTE 206		
					BELLE MEAD, NJ		
34001	43.05	RT 518		3B	HUEBNER, CHARLES & LUCIA		08525
					105 CRUSHER RD		
					HOPEWELL, NJ		
34001	43.07	RT 518		15C	TOWNSHIP OF MONTGOMERY		08502
					2261 ROUTE 206		
					BELLE MEAD, NJ		
34001	44	889 RT 518		3A	DRAKE FAMILY L.L.C./O JOHN DRAKE		08558
					889 RT 518		
					SKILLMAN NJ,		
34001	46	889 RT 518		3B	DRAKE FAMILY L.L.C, C/O JOHN DRAKE-		08558
					889 RT 518		
					SKILLMAN, NJ		
34001	51	929 RT 518		2	RIBEIRO, LUIS FERNANDO & GRAZIELEA		08558
					929 ROUTE 518		
					SKILLMAN, NJ		
34001	52	935 RT 518		2	LAURENI, JOSEPH A		08558
					935 RT 518		
					SKILLMAN, NJ		
34001	53	943 RT 518		2	KERNEY-KUSER J. II		08558
					943 ROUTE 518		
					SKILLMAN, NJ		
34001	54	949 RT 518		2	SNEDEKER, DONALD S. & BAHR, JOHANNA		08558
					949 ROUTE 518		
					SKILLMAN NJ		
34001	55	955 RT 518		2	RAINA, SUSHAMA & RAVI		08558
					955 RT 518		
					SKILLMAN NJ		
34001	57.02	10 AIRPARK ROAD		1	BRANDON REAL ESTATE DEVELOPMENT CO		08540
					1045 RT 206		
					PRINCETON, NJ		

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	RT 206	Additional Lot		City, State		
34001 58	58.02		4A	LARKEN ASSOCIATES 249 HOMESTEAD RD HILLSBOROUGH, NJ		08844
34001 75	29 AIRPARK ROAD		4A	WOOD, MARY ANNE B.%KELLER, DODDS ETC 163 NASSAU STREET PRINCETON, NJ		08542
34001 76	35 AIRPARK ROAD		4A	REWOOD PRINCETON SELF STORAGE LLC 35 AIRPARK RD PRINCETON, NJ		08540
34001 80	995 RT 518		4A	1ST CONSTITUTION BANK 2650 ROUTE #130 CRANBURY, NJ		08512
34001 81	967 RT 518		2	DANKANYIN, DIANE & NICHOLAS 967 COUNTY ROUTE 518 SKILLMAN, NJ		08558
34001 82	961 RT 518		2	SPIELHOLZ, ALAN P. & AMPARO R. 961 ROUTE 518 SKILLMAN NJ		08558
34023 72	APPLE GATE ROAD		15C	TOWNSHIP OF MONTGOMERY 2261 ROUTE 206 BELLE MEAD, NJ		08502
35001 10	1101 RT 206		4A	RESEARCH PARK L.L.C. 902 CARNEGIE CENTER, S400 PRINCETON, NJ		08542
35001 11	1165 RT 206		4A	ABCF L.L.C. 902 CARNEGIE CTR, STE 400 PRINCETON, NJ		08540
35001 12	1143 RT 206		4A	ABCF L.L.C. 902 CARNEGIE CTR, STE 400 PRINCETON, NJ		08542
35001 13	1125 RT 206		4A	1125 ROUTE 206, LLC 102 W END AVE SOMERVILLE, NJ		08876
35005 5	1233 RT 206		4A	JOSEPH J NEMES & SONS INC 1233 US RT 206 PRINCETON NJ		08540
35005 6	1217 RT 206 7		4A	JPMORGAN CHASE BK NA, 1111 POLARIS PKWY COLUMBUS, OH		43240

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
35085 9	1185 RT 206 SEE NOTES	4A	PRINCETON NORTH REALTY ASSOC, LLC 19 FRANKLIN STREET TENAFLY, N.J.	07670

ROADS TO CONTACT

(ALL ROADS ARE MUNICIPAL, UNLESS STATED OTHERWISE)

County Route 518, aka georgetown- Franklin Turnpike
Route 206, aka, state Rd, Van Horne Rd
Wall Street
Airpark Rd

Contacts By Road Type

Municipal	Township of Montgomery Clerk's Office 2261 Route 206 Belle Mead, NJ 08502
County	Somerset County Planning Board PO Box 3000 Somerville, NJ, 08876
State	NJ Department of Transportation 1035 Parkway ave, CN600 Trenton, NJ, 08625