



Edgewater Park Township
Planning Board

STANDARD DEVELOPMENT APPLICATION

400 Delanco Road
Edgewater Park, NJ 08020

Phone (609) 877-2217

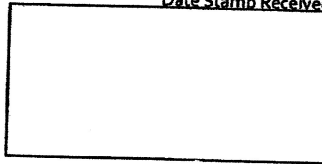
Fax (609) 877-2308

www.edgewaterpark-nj.com

Block 404 Lot(s) 2.02 Qualifier _____

Applicant/Project Name: Edgewater Storage, LLC

Date Stamp Received:



Edgewater Park Township
Planning Board

STANDARD DEVELOPMENT APPLICATION

Township of Edgewater Park
Municipal Building
400 Delanco Road
Edgewater Park, NJ 08010
Phone (609) 877-2217 Fax (609) 877-2308
www.edgewaterpark-nj.com

The Standard Development Application, together with supporting documentation, (see checklists for number of required copies), must be filed in the Township Planning Board Office and must be delivered to all Board Experts on the list attached to this application for review. The Township has 45 days to deem an application incomplete or complete. Complete applications for development not including major site plans and subdivisions will generally be scheduled for the next available hearing date, however no application will be scheduled for a hearing that is 15 days or less from the date of completeness determination. Complete applications for major site plans and major subdivisions will be scheduled for review by the Development Review Committee (per Section 16-30) prior to the scheduling of a hearing date. Prior to a hearing on the application, statutory notice must be given.

To be completed by Township staff only: Date Filed: _____ Application No.: _____ Application Fees: _____ Escrow Deposits: _____ Date(s) Deemed Incomplete: _____ Date Deemed Complete: _____ Hearing Date Scheduled: _____
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1. SUBJECT PROPERTY:

Location: 4201 S Route 130
Tax Map: Page 4 Block 404 Lot(s) 2.02
Lot Dimensions: Frontage _____ Depth _____ Total Area _____
Zoning District: C-3

SEE ATTACHED ZONING CHART

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes (attach copies) Yes No _____ Proposed Unknown to Applicant SEE ATTACHED
Note: All deed restrictions covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Vacant Land

2. APPLICANT:

Name: Edgewater Storage, LLC
Mailing Address: c/o Treetop Development, The Glenpointe Centre West
500 Frank W. Burr Boulevard, #47, Teaneck, NJ 07666
Telephone Number: 973-622-073, x1014
Fax Number: 973-939-8450
Email address: ASickney@treetopdev.com
Applicant is a: Corporation _____ Individual _____ Partnership _____
LLC X

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all person owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55d-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.] **SEE ATTACHED**

4. IF OWNER IS OTHER THAN THE APPLICANT, provide the following information on the Owner(s):

Name: Edgewater Park Crossing Group LLC ATTN: Joseph Sinisi, Managing Member
Mailing Address: 1429E Route 22 East, Mountainside, NJ 07092
Telephone Number: 908 - 451 - 5412
Fax Number: N/A
Email address: JOSEPHSINISI@YAHOO.COM
Owner's Consent: SIGN CERTIFICATION (#24)

5. APPLICANT'S ATTORNEY:

Name: Wendy M. Berger, Esq.
Mailing Address: Cole Schotz P.C., Court Plaza North, 25 Main Street
Hackensack, NJ 07601
Telephone Number: (201) 525-6203
Fax Number: (201) 678-6203
Email address: wberger@coleschotz.com

6. APPLICANT'S ENGINEER:

Name: Ed Wilkes, PE
Mailing Address: Ware Malcomb, 110 Edison Place, Suite 303, Newark, NJ 07102
Telephone Number: 848-999-3987
Fax Number: N/A
Email address: ewilkes@waremalcomb.com

7. List any other Expert(s) who will submit a report or will testify for the Applicant:

Name: TO BE DETERMINED
Mailing Address: _____
Telephone Number: _____
Fax Number: _____
Email address: _____
Field of Expertise: _____

9. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:
Please check the appropriate box for the review requested:

Bulk Variance (N.J.S.A. 40:55D-701 et seq.) X

- Appeal _____
- Minor Subdivision _____
- Minor Site Plan _____
- Major Subdivision _____
- Preliminary _____
- Final _____
- Major Site Plan _____
- Preliminary X _____> Preliminary Site Plan and Variance Approvals
- Final X _____ granted pursuant to Planning Board Resolution
- February 18, 2021 (P-5-2020)
- Plan Amendment _____
- Use Variance (N.J.S.A. 40:55D-70(d) et seq.) X _____> Use, Bulk & Parking Variances and Waivers granted
- Informal Review _____ pursuant to the February 18, 2021 Resolution (P-5-2020)
- Conditional Use Approval _____
- Direct Issuance of Permit (N.J.S.A. 40:55D-34 & 36) _____
- (N.J.S.A. 40:55D-34 permit building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32)
- (N.J.S.A. 40:55D-36 permit building or structure not related to an official suitably improved street pursuant to N.J.S.A. 40:55D-35).

10. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]

SEE ATTACHED

11. List Ordinance Sections from which variance(s) and/or interpretation(s) are requested: (attach additional pages as needed)

SEE ATTACHED. All variances granted as part of preliminary site plan approval Resolution dated February 18, 2021.

12. List waivers of Development Standards which are requested: [attach additional pages as needed]

SEE ATTACHED All waivers granted as part of preliminary site plan approval. Resolution dated February 18, 2021.

13. Is there an historic structure on this property? No

14. Is this property in the Limestone Area? NO

15. Is a public water line available? Yes

16. Is public sanitary sewer available? Yes

17. Does the application propose a well or public water? (Circle one);
Septic system or public sewer? (Circle one)

18. Have any proposed new lots been reviewed by the Tax Assessor to determine appropriate lot and block numbers? N/A

19. Are any off-tract improvements required or proposed? See Plans. Additional improvements as may be required.

21. Is the subdivision to be filed by Deed or Plat? N/A

22. Indicate other required approvals:

AGENCY	YES	NO	DATE PLANS SUBMITTED	DATE APPROVAL RECEIVED
Edgewater Park Sewerage Authority	X			
County Health Department				
County Planning Board	X			
NJ Dept. of Environmental Protection				
Sewer Extension Permit				
Sanitary Sewer Connection Permit				
Stream Encroachment Permit				
Waterfront Development Permit				
Tidal Wetlands Permit				
Freshwater Wetlands Permit				
Potable Water Construction Permit				
NJ Department of Transportation	X			
Other				

23. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to

the owners of real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable and identify the proposed use of the building(s), structure(s) and/or property.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the hearing can proceed. SEE ATTACHED

- 24. Attach certification from the Tax Collector that all taxes due on the subject property have been paid.
- 25. Attach completed CONSENT TO/FOR ENTRY UPON PROPERTY. SEE ATTACHED
- 26. Certification of Applicant. I certify that the foregoing statements and materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

AMNON WENGER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 8, 2021

Sworn to and subscribed before me this 3rd day of March, 2021.

NOTARY PUBLIC

SIGNATURE OF APPLICANT

- 27. Certification of Property Owner. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. (If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this _____ day of _____, 2021

NOTARY PUBLIC

SIGNATURE OF OWNER

- 28. Understanding of Escrow. I understand that per Section 16-75 of the Land Development Ordinance the sum of \$ 5,000 has been deposited in an escrow account. In accordance with the Ordinances of the Township of Edgewater Park, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I understand that my application will not be heard by the Board nor further reviewed by its professionals until the escrow account is replenished. By signing this agreement and upon making application, I agree to pay all charges associated with this application.

March 23, 2021
Date

SIGNATURE OF APPLICANT

the owners of real property, as shown on the current tax duplicate, located within the State and within
200 feet in all directions of the property which is the subject of this application. The Notary must specify
the sections of the Ordinance from which relief is sought, if applicable, and identify the proposed use of
the building(s), structure(s) and/or property.

The publication and the service on the affected owners must be accomplished at least 10 days prior
to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all
property owners and a proof of publication must be filed before the hearing can proceed. SEE ATTACHED

24. Attachment certification from the Tax Collector that all taxes due on the subject property have been paid.
25. Attachment completed CONSENT TO/FOR ENTRY UPON PROPERTY. SEE ATTACHED
26. Certification of Applicant. I certify that the foregoing statements and the materials submitted are true.
I further certify that I am the individual applicant or that I am an Officer of the Corporation, Applicant and
that I am authorized to sign the application for the Corporation or that I am a general partner of the
partnership applicant.
[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant
is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this _____ day of _____, 2021.

NOTARY PUBLIC

SIGNATURE OF APPLICANT

27. Certification of Property Owner. I certify that I am the Owner of the property which is the subject of this
application, that I have authorized the applicant to make this application and that I agree to be bound
by the application, the representations made and the decision in the same manner as if I were the
applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a
partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 9th day of March, 2021

NOTARY PUBLIC

Maureen E. Mohr
A Attorney at Law - State of New Jersey

SIGNATURE OF OWNER

28. Understanding of Escrow. I understand that per Section 16-75 of the Land Development Ordinance the
sum of \$ 5,000 has been deposited in an escrow account. In accordance with the Ordinances of the
Township of Edgewater Park, I further understand that the escrow account is established to cover the
cost of professional services including engineering, planning, legal and other expenses associated with
the review of submitted materials and the publication of the decision by the Board. Sums not utilized in
the review process shall be returned. If additional sums are deemed necessary, I understand that I will
be notified of the required additional amount and shall add that sum to the escrow account within
fifteen (15) days. I understand that my application will not be heard by the Board nor further reviewed
by its professionals until the escrow account is replenished. By signing this agreement and upon
making application, I agree to pay all charges associated with this application.

_____, 2021
Date

SIGNATURE OF APPLICANT

#3 CORPORATE DISCLOSURE
Edgewater Storage, LLC ("Applicant")

The names and addresses of all persons/entities owning a 10% or greater interest Applicant are:

Edgewater Storage, LLC

Henry Orlinsky
586 Sunderland road
Teaneck New Jersey 07666

Joshua Rosenbaum
21 Blauvelt Rd
Monsey NY 10952

50/50 ownership.

10. NATURE OF APPLICATION

Applicant is seeking Final Major Site Plan, Variances (including but not limited to use variance, parking variance, building set back variance (front and side), and loading area variance and waivers (size of pipe, height of and location of fence in front yard, area, height of fence within 25' of a dedicated street, and buffer width) to construct a multi-building (10) self-storage facility, and related site improvements including but not limited to parking, landscaping, driveways, circulation ways, drainage, lighting fencing and signage. The self-storage facility will be composed of 10 buildings, as well as a facility office. Fifteen (15) parking spaces will be provided (8) additional parking spaces will be banked (23 spaces required). The Property is an odd L-shaped vacant land parcel which is located in the C-3 Zone (Highway Commercial Zoning District) with frontage on both Mount Holly Road and US Route 130. On October 4, 2011, the Township of Edgewater Park adopted a Resolution ("Resolution") which determined that the Property (Block 404m Lot 2.02) along with other properties located in the Township along US Route 130 and Mount Holly Road should be included within the Township designed Redevelopment Area as an "area in need of rehabilitation and redevelopment." The development proposed herein will fulfill the intent and purpose for which the Resolution was adopted, i.e., to take follow long undeveloped property and spur redevelopment. Preliminary Major Site Plan, Variance and Waiver Approvals were granted pursuant to Planning Board Resolution P-5-2021 dated February 18, 2021 ("Resolution P-5-2021").

1 . ORDINANCE SECTIONS FROM WHICH VARIANCES/WAIVERS ARE REQUESTED

See attached.

11. ORDINANCE SECTIONS FROM WHICH VARIANCES/WAIVERS ARE REQUESTED

As set forth in Resolution P-2021.

BULK STANDARDS			
ZONING DISTRICT: C-3 - HIGHWAY COMMERCIAL			
ITEM	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE
Proposed Use		Self Storage	No*
Site			
Minimum Lot Area	2 AC	340,184 SF	Yes
Minimum Lot Width	200 FT	282 FT	Yes
Minimum Lot Depth	200 FT	316 FT	Yes
Yard and Bulk Requirements			
Minimum Front Yard Setback			Yes
Route 130	60 FT	68 FT	Yes
Mount Holly Road	60 FT	50.6 FT (Building I)	No*
Minimum Side Yard Setback	30 FT	10 FT (Buildings C & J)	No*
Minimum Rear Yard Setback	50 FT	50.1 FT	Yes
Maximum Building Height	45 FT	45 FT	Yes
	3 Stories	3 Stories	Yes
Maximum Impervious Coverage	60 %	51 %	Yes

* Variance Required

PARKING REQUIREMENTS (§16-88)					
MINIMUM PARKING REQUIRED					
RETAIL SALES AND SERVICE					
1 SPACE PER 200 GSF	1,300	GSF	/	200	= 6.5
SELF STORAGE					
NO STANDARD*					= N/A
TOTAL PARKING REQUIRED					7
PARKING PROVIDED					
STANDARD PARKING SPACES					14
HANDICAP ACCESSIBLE PARKING SPACES					1
TOTAL PARKING PROVIDED					15

*SELF STORAGE USE PARKING REQUIREMENT NOT PROVIDED IN ORDINANCE

SIGNAGE COMPLIANCE (§16-90.5.B)			
ITEM	PERMITTED / REQUIRED	PROPOSE	COMPLIANCE
Freestanding Signs			
Number of Signs	1	1	Yes
Maximum Area	75 sf	40 sf	Yes
Maximum Height	8 ft	8 ft	Yes
Minimum Setback from Curbline	15 ft	15 ft	Yes
Attached Signs			
Number of Signs	1	1	Yes
Maximum Sign Area	40 sf	40 sf	Yes

12. LIST OF WAIVERS REQUESTED FROM DEVELOPMENT STANDARDS

See attached.

12. LIST OF WAIVERS REQUESTED FROM DEVELOPMENT STANDARDS

As set forth in Resolution P-5-2021.

LIST OF VARIANCES / DESIGN WAIVERS	
VARIANCES	
No.	Description
1.	Variance requested for self storage use in C-3 Zone.
2.	Variance requested for parking for self-storage use - no standard provided.
3.	Variance requested for 50.6 ft front yard setback from Mount Holly Road when 60 feet is required.
4.	Variance requested for 10 ft side yard setback from adjacent commercial lot when 30 feet is required.
DESIGN WAIVERS	
Section	Description
§16-84.F	Relief requested for construction of a 6ft fence within the Route 130 and Mount Holly Road front yard to secure the vehicular use areas.
§16-84.H.3	Relief requested for a proposed 6ft fence within 25 feet of a dedicated street line where a 4ft fence is permitted.
§16-89.H.3	Relief requested for 10ft side yard landscaped buffer when abutting non-residential uses where 15ft is required.

**Check List
Order 10**

The Final Plan is consistent with the original Plans and hearing testimony other than the following:

1. Building I will not be climate controlled;
2. A keypad entry at gates will be used to access the site in lieu of key fobs;
3. The windows shown on the Building elevations for the second and third floor of Building A are being changed such that one-third of the faux windows will be display windows and two-thirds of the faux windows are being removed

**TOWNSHIP OF EDGEWATER PARK
Planning Board**

COMPLETENESS CHECKLISTS

§ 16-4 Variance Application Checklist.

VARIANCE SKETCH CHECKLIST		Submitted	Not Applicable	Waiver Requested
Applicant Name: <u>Edgewater Storage, LLC</u>				
Block/Lot: <u>404/2.02</u>				
Application #: _____				
1.	Submit the following documents with the Standard Development Application:			
a.	Copy of an area map (Tax Map) showing all lots within two hundred (200) feet of the property.	X		
b.	List of names, addresses, lot and block numbers, as they appear on the official tax records of the Township, of all owners of property within two hundred (200) feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. (Can use Certified Property Owners 200' List from Tax Assessor.)	X		
c.	Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines.	X		
d.	Copies of subdivision, site plan or conditional use applications when applicable.	X		
e.	Certification from Tax Assessor that taxes are paid.			
2.	If the survey is more than one (1) year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance.			
3.	A statement containing the following information:			
a.	Date of acquisition of property, and from whom.		X	
b.	The number of dwelling units in existing building(s).		X	
c.	State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).		X	
d.	State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.		X	
4.	At least ten (10) days prior to the hearing, the applicant shall serve prescribed notice on all owners of property within two hundred (200) feet. Note: This may require the inclusion of an adjoining municipality; the County Planning Board when county roads or lands are involved; and the Commissioner of Transportation of the State of New Jersey when a state or interstate highway is involved.			
5.	The applicant must submit the original and nineteen (19) copies of the completed application, and nineteen (19) folded copies of a plot plan, map or survey, drawn to scale, and affidavit of proof of service, with a copy of the notice and the list furnished by the Administrative Officer of the municipality of all those persons or entities served (service shall be made by certified mail or personal service).	X		
6.	Proper notice given to those requiring service upon them, and publication made, at least ten (10) days prior to the date of hearing before the Board.	to be provided.		
Checklist reviewed by: _____				
Application found complete on: _____				
Application found incomplete on: _____				

	systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan.	X		
18.	Location of any proposed off-street parking areas with dimensions showing parking spaces, loading docks and access drives and a traffic circulation pattern showing all ingress and egress to the site.	X		
19.	Location and description of all proposed signs and exterior lighting, including details.	X		
20.	Provision for storage and disposal of solid wastes.			
21.	For site plans, the preliminary floor plans and preliminary building elevation drawings showing all sides of any proposed building or buildings. The final floor plans and building elevations drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawings approved by the Board. No change, deletion or addition shall be made to said final plans and drawings without resubmission and reapproval by the Board.	X		
22.	A staging plan for projects greater than 20 acres in area.		X	
23.	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping material shall be indicated.	X		
24.	A copy of any protective covenants or deed restrictions applying to the land and being subdivided or developed and a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles.	X		
25.	A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings.		X	
26.	A list of all licenses, permits or other approvals required by law, including proof of service.		X	
27.	For any subdivision of 6 or more lots, or for a variance to construct a multiple dwelling of 25 or more dwelling units, or for site plan approval of any non-residential use, a corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in the partnership, as the case may be. If a corporation or partnership owns 10 percent or more of the stock of a corporation, or 10 percent or greater interest in a partnership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10 percent or more of its stock or of 10 percent or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10 percent ownership criterion have been listed.	X		
28.	The Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment.			
29.	The Board may require the applicant to submit a traffic impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site traffic and circulation.			
30.	Applicant shall submit nineteen(19) sets of folded plans.	X		
31.	If a property is located within a redevelopment area, a copy of the fully executed redeveloper's agreement shall be submitted.			
	Checklist reviewed by: _____			
	Application found incomplete on: _____			
	Application found complete on: _____			

Edgewater Park Township Planning Board
 § 16-73.3 Final Major Subdivision and Site Plan Checklist.

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS		Submitted	Not Applicable	Waiver Requested
Applicant Name: <u>Edgewater Storage, LLC</u>				
Block/Lot: <u>404/2.02</u>				
Application #: _____				
Note: for details of all submissions, see ordinance. Applicant should check off all items as submitted, not applicable, or waiver requested.				
If waiver is requested, reasons shall be indicated in separate submission.		TBD		
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	TBD		
2.	Scale: 1" = 30' or as approved by Board Engineer.	TBD		
3.	Current survey upon which plat or plan is based.	TBD		
4.	Map size:			
	8 1/2" x 13"	TBD		
	15" x 21"	TBD		
	24" x 36"	TBD		
	30" x 42"	TBD		
5.	Title block and basic information:	TBD		
a.	Title	TBD		
b.	Date of original preparation and date(s) of revision	TBD		
c.	North arrow and reference meridian	TBD		
d.	Ratio scale and graphic scale	TBD		
e.	Tax map block, lot numbers and zone	TBD		
f.	Name, address and license number of person preparing plat or plan, signed and sealed	TBD		
g.	Name and address of owner of record and applicant, if different from the owner	TBD		
(Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)		TBD		
6.	Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lots lines and other site lines, with accurate dimensions, bearings or deflection angles, radii arcs and central angles of all curves, or as required by the Map Filing Act.	TBD		
7.	The purpose of any easement or land reserved or dedicated to public use such as, but not limited to, sight triangle easements, and the proposed use of sites other than residential.	TBD		
8.	The front, side and rear building setback lines.			
9.	Improvement plans in accordance with the Township standards for roads and utilities.		N/A	
10.	Statement that final plan is consistent with preliminary plan, and if not, how and why they differ.	X		
11.	All additional information, changes or modifications required by the Board at the time of preliminary approval.			
12.	A statement from the Township Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws.			X
13.	If improvements have not been installed, then a statement from the Township Clerk shall accompany the application for final approval stating that:			
a.	A recordable developer's agreement with the Township has been executed	To be entered into		
b.	A satisfactory performance guarantee has been posted	to be posted		
c.	That the Township has received all escrow and inspection fees	to be posted		
14.	Proof that all taxes and assessments for local improvements on the property have been paid.	Tax agreement entered into		
15.	If the requirement improvements have been installed, the application for final approval shall be accompanied by a statement from the Township Clerk that a satisfactory maintenance bond has been posted.		X	
16.	Applicant shall submit nineteen (19) sets of folded plans.	X		

17.	If a property is located within a redevelopment area, a copy of the fully executed redeveloper's agreement shall be submitted.	To be determined.		
	Checklist reviewed by: _____			
	Application found incomplete on: _____			
	Application found complete on: _____			

See attach i.

NOTICE TO PROPERTY OWNERS

You are hereby notified that Edgewater Storage, LLC has applied to the
Name of Applicant
/
Edgewater Park Planning Board for a

_____ *List type of application including all variances*

and any other variances which the board may deem necessary at my property located at

_____, also known as Block ____ Lot(s) ____.
Street Address of Property

A public hearing on my application will be held by the Edgewater Park Planning Board/Zoning Board of

Adjustment (select one) at 7:00 p.m. on (_____, 2020), in the courtroom at Edgewater

Park Municipal Building, 400 Delanco Road Edgewater Park, NJ 08010.

If you have comments on this application, you may attend this meeting and you will be heard.

All documents in connection with this application are on file in the Board Secretary's Office where they
are available for public inspection during normal business hours.

Edgewater Storage, LLC

Applicant's Name
By: Wendy M. Berger, Esq.
Cole Schotz P.C.

Applicant's Address
25 Main Street, Hackensack, NJ 07601

Date

NOTICE TO PROPERTY OWNERS

Please Take Notice that Edgewater Storage, LLC (“Applicant”) has applied to the Edgewater Park Planning Board - Joint Land Use Board (“Board”) for Final Major Site Plan and Variance/ Waiver Approvals to construct on the property located at 4201 S. Route 130, Block 404 Lot 2.02, Edgewater Park, New Jersey (“Property”), a Self-Storage Facility with facility office, located in multiple buildings and related site improvements including, but not limited to, parking, drainage, lighting, landscaping, and signage. As part of its application, Applicant will be seeking the following variances/waivers: use variance to permit a self-storage facility composed of ten buildings to be located in the C-3 Highway Commercial Zoning District, set-back variances (front yard 60’ required and 50.6’ provided for Building I and 48.20’ provided for Building J and side yard 30’ required and 10’ provided for Buildings C, E, and J), variance/waiver for landscape buffer - side yard abutting non- residential uses (15’ required and 10’ provided), variance/ waiver for fence (height 6’ provided and 4’ permitted, located within front yard setback and for fence location within 25’ of a dedicated street line), parking variance (15 spaces proposed and 8 additional spaces banked and 23 parking spaces required, loading area variance (loading area located in front yard) and waiver as to size of pipe (12 inch proposed for roof leaders). Applicant will also seek any and all other variances, waivers, and approvals which the Board and its experts may deem necessary and required for the proposed development of the Property.

Applicant received Preliminary Major Site Plan and Variance/Waiver Approval from the Board by Resolution P-5-2021 adopted on February 18, 2021.

A public hearing on the application will be held by the Board at 7:00 p.m. or as soon thereafter as the application can be reached, on _____, 2021, in the courtroom at the Edgewater Park Municipal Building, 400 Delanco Road, Edgewater Park, New Jersey 08010. If you, your counsel, or anyone from the public wants to attend the meeting or has comments, questions, or concerns regarding this application, you may join this meeting in person (subject to facility capacity restrictions) or by video or phone conference.

The Edgewater Park Township Municipal Building will be open, but due to the COVID-19 pandemic with limited capacity restrictions. If you wish to participate in the hearing, you can do so either in person or by video conferencing through Zoom, or phone conferencing. **To join the hearing by video, go to website: <https://zoom.us/j/98019602017?pwd=OHFFOEEvR0RSaUNzZXdlcDNKNUhUQT09>, or Video: Website: <https://zoom.us/join>, meeting ID #980-1960-2017, passcode: #444295. To phone into the meeting, you may call +1-301-715-8592, meeting ID #980-1960-2017, passcode: #444295 and utilize *6 to put on mute; *9 to raise hand to speak.** Members of the public can participate in the video conference or phone conference meeting just the same as if at an in-person meeting.

The Chairwoman of the Planning Board will open the hearing for public participation in accordance with the normal procedures of the Board. Board Members, Board Professionals, the Applicant and the Applicant’s Representatives and Professionals will have first priority for in-person attendance at the Public Hearing. The Public will be permitted in the Municipal Building for the Public Hearing, subject to capacity restrictions. Copies of the Application, plans, reports, correspondence, and supporting documentation are available for inspection on the Township’s website at <http://www.edgewaterpark-nj.com>, where they will be posted at least ten (10) days in advance of the _____, 2021 hearing. If you have any questions about how to view any documents related to the Application, or seek additional information, prior to the date of the hearing, please contact the Planning Board Secretary, Nicole Carter, via email at ncarter@edgewaterpark-nj.com or via phone at 609-877-2217.

Edgewater Storage, LLC

By: Wendy M. Berger, Esq.
Cole Schotz P.C.
25 Main Street
Hackensack, New Jersey 07601

See attached.

NOTICE TO THE OFFICIAL NEWSPAPER

TAKE NOTICE that on the _____ day of _____, 20____, at 7:00 o'clock p.m., a hearing will be held before the Edgewater Park Township Planning Board at the Municipal Building located at 400 Delanco Road in Edgewater Park, NJ on the appeal or application of the undersigned to permit

including a variance or other relief so as to permit

on the premises located at _____ and designated as Block 404, Lot(s) 2.02 on the Edgewater Park Township Tax Map.

A copy of the application documents are on file for public inspection at the Board Secretary's office in Edgewater Park Township during normal working hours.

Edgewater Storage, LLC

Applicant's Name

Publication Date

WMB: SEE ATTACHED DOC #20474481

CONSENT TO/FOR ENTRY UPON PROPERTY

Owner Name:

Owner Address:

Block _____ Lot _____ Qualifier _____

We, (_____),
(Owner's Name)

owners of the above-referenced property, do hereby give permission to all Edgewater Park Township Officials, Planning Board Members, Planning Board Professionals and Planning Board Consultants to enter upon our property for site inspection and/or any other legitimate purpose(s) in conjunction with the

(_____)
(type of application)

application that has been submitted to the Edgewater Park Township Joint Land Use Board for consideration.

DATE: _____

(Owner's Signature)

DATE: _____

(Owner's Signature)

DATE: _____

(Owner's Signature)

DATE: _____

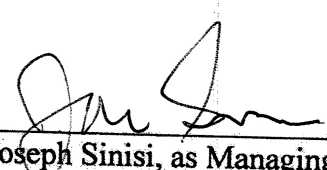
(Owner's Signature)

CONSENT TO/FOR ENTRY UPON PROPI RTY

Edgewater Park Crossing Group LLC
ATTN: Joseph Sinisi, Managing Member
1429 E. Route 22 East
Mountainside, NJ 07092

4201S Route 130, Block 404, Lot 2.02, Edgewater Park, New Jersey (Property”)

I, Joseph Sinisi, as Managing Member of, Edgewater Park Crossing Group LLC, owner of the above-referenced Property, do hereby give permission to all Edgewater Park Township Officials, Planning Board Members, Planning Board Professionals and Planning Board Consultants to enter upon the Property for site inspection and/or any other legitimate purpose in conjunction with the Major Preliminary and Final Site Plan and Variance Approval application(s) that have been submitted to the Edgewater Park Township Joint Land Use Board for consideration.

Date: <u>March 9</u> , 2021	Edgewater Park Crossing Group LLC By:  Joseph Sinisi, as Managing Member
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DEED

THIS INDENTURE, made the 15th day of April 1951, in the year of our Lord one thousand nine hundred and fifty one (1951) BETWEEN OLYMPIA PARK REALTY CO., INC., a New Jersey Corporation,

of the first part, and JOHN J. HEGAR, singleman, of the City and County of Camden and State of New Jersey,

of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, and other good and valuable consideration, well and truly paid by the said party of the second part to the said party of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, entails, releases, conveys and confirms unto the said party of the second part.

ALL that certain lot, tract or parcel of land and premises more particularly described in Schedule "A" annexed hereto and made a part hereof.

AND being PART OF the name land and premises which Florence M. McManamin, singlewoman,

by indenture bearing date the 10th day of SEPTEMBER, 1955, and recorded in the office for the recording of deeds in the county wherein said lands and premises are situate, in Book 1257 of Deeds for said County on Page 407 &c., granted and conveyed unto

the party of the first part in fee.

TOGETHER with all and singular improvements, buildings, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, and every part thereof, with the appurtenances:

TO HAVE AND TO HOLD the said premises herein described, with all and singular the hereditaments and appurtenances, unto the said party of the second part, to the only proper use, benefit and behoof of the said party of the second part forever.

AND the said party of the first part by these presents covenants, grants and agrees to and with the said party of the second part, that the said party of the first part, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, against the said party of the first part, and against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, from or under it, her, him, them, or any of them, shall and will, subject as aforesaid, warrant and forever defend.

THAT all the covenants, provisions and conditions herein contained be deemed to be covenants running with the land and shall be for the benefit of and shall bind the respective parties hereto and their heirs, executors, administrators, successors and assigns, respectively, and that whenever the text hereof requires, the singular number as used herein shall include the plural and all genders.

IN WITNESS WHEREOF, these presents have been signed and sealed by the party of the first part the day and year first above written.

Signed, Sealed and Delivered in the Presence of

OLYMPIA PARK REALTY CO., INC. BY [Signature] MERVIN J. FOR ATTEST [Signature] LOUIS J. HAREN



SCHEDULE "A"

rah
App.

Township Edgewater Park

SCHEDULE

Land and premises situate in the Township of Edgewater Park, in the County of Burlington and the State of New Jersey:

BEGINNING at a point in the Northerly right of way line of State Highway Route No. 130, said beginning point being distant, 320.75 feet measured on a course of North 53 degrees, 22 minutes East from the intersection of the Northerly line of State Highway Route No. 130 with the center line of Bridgeboro-Beverly Road, said beginning point being corner to lands retained by Melvin Fox; and runs (1) North 36 degrees, 38 minutes West, 116.16 feet to a point in the Northerly line of a jug handle; thence (2) along the Northerly line of said jug handle North 87 degrees, 43 minutes, 30 seconds West, 159.23 feet to a point corner to lands so retained and in the center line of the Bridgeboro-Beverly road; along which it runs (3) North 5 degrees, 41 minutes, 20 seconds East, 322.75 feet to an angle in said center line; thence (4) still by the same North 6 degrees, 16 minutes, 08 seconds East, 165.58 feet to a point in the center line of same and corner to lands of E. Schoen; thence (5) North 61 degrees, 56 minutes, 30 seconds East, along lands of said Schoen, Ruggeri and others 1738.29 feet to a point corner to said Ruggeri; thence (6) North 40 degrees, 38 minutes, 00 seconds West, 87.78 feet to a stone in line of said Ruggeri and corner to lands of H. B. Vansciver; by which it runs (7) North 38 degrees, 40 minutes, 42 seconds East, 855.72 feet to a point in the center line of Mount Holly-Beverly Road; thence (8) along center line of said road South 17 degrees, 18 minutes, 34 seconds East, 290.07 feet to a point corner to lands of National Dairy Products Corp., thence (9) by the same South 52 degrees, 12 minutes, 24 seconds West, 497.34 feet to a point corner to same; thence still by the same (10) South 36 degrees, 38 minutes, 00 seconds East, 200 feet to a point corner to same and in the line of lands retained by Melvin Fox; thence (11) by the same South 52 degrees, 12 minutes, 24 seconds West, 40.71 feet to a point corner to the same; thence still by the same (12) South 36 degrees, 38 minutes, 00 seconds East, 136.82 feet to a point corner to same and in the Northerly right of way line of State Highway Route No. 130; thence (13) South 53 degrees, 22 minutes West, 2112.69 feet to the place of beginning.

CONTAINING within said bounds 24.7423 Acres.

Fmh
continued:

-2-

EXCEPTING THEREOUT AND THEREFROM the following described premises:

Exception #1- BEGINNING at a point in the Northerly right of way line of State Highway Route No. 130, said beginning point being distant, 320.75 feet measured on a course of North 53 degrees, 22 minutes East from the intersection of the Northerly line of State Highway Route No. 130 with the center line of Bridgeboro-Beverly Road, said beginning point being corner to lands retained by Melvin Fox; and runs (1) North 36 degrees, 38 minutes West, 64.75 feet to a point corner to said Fox and in the Southerly line of a jug handle; thence (2) South 87 degrees, 43 minutes, 30 seconds East, 103.10 feet to a point corner to said jug handle and in the Northerly line of State Highway Route No. 130; thence (3) South 53 degrees, 22 minutes West, 80.22 feet to the place of beginning.

CONTAINING within said bounds .05963 of an Acre.

Exception #2. ALSO EXCEPTING THEREOUT AND THEREFROM the following described premises:

BEGINNING at a point in the Northerly right of way line of State Highway Route No. 130, said beginning point being distant 400.97 feet measured on a course of North 53 degrees, 22 minutes East from the intersection of the Northerly line of State Highway Route No. 130 with the center line of Bridgeboro-Beverly Road, said beginning point being corner to Exception #1 herein contained; and runs (1) along the Southerly line of a jug handle and the Northerly line of Exception #1 North 87 degrees, 43 minutes, 30 seconds West, 103.10 feet to a point corner to Exception #1 and lands retained by Melvin Fox; thence (2) crossing the jug handle North 36 degrees, 38 minutes West, 51.41 feet to a point in the Northerly line of said jug handle; thence (3) along the Northerly line of said jug handle South 87 degrees, 43 minutes, 30 seconds East, 96.19 feet to a point of curve forming the Northerly line of said jug handle; thence (4) Southeastwardly by the arc of a circle curving to the left with a radius of 240 feet an arc distance of 162.98 feet to a point; thence (5) South 36 degrees, 38 minutes East, 2.50 feet to a point in the Northerly line of said State Highway Route No. 130;

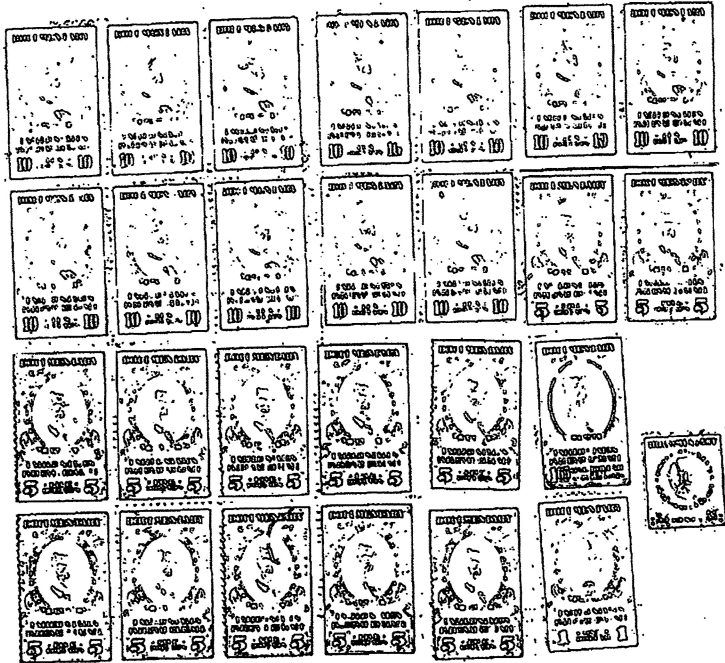
-over-

run
continued;

thence (6) South 53 degrees, 22 minutes West, 145.36 feet to the place
of beginning.

CONTAINING within said bounds 0.1854 of an Acre.

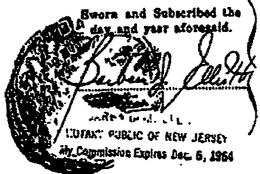
UNDER AND SUBJECT TO THE FOLLOWING RESTRICTIONS:
THE PARTY OF THE SECOND PARTY AGREES NOT TO USE ANY PORTION OF THE
PRECISES CONVEYED TO A DEPTH OF 100 FEET FROM THE PROPERTY LINE ON ROUTE 2130
AS A GASOLINE STATION FOR A PERIOD OF 5 YEARS FROM THE DATE HEREOF.



STATE OF NEW JERSEY
COUNTY OF CAMDEN

BE IT REMEMBERED, that on this 1st day of April in the year of our Lord one thousand nine hundred and Sixty, before me the undersigned authority, personally appeared Louis I. HARRIS who being by me duly sworn on his oath saith that he is the Secretary of Olympia Park Realty Co., Inc. the grantor within whom, and that

Melvin J. Fox is the President; that deponent knows the common or corporate seal of said grantor and that the seal annexed to the within Deed or Conveyance is such common or corporate seal; that the said Deed or Conveyance was signed by the said President and the seal of said grantor affixed thereto in the presence of deponent; that said Deed or Conveyance was signed, sealed and delivered to and for the voluntary act and deed of said grantor for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors of said grantor; and at the execution thereof this deponent subscribed his name thereto as witness.



Louis I. Harris

08718

DEED

OLYMPIA PARK REALTY CO., INC.

TO

JOHN J. HEGAR, single man.

Premises:

Dated 19 60.
Executed in the presence of Charles J. Ferguson, Clerk of the County of Camden, at 11:55 A. M. on the 14th day of April, 1960, at Camden, New Jersey, the within and recorded in Book 1439 of DEEDS for said County of Camden, New Jersey.

Charles J. Ferguson, Clerk of the County of Camden, New Jersey.

100 HIGH STREET
CAMDEN, N. J. 08102

RECORDED
I, the undersigned, have subscribed the within and recorded in Book 1439 of DEEDS for said County of Camden, New Jersey, for said County of Camden, New Jersey.

BE IT REMEMBERED, that on this 1st day of April in the year of our Lord one thousand nine hundred and Sixty, before me the undersigned authority, personally appeared Melvin J. Fox, President of Olympia Park Realty Co., Inc., the grantor within whom, and that the seal annexed to the within Deed or Conveyance is such common or corporate seal; that the said Deed or Conveyance was signed by the said President and the seal of said grantor affixed thereto in the presence of deponent; that said Deed or Conveyance was signed, sealed and delivered to and for the voluntary act and deed of said grantor for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors of said grantor; and at the execution thereof this deponent subscribed his name thereto as witness.

STATE OF NEW JERSEY
COUNTY OF CAMDEN

This Instrument, Made the 9th day of August
in the Year of Our Lord One Thousand Nine Hundred and Sixty-three,

Witness - FRED SIRIS, husband of Ruth J. Siris; and
EDGEWATER PARK ASSOCIATES, INC., a corporation
of the State of New Jersey,

And of the first part,
the State of New Jersey of the second part,

Witnesseth that the said party of the first part, in consideration of the sum of one dollar, lawful money of the United States of America, to them in hand paid at or before the making and delivery of these presents by the said party of the second part, the receipt whereof is hereby acknowledged, and other valuable consideration, he we granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part and unto its successors and assigns forever,

All that certain lot, tract or parcel of land and premises, situate, lying and being in the Township of Edgewater Park in the County of Burlington, and State of New Jersey, and more particularly described as follows:

PARCEL R5A & 5D2, as indicated on a map entitled: "New Jersey State Highway Department, GENERAL PROPERTY PARCEL MAP, Route U. S. 130 (1953) Section 9, Cooperstown Road to New Albany, Showing Existing Right of Way and Parcels to be Acquired in The Townships of Edgewater Park, Willingboro, Delanco, Delran, And Cinnaminson, County of Burlington, Now: As Indicated, May, 1959";

PARCEL R5A, including specifically all the land and premises located at about Station 276+50 (Base Line Stationing), bounded on the east by the westerly line of Beverly-Rancoona Road; on the southeast by lands now or formerly of the National Dairy Products Co.; and on the west by the proposed right of way line of State Highway Route U. S. 130 (1953) Section 9, as laid down on the aforesaid map; all as shown on the aforesaid map; Containing about 1,163 square feet;

PARCEL 5D2, including specifically all the land and premises located at about Station 304+35 (Base Line Stationing) bounded on the northeast by the proposed right of way line of State Highway Route U.S. 130 (1953) Section 9, as laid down on the aforesaid map; on the south by lands now or formerly of the Olympia Park Realty Co., Inc.; and on the west by the easterly line of Dunk's Ferry Road; all as shown on the aforesaid map; Containing about 200 square feet.

TOGETHER WITH all right, title and interest that the party of the first part may have in and to Beverly-Rancoona Road and Dunk's Ferry Road contiguous to the above described premises;

AND ALSO the right to form and maintain slopes for grading the said State Highway as far as the lines marked "Slope E.W." on the aforesaid map; PROVIDED, HOWEVER, that the slope easement may be annulled by furnishing and maintaining adequate support or protection for the highway so as to make the continuances of the slopes right unnecessary.

AND ALSO the right to construct and maintain a subsurface drain, headwall and appurtenances at the location shown on the aforesaid map.

BOOK 1544 PAGE 357

-2-

RUTH J. SIRIS (Formerly Harris) does not join in the execution of this deed as she entered into an agreement with her husband, Fred Siris, relating to their property, which agreement was dated September 14, 1962 and recorded in Book 1540 of Deeds Page 757, etc, in the Burlington County Clerks Office.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and every part and parcel thereof.

And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part of, in and to the above described premises and every part and parcel thereof with the appurtenances.

To have and to hold, all and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, its successors and assigns forever, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

And the said party of the first part, for themselves and their heirs, executors and administrators and assigns do hereby covenant, promise and grant to and with the said party of the second part and its successors and assigns, that at the time of the sealing and delivery hereof, the said party of the first part are seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the premises hereby granted, with the appurtenances, and have good right, full power and sufficient authority in the law to grant, bargain, sell and convey the same unto the said party of the second part, its successors and assigns forever, according to the true intent and meaning of these presents; and also that it shall and may be lawful for the said party of the second part, its successors and assigns, at all times forever hereafter peaceably and quietly to have, hold, use, occupy, possess and enjoy the said premises, with the appurtenances, and every part and parcel thereof, without the lawful let, suit, eviction, interruption or disturbance of the said party of the first part, or of any other person or persons, party or parties whomsoever, lawfully claiming or to claim the same; and that the said premises are now free and clear and freely and clearly acquitted and discharged of and from all former grants, mortgages, judgments and executions and of and from all encumbrances whatsoever; and that the said party of the first part, the premises hereby granted, with the appurtenances, unto it, the said party of the second part, its successors and assigns, against all persons lawfully claiming or to claim the same shall and will warrant and forever defend.

In witness whereof the party of the first part, Fred Siris, husband of Ruth J. Siris, has hereunto set his hand and seal the day and year first above written; and IN WITNESS WHEREOF, Edgewater Park Associates, Inc. has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

Signed, sealed and delivered in the presence of

Joanne S. Markovitz
JOANNE S. MARKOVITZ

David H. Markovitz
Secretary
David H. Markovitz

Fred Siris (L.S.)
Fred Siris

EDGEWATER PARK ASSOCIATES, INC.

By *Dante M. Saporiti*
Dante M. Saporiti, President

STATE OF *New Jersey* }
County of *Camden* } ss.

BE IT REMEMBERED that on this *9th*
day of *August*, A. D. Nineteen Hundred and *Sixty-three*,
before me, the subscriber,

personally appeared **FRED SIRIS, husband of Ruth J. Siris,**
who I am satisfied is the grantor mentioned in and who executed the within indenture,
and to whom I first made known the contents thereof; and thereupon he
acknowledged that he signed, sealed and delivered the same as his voluntary act
and deed for the uses and purposes therein expressed.

Joanne Rimkine
JOANNE RIMKINE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 23, 1968

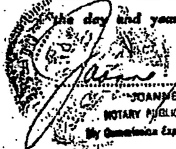
STATE OF *New Jersey*
County of *Cumberland*

It is Remembered that on this *9th*
day of *August*, A. D. Nineteen Hundred and Sixty-three,

before me, the subscriber,
personally appeared *DAVID A. MARKOWITZ*
who being by me duly sworn, does depose and make proof to my satisfaction that he is the
Secretary of EDGEWATER PARK ASSOCIATES, INC.,

a corporation of the State of *New Jersey*, grantor
of the within indenture named; that he well knows the corporate seal of the said corporation and that the
said seal is affixed to the within indenture in the proper corporate seal of such corporation, and that the
same was so affixed and the said indenture signed and delivered by *Dante M. Saputelli* who
was at the date and execution thereof the *President* of the said corporation, as the
voluntary act and deed of the said corporation, in the presence of deponent, whereupon deponent
subscribed the same as witness to the execution thereof.

Subscribed and sworn before me
on the *9th* day and year above written.



Joanne Simkins
JOANNE SIMKINS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 21, 1963

David E. Markowitz
Secretary
David E. Markowitz

BOOK 1544 PAGE 361

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11009

D E E D

FRED SIRIS; and
EDGEWATER PARK ASSOC-
IATES, INC., a corp.
of N. J.

T.

The State of New Jersey

Dated August 9, 1953

State Highway Route No. 1-8-130
County Burlington (1953)
57 13150

STATE HIGHWAY DEPARTMENT
TRENTON, NEW JERSEY

1580

FORWARD WITH ORIGINAL
CONTRACT TO BE
CORRECT

Approved as to form and substance

For the Attorney-General

RECORDED

AUG 21 11 40 AM

BURLINGTON COUNTY
COUNTY CLERK

RECEIVED August 21 1953
at 11:40 AM
and Recorded in the Clerk's office
of Burlington County at Mt. Holly.
In Book 1544 p. 361


CHARLES H. BURTON, CLERK

RECORDING INFORMATION SHEET 49 RANCOCAS RD.
MT. HOLLY, NJ 08060

INSTRUMENT NUMBER: <p style="font-size: 1.2em;">4891805</p>	DOCUMENT TYPE: <p style="font-size: 1.2em;">DI ED</p>
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<p style="text-align: center;">Official Use Only</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center;">TIMOTHY D. TYLER BURLINGTON COUNTY</p> <p style="text-align: center;">RECEIPT NUMBER 8030983 RECORDED ON June 06, 2012 3:00 PM</p> <p style="text-align: center;">INSTRUMENT NUMBER 4891805</p> <p style="text-align: center;">BOOK: OR13013 PAGE: 372</p> </div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Document Charge Type EASEMENT</td> </tr> <tr> <td colspan="2">Return Address (for recorded documents) CHICAGO TITLE INS CO 2446 CHURCH ROAD 3RD FLOOR TOMS RIVER NJ 08753</td> </tr> <tr> <td>No. Of Pages <i>(Excluding Recording Information and/or Summary Sheet)</i></td> <td style="text-align: center;">2</td> </tr> <tr> <td>Consideration Amount</td> <td style="text-align: center;">\$0.00</td> </tr> <tr> <td>Recording Fee</td> <td style="text-align: center;">\$50.00</td> </tr> <tr> <td>Realty Transfer Fee</td> <td style="text-align: center;">\$0.00</td> </tr> <tr> <td>Total Amount Paid</td> <td style="text-align: center;">\$50.00</td> </tr> <tr> <td>Municipality</td> <td>EDGEWATER PARK TWP</td> </tr> <tr> <td>Parcel Information</td> <td>Block: 404 Lot: 2.02</td> </tr> <tr> <td>First Party Name</td> <td>EDGEWATER PARK CROSS GROUP</td> </tr> <tr> <td>Second Party Name</td> <td>BOTTOM DOLLAR FOOD NE</td> </tr> </table>	Document Charge Type EASEMENT		Return Address (for recorded documents) CHICAGO TITLE INS CO 2446 CHURCH ROAD 3RD FLOOR TOMS RIVER NJ 08753		No. Of Pages <i>(Excluding Recording Information and/or Summary Sheet)</i>	2	Consideration Amount	\$0.00	Recording Fee	\$50.00	Realty Transfer Fee	\$0.00	Total Amount Paid	\$50.00	Municipality	EDGEWATER PARK TWP	Parcel Information	Block: 404 Lot: 2.02	First Party Name	EDGEWATER PARK CROSS GROUP	Second Party Name	BOTTOM DOLLAR FOOD NE
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Parcel Information	Block: 404 Lot: 2.02																						
First Party Name	EDGEWATER PARK CROSS GROUP																						
Second Party Name	BOTTOM DOLLAR FOOD NE																						

Additional Information (Official Use Only)


 4891805

Ctrl Id: 5022660 Recording Clerk: sburn

***** DO NOT REMOVE THIS PAGE. *****
 COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF BURLINGTON COUNTY FILING RECORD
 ***** RETAIN THIS PAGE FOR FUTURE REFERENCE. *****

SANITARY SEWER EASEMENT COUNTY

STATE OF NEW JERSEY §
COUNTY OF BURLINGTON §

DEC 19 11:59

THAT, EDGEWATER PARK CROSSING GROUP, LLC, a new Jersey limited liability company, acting by and through the undersigned their duly authorized representative, hereinafter referred to as "Grantor" for and in consideration of ONE DOLLAR, and other valuable consideration, the receipt of which is hereby acknowledged, paid to Grantor by Bottom Dollar Food Northeast, LLC, a Delaware limited liability company, hereinafter referred to as "Grantee" does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, the use of passage in, over, across, below and along the portion of Lot 2.02, Block 404 on the tax map for the Township of Edgewater Park, New Jersey, as shown on Exhibit "A" attached hereto.

It is further agreed and understood that Grantee shall be permitted the use of the tract of land for the purpose of the construction, maintenance, relocation, inspection, operation, replacement and substitution of an underground sanitary sewer line and related facilities. Grantor also GRANTS Grantee an ingress and egress easement over and across Grantor's property located adjacent to the easement area in order that access may be gained for the above-described purposes.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenance thereto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its heirs, successors and assigns, to warrant and forever defend, all and singular the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is intended by these presents to convey a permanent easement unto Grantee to construct, maintain and repair the above improvements with the right of ingress and egress in the necessary use of such permanent easement, in and along said premises.

Grantor acknowledges and agrees that this easement is for the benefit of and is an appurtenance to that certain real property known as Lot 1 in Block 501.01 on the Tax Map for the Township of Edgewater Park, New Jersey. Grantor further agrees that upon request from the Edgewater Park Sewer Authority, Grantor will execute any documentation reasonably required to transfer this easement to the Edgewater Park Sewer Authority.

DEC 19 11:59
COUNTY

KFR
Chicago Title
2446 Church Road
3rd Floor
Lansing River, NJ 08753
2011-8119

46722.111064 EME_US 37026524v3

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in the 7th day of October, 2011.

GRANTOR:

EDGEWATER PARK CROSSING GROUP, LLC,
a New Jersey limited liability company

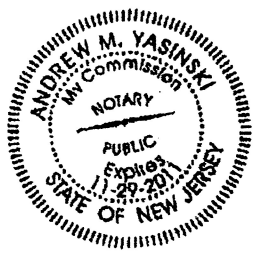
By: [Signature]
Name: Joseph Sinisi
Title: Member

STATE OF New Jersey §
 §
COUNTY OF Union §

The foregoing Sanitary Sewer Easement was acknowledged before me this 7th day of October, 2011, by Joseph Sinisi, the Member of EDGEWATER PARK CROSSING GROUP, LLC, a New Jersey limited liability company, on behalf of said limited liability company.

[Signature]
Notary Public, State of New Jersey
Andrew M. Yasinski

My Commission Expires:
11-29-2011



Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. EDGEWATER STORAGE, LLC	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for _____ <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.) c/o Treetop Development, The Glenpointe Centre West, 500 Frank Burr Blvd. #47	Requester's name and address (optional)
	6 City, state, and ZIP code Teaneck, NJ 07666	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> on page 3. Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Social security number</td> </tr> <tr> <td style="text-align: center;">[] [] [] - [] [] - [] [] [] []</td> <td></td> </tr> <tr> <td colspan="2" style="text-align: center;">or</td> </tr> <tr> <td colspan="2" style="text-align: center;">Employer identification number</td> </tr> <tr> <td style="text-align: center;">8 5 - 2 1 4 0 2 5 7</td> <td></td> </tr> </table>	Social security number		[] [] [] - [] [] - [] [] [] []		or		Employer identification number		8 5 - 2 1 4 0 2 5 7	
Social security number											
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or											
Employer identification number											
8 5 - 2 1 4 0 2 5 7											

Part II Certification Under penalties of perjury, I certify that: <ol style="list-style-type: none"> The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and I am a U.S. citizen or other U.S. person (defined below); and The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.	
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Sign Here	Signature of U.S. person ▶	Date ▶ _____
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and

1. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

PLANNING BOARD OF THE TOWNSHIP OF EDGEWATER PARK

RESOLUTION NO. P-5-2021

**CONCERNING THE APPLICATION OF
EDGEWATER STORAGE
FOR VARIANCES, WAIVERS AND
PRELIMINARY MAJOR SITE PLAN APPROVAL**

WHEREAS, Edgewater Storage, LLC (the “Applicant”), has applied to the Planning Board of the Township of Edgewater Park (the “Board” or “Planning Board”) for Variance, Waiver and Preliminary Major Site Plan Approval for property located at 4201 US Route 130 South, known as Block 404, Lot 2.02 (the “Property”) on the Official Tax Map of the Township of Edgewater Park, for the purpose of constructing a 10 building Self-Storage facility with associated site improvements on the Property (the “Application”); and

WHEREAS, a variance pursuant to *N.J.S.A. 40:55D-70(d)(1)* is required as the proposed self-storage facility is not a permitted use in the Highway Commercial (C-3) Zoning District of the Township of Edgewater Park; and

WHEREAS, variances pursuant to *N.J.S.A. 40:55D-70(c)* are also required as the proposed development of the Property does not satisfy the front and side yard setback, parking and loading area requirements of the Edgewater Park Zoning Ordinance (collectively, the “Variances”); and

WHEREAS, the Applicant requires design waivers for size of certain piping, height of fence within a front yard area, height of fence within 25 feet of a dedicated street and buffer width (collectively, the “Waivers”); and

WHEREAS, the Application for Variances, Waivers and Preliminary Major Site Plan Approval was deemed complete by the Board on November 19, 2020; and

WHEREAS, Public Hearings to consider the application were held by the Planning Board on December 17, 2020 and January 21, 2021¹, after appropriate public and personal notice was provided to all property owners within 200 feet of the Property and published in the Official

¹ The December 17, 2020 and January 21, 2021 Public Hearings were conducted with in-person and virtual participation in accordance with the Open Public Meetings Act, *N.J.S.A. 10:4-6*, et seq., as amended by A-3850 to permit electronic meetings, and in consideration of the Executive Orders issued by Governor Murphy and Guidelines issued by the Department of Community Affairs, to protect the public during the COVID-19 emergency. The hybrid meetings progressed with the consent of the Applicant.

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Newspaper of the Township, as required by the land development regulations of the Township of Edgewater Park and the statutes of the State of New Jersey; and

WHEREAS, the Applicant presented evidence to the Board through testimony, plans and other evidence; and

WHEREAS, the following Exhibits were introduced by the Applicant during the Public Hearings:

- A-1 Aerial photograph of existing conditions;
- A-2 Site plan rendering; and

WHEREAS, the Board after carefully considering the evidence presented by the Applicant in support its application for Variances, Waivers and Preliminary Major Site Plan Approvals, and after the meeting was opened to the public for their questions, comments and input, has made the following findings of fact:

1. The Applicant is the contract purchaser of the Property. The Property is approximately 7.81 acres in area and is primarily wooded. An existing foundation and abandoned well are located on the western side of the Property along U.S. Route 130. Said foundation and well are designated to remain without disturbance. The Property is located within the Township's Highway Commercial Zoning District (C-3).

2. The Applicant is proposing to develop the Property with a 10 building self-storage facility with improvements for parking, stormwater management, landscaping, lighting, security and ingress/egress.

3. Self-storage facilities are not permitted in the C-3 Zoning District.

4. A Land Development Application has been submitted by the Applicant for Variances pursuant to *N.J.S.A. 40:55D-70(c)* and (d), Waivers and Preliminary Major Site Plan approval. The Applicant is also requesting a design waiver to permit 12-inch pipe for the roof leaders. In furtherance of the proposed development of the Property, the Applicant has submitted the following:

- a. Land Development Application, with Variance, Waivers and Site Plan Checklists, Easements and Variance Summary and Narrative.
- b. Plan of Survey, prepared by Robert R. Stout, PLS, PE, Stout and Caldwell Engineers, LLC, dated 12/26/19.

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- c. Preliminary Major Site Plan, prepared by Ware Malcomb (“Ware”), dated 07/21/20, revised 12/07/20 (28 sheets).
 - d. Architectural Plans, including Elevations, Signage and Floor Plans, prepared by Ware, dated 07/20/20, revised 10/08/20 and 10/15/20 (15 sheets).
 - e. Stormwater Drainage Report, prepared by Ware, dated 07/23/20, revised 12/07/20.
 - f. Environmental Impact Statement, prepared by Ware, dated 07/23/20.
 - g. Traffic Engineering Assessment, prepared by Shropshire Associates, LLC, dated 07/20/20.
 - h. Phase I Environmental Site Assessment Report, prepared by Trident Environmental, dated August 5, 2019.
5. The taxes on the Property are not current. The Applicant has entered into an Agreement with the Township providing for the payment of all outstanding taxes when it closes on the purchase of the Property.
6. The Applicant has paid and/or posted all required fees and agreed to keep the escrow account current.
7. Proper notice of the application for Variances, Waivers and Preliminary Major Site Approval has been given, based upon the certified list from the Office of the Edgewater Park Tax Assessor.
8. The Applicant is proposing the following development of the Property:
- a. Construction of a 10 building self-storage facility with a total area of 112,909 square feet.
 - b. Two (2) stormwater management basins and related stormwater facilities.
 - c. Fifteen (15) parking spaces.
 - d. Drive aisles and access improvements.
 - e. Landscaping, lighting and fencing.
9. The buildings are sized as follows:
- a. Building “A” – 72,600 square feet (First Floor - 1,300 SF office space and 40,500 SF of storage space; Second and Third Floors – 15,400 SF of storage space on each floor).

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- b. Building "B" – 1,827 SF of storage space .
- c. Building "C" – 1,200 SF of storage space .
- d. Building "D" – 13,600 SF of storage space.
- e. Building "E" – 2,000 SF of storage space .
- f. Building "F" – 1,961 SF of storage space .
- g. Building "G" – 600 SF of storage space.
- h. Building "H" – 1,740 SF of storage space.
- i. Building "I" – 13,000 SF of storage space.
- j. Building "J" – 4,381 SF of storage space.

10. The following variances/waivers are required for the development of the Property as proposed by the Applicant:

- a. A (d)(1) variance for the proposed self-storage facility use.
- b. Front yard setback variance – 60 feet required, 50.64 feet proposed for Building I and 48.20 feet proposed for Building J, both for the Mt. Holly Road frontage.
- c. Side yard setback variance – 15 feet required, 10 feet proposed for Buildings C, E and J.
- d. Parking variance – 23 spaces required, 15 spaces proposed.
- e. Loading Area variance – Prohibited in front yard area, loading area proposed for Building A fronting on US Route 130.
- f. Fence height waiver – 6 feet proposed within the Route 130 and Mt. Holly Road front yards, 4 feet permitted.
- g. Fence height waiver – 6 feet proposed within 25 feet of dedicate street line, 4 feet permitted.
- h. Side yard landscaped buffer width waiver – 15 feet required when abutting non-residential uses, 10 feet proposed.
- i. Size of pipe waiver – 12 inch pipe proposed for roof leaders.

11. The Application and supporting documents submitted by the Applicant as well as the Exhibits utilized by the Applicant during the December 17, 2020 and January 21, 2021 Public Hearings were posted on the Township's website and available for inspection. By-appointment only inspections were also available to any interested person.

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12. The Applicant was represented at the Public Hearings by Wendy M. Berger, Esquire of Cole Schotz, P.C. Ed Wilkes, PE, Ed Mayer, RA, and Tiffany Morrissey, PP testified on behalf of the Applicant².

13. Ms. Berger made the following representations to the Board during the Public Hearings:

- a. The Applicant consents to the Public Hearing with remote and limited in-person participation.
- b. The Applicant's interest in the Property is as contract-purchaser.
- c. The Property is within an Area in Need of Redevelopment as previously determined by the Board.
- d. A Redevelopment Plan for the Property has not been adopted by ordinance by the Township.
- e. The Applicant has entered into an Agreement with the Township for the payment of the outstanding taxes on the Property when it closes on the purchase.
- f. The self-storage facility use is not a permitted use in the C-3 zoning district.
- g. Corrects the hours of operation as 6:00 a.m. until 10:00 p.m. with extended hours available for Building A only.

14. Mr. Wilkes provided the following sworn testimony during the Public Hearings:

- a. He is a Senior Project Manager with Ware Malcom, the Applicant's Civil Engineer and Architectural firm.
- b. He utilized Exhibit A-1 to orient the Board and the Public with the Property's existing conditions, location and surrounding uses.
- c. The Property is 7.81 acres in area, is vacant and wooded with remnants of an old dwelling.
- d. The Property is irregularly shaped with frontage on Route 130 and Mt. Holly Road. The Property surrounds three commercial lots that front on Route 130.

² Based on their education, professional licenses and experience, Mr. Wilkes, Mr. Mayer and Ms. Morrissey were qualified by the Board to testify as an expert in their respective areas of site engineering, architecture and land planning.

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- e. At its thinnest point, the Property narrows to a depth of 130 feet.
- f. The adjacent land uses include single family homes to the North, the three commercial lots to the Southeast, Route 130 to the South, a car dealership of previously owned automobiles to the West, and Mt. Holly Road to the East. An Aldi Food Market is located across Mt. Holly Road. The three commercial properties are occupied by a gasoline station, a diner and a recently closed nursery.
- g. Retail sales uses, office buildings and shopping centers are permitted uses in the C-3 zone.
- h. The proposed self-storage use is a less impact generator than a shopping center.
- i. Building A is the only building with multiple floors, with the first floor having the largest footprint. The second and third floors, at 15,400 square feet each are less than half of the first floor's total area of 41,800 square feet.
- j. Approximately 1,300 square feet of Building A's first floor will be occupied by office space for the self-storage facility.
- k. Buildings D and I are both climate-controlled buildings located in the interior of the Property.
- l. Buildings B, C, E, F, G, H and J are located around the perimeter of the Property, are each no higher than 12.8 feet and have doors that open interior to the drive aisles.
- m. Neither storage of hazardous materials or outside storage will be permitted.
- n. The self-storage will not have an apartment for a live-in on-site manager.
- o. The Route 130 access will be for right in/right out traffic movements.
- p. The Mt. Holly Road access will be for exit and emergency access only.
- q. Key fobs will be utilized to access the site.
- r. A 6-foot high security fence is proposed around the perimeter of the site with ornamental fencing along the road frontages and an opaque fence adjacent to residential use.

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- s. Security cameras will be utilized throughout the site.
- t. The required rear yard setback of 50 feet is satisfied by the proposed layout of the site.
- u. All 10 buildings comply with the 45-foot, 3 stories maximum height permitted in the C-3 Zone.
- v. At the pinched in area where the depth of the Property is 130 feet, it would be impractical to satisfy the rear and side yard setback requirements of the Ordinance.
- w. Only a small portion of Buildings I and J actually encroach into the required front yard setback area and the encroachment is a result of squaring off the 2 buildings.
- x. The side yard setbacks for Buildings C, E and J are 10 feet rather than the required 15 feet. These non-complying side yard setbacks are adjacent to the three (3) commercial lots that front Route 130.
- y. The security fence will tie into Buildings C, E and J.
- z. The drive aisles are 30 feet wide and permit access to the units without interfering with vehicular circulation throughout the site.
- aa. The Applicant has met with the Township's Fire Official regarding the layout of the site and Township emergency equipment can circulate unrestricted through the site.
- bb. Sidewalk will be provided along the Route 130 and Mt. Holly Road frontages of the Property.
- cc. Landscaping and screening will be provided in areas visible from the public right-of-way and adjacent to residential uses.
- dd. Along the residential property line, a 15-foot wide landscaping buffer will be provided between the stormwater management basin and the property line, with fencing in the area of the basins to be located closer to the basin in order to have an area for the planting of a staggered row of trees.
- ee. The trees to be planted as screening for the residential properties will be 6 feet +/- in height at planting with 1 foot or more of growth per year.
- ff. Fencing adjacent to the residential properties will be opaque.

EDGEWATER STORAGE - NO. P-5-2021

- g. The third floor of Building A is located 275 feet from the closest dwelling.
- h. Lighting includes 59 downward facing wall mounted LED fixtures and 15 pole mounted LED fixtures on 25-foot poles. The lighting complies with the Ordinance requirements.
- i. 15 parking spaces are provided in front of Building A. Based on the Township Ordinance, 23 parking spaces would be required for this site. The 15 parking spaces are more than sufficient for this use. The Applicant will “bank” 8 additional parking spaces for use if proven necessary when the facility is operating.
- jj. The stormwater management design complies with NJDEP Best Practices requirements. The stormwater management system includes 2 sand bottom infiltration basins located at the Property’s low point. There will be no discharge of stormwater during the 2-year design storm.
- kk. The existing drainage pattern of the Property will be maintained.
- ll. A swale and pipe system will receive sheet flow from the 3 adjacent commercial properties.
- mm. 12-inch pipe is proposed for the roof leaders that will direct the stormwater from the buildings to the stormwater management system. The 12-inch pipe is more than sufficient for the roof leaders.
- nn. A mounted sign is proposed for Building A and a monument sign for the Route 130 access point. The mounted and monument signs are compliant with the Ordinance requirements but may change when an operator of the facility is finalized.
- oo. The Applicant will install a “No Access” or “Exit Only” sign at the Mt. Holly Road drive as recommended.
- pp. Utilities will include public water and sewer with fire connections for the three largest building. Fire hydrants and connections are in accordance with the Fire Official’s review of the Application.
- qq. Gas lines will be connected from Route 130.
- rr. The transformers are located close to the source as discussed with the utility companies.

EDGI WATER STORAGE - NO. P-5-2021

- ss. The trash dumpsters are for office use only; unit renters must remove their trash.
- tt. Multiple operators of self-storage facilities are interested in this site, but nothing can be finalized prior to the Applicant receiving the necessary approvals for the self-storage use.

16. Mr. Mayer provided the following sworn testimony during the January 21, 2021 Public Hearing:

- a. He is the Applicant's Architect, also with Ware Malcomb.
- b. The largest building proposed, Building A, is furthest away from the residential properties. The buildings get smaller as you get closer to the residential properties.
- c. Building A steps down to one-story as you move away from Route 130.
- d. The three largest buildings will be sprinklered.
- e. Building A is the only building with office space and elevators.
- f. A loading area is proposed along the Route 130 frontage of Building A that will access directly to the elevators. The loading area is furthest away from the residential properties and buffered by the building to minimize any impact to the adjacent residential uses.
- g. The office space is located on the ground floor only of Building A.
- h. The three largest buildings are the only buildings with interior hallways to access individual storage units.
- i. The units of the 7 smaller buildings are accessed directly from the exterior with the unit doors facing the interior of the site.
- j. The design of the site satisfies the fire code.
- k. The Applicant's intent is to keep the color scheme and the materials of the buildings as shown on Exhibit A-2, however, same may be subject to change depending on the operator of the facility.
- l. The windows shown on the building elevations for the 2nd and 3rd floors of Building A are faux windows.

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- m. The roof top equipment for the climate-controlled buildings will be placed toward the center of the building to minimize impact to the residential uses.
- n. The lighting will be shielded and/or directed downward so that there will be no off-site spillage.

17. Ms. Morrissey provided the following sworn testimony during the January 21, 2021 Public Hearing:

- a. She is the Applicant's Professional Planner.
- b. A use variance can be granted for the proposed self-storage facility use as the use does promote various purposes delineated in the Municipal Land Use Law, the Property is particularly suited for the self-storage use, the positives outweigh the negatives and there is no substantial detriment to the zone plan and zoning ordinance resulting from a self-storage use on the Property.
- c. Purposes of the MLUL advanced by the Application include a design that provides adequate light, air and open space; providing sufficient space for a variety of uses; creating a desirable visual impact; and promoting the general health and welfare of the public.
- d. The Township Zoning Ordinance does permit the proposed self-storage used in the industrial zones of the Township but not in the C-3 Zone.
- e. The permitted and conditional uses listed in the C-3 zone are more intense than the proposed self-storage use.
- f. The self-storage use is a lower intensity use that will generate less traffic.
- g. The site has been designed to mitigate any detrimental impacts to the public with all ingress being via the Route 130 driveway, no direct entry from Mt. Holly Road, the scaling down of the buildings as you move away from Route 130 toward the residential properties, doors to the rental units facing the interior of the site, the prohibition of all exterior storage and the use of fencing and landscaping for screening purposes.

EDGEWATER STORAGE - NO. P-5-2021

- h. The zig zag shape of the Property creates practical difficulties in developing the Property. The Property was never developed with the mixed office and retail use that was approved by the Board prior to 2010.
- i. The proposed self-storage use is appropriate for Route 130 as the nature of this use has evolved over the years and is no longer limited to industrial zones; more and more of these facilities are utilized for storage needs for homeowners and not for small contractors.
- j. The "C" variance relief can be subsumed in the use variance as these variances do not result in a substantial detriment to the public.
- k. For the Mt. Holly Road front yard setback variance, only a small portion of each of the 2 buildings actually encroaches into the required 60-foot setback.
- l. For the side yard setback variance, there is no substantial detriment as these non-complying setbacks for these three buildings are adjacent to commercially used properties with less of an impact than if adjacent to residential properties.
- m. The buildings all comply with the 45-foot and 3 stories height requirement of the Ordinance with most of the buildings not exceeding 12.8 feet. The buildings will blend in with commercial uses.
- n. The impervious coverage proposed for the self-storage use is 51%, less than the 60% maximum coverage permitted in the C-3 zone.

18. The January 21, 2021 Hearing was opened to the Public with Andrew Arnold objecting to the Application. Mr. Arnold testified that he has an interest in the family-owned Jonathan Motor Car business adjacent to the Property. He objected to the Application because the self-storage facility is not the best use of the Property, a self-storage use already exists near the Property, the assessed value of the self-storage facility will be lower than other uses, the use will not generate jobs and that the Property is more easily developed than the testimony provided by the Applicant's witnesses.

19. The Board Planner testified that he prepared the Area in Need of Redevelopment Study that included the Property and he identified the practical difficulties in the development of the Property because of its irregular shape.

EDGEWATER STORAGE - NO. P-5-2021

20. The Board Engineer and Planner also reviewed the December 15, 2020 review letter of Environmental Resolutions, Inc., and testified that a number of the review comments have been addressed by the sworn testimony provided by the Applicant's professionals, that the Application is for Preliminary Approval and the Applicant has agreed to work with the Board's professionals to address the outstanding review comments prior to Final Approval. The Board Professionals also made recommendations to the Applicant for landscaping and fencing to be addressed prior to Final Approval.

AND WHEREAS, based upon the above factual findings, the Planning Board of the Township of Edgewater Park has come to the following conclusions:

1. The Applicant has submitted a Complete set of plans so that the Board has the necessary information to render a decision on the application for Variances, Waivers and Preliminary Major Site Plan Approval.

2. This application relates to a specific piece of property and the purposes of the zoning laws of the State of New Jersey and of the zoning ordinance of the Township of Edgewater Park would be advanced by the deviation from the zoning ordinance requirements pertaining to use, front and side yard setbacks, parking and loading area, as specified herein, as requested by the Applicant.

3. The benefits of the deviation from the zoning ordinance requirements specified herein would substantially outweigh any detriment to the public good as variance approval and the development of the Property as proposed will promote the safety, health and general welfare of the community.

4. Relief as requested by the Applicant can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Township of Edgewater Park.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Edgewater Park, on the 21st day of January, 2021 that this Board hereby grants to the Applicant the following:

1. Design waivers to permit:
 - a. 12-inch pipe for the roof leaders for the drainage of the buildings into the site's stormwater management system.
 - b. 6 foot fencing within the Route 130 and Mt. Holly Road front yard areas.

EDGEWATER STORAGE - NO. P-5-2021

- c. 6 foot fence within 25 feet of a dedicated street line.
 - d. 10 foot wide side yard landscaped buffer abutting non-residential uses.
2. A variance pursuant to *N.J.S.A. 40:55D-70(d)(1)* to permit the construction of a 10- building self-storage building on the Property.
3. Variances pursuant to *N.J.S.A. 40:55D-70(c)* to permit:
 - a. a front yard setback of 50.64 feet for Building I;
 - b. a front yard setback of 48.20 feet for Building J;
 - c. Side yard setbacks of 10 feet for Buildings C, E and J;
 - d. 15 parking spaces with 8 banked parking spaces if required in the future;
 - e. a loading area along the Route 130 frontage of Building A.
4. Preliminary Major Site Plan Approval for the development of the Property with a self-storage use that includes 10 buildings with a total area of 112,909 square feet and site improvements for parking, lighting, landscaping, stormwater management, driveway access and utilities, as proposed by the Applicant, in accordance with the Plans, Testimony and Exhibits submitted by the Applicant, with Waivers, Variances, and Preliminary Major Site Plan approvals subject to the following conditions:
 - a. Subject to the Applicant obtaining all other approvals that may be required for the development, including, but not limited to Burlington County Planning Board approval, Burlington County Soil Conservation District approval, New Jersey Department of Transportation approval and New Jersey Department of Environmental Protection approval.
 - b. Proof that the Applicant has applied for the necessary approval(s) from all other agencies having jurisdiction over the Applicant's use of the Property shall be filed with the Township's Land Use Coordinator.
 - c. The fulfillment of all conditions precedent shall forthwith be reported in writing to the Township, which may cause such reports to be verified in an appropriate manner. Only upon the fulfillment of the conditions shall the required subdivision plat be executed and building permits, certificates of occupancy or zoning permits be issued.
 - d. Subject to the sworn testimony and representations of the Applicant's witnesses and representatives at the December 17, 2020 and January 21, 2021 Public Hearings, whether formalized in this Resolution or not.

EDGEWATER STORAGE - NO. P-5-2021

e. Subject to the submission of revised plans complying with the comments of the Board Professionals and with this Resolution, as may be required.

f. Subject to the Applicant, upon final approval, posting all required inspection fees and performance and maintenance guarantees, required by the Municipal Land Use Law of the State of New Jersey for construction of the development, as approved.

g. Subject to the Applicant's escrow account for the review of its Application being current. Failure of the escrow account to be current may result in the non-issuance of permits.

h. Nothing herein contained shall be deemed to waive or modify the requirement that the Applicant obtain from all other agencies having jurisdiction in this matter, any and all approvals required by law and this approval is specifically conditioned upon the Applicant obtaining those approvals.

i. Subject to the Applicant applying for and receiving all permits that will be required prior to the commencement of construction. Neither this Approval nor any Final Approval granted by the Board guarantees the issuance of any permit as the Applicant is required to comply with all other applicable codes, ordinances, rules, regulations and statutes for the issuance of such permits.

j. Subject to the review comments of the Board Engineer and Board Planner as contained in the December 15, 2020 Review Letter of Environmental Resolutions, Inc., by Rakesh R. Darji, PE, PP, CME and Edward Fox, AICP, PP.

k. Subject to the submission of a stormwater maintenance plan for the review and approval of the Board Engineer. A stormwater maintenance declaration shall be recorded in accordance with the NJDEP's Best Practices requirements. The stormwater declaration shall be submitted for the review and approval of the Board Engineer and Board Solicitor prior to recording.

l. Subject to the Applicant addressing with the Board Engineer and Planner prior to final approval the design of the ornamental fencing along the road frontages and the fencing adjacent to the residential properties and the landscaping plan for the site.

m. Subject to a "No Entrance" sign being installed at the Mt. Holly Road access drive.

n. Subject to the extended hours being limited to Building A. The hours for all other buildings shall be 6:00 a.m. to 10:00 p.m.

EDGEWATER STORAGE - NO. P-5-2021

o. Subject to the Applicant complying with its Agreement with the Township regarding the payment of the outstanding taxes on the Property. In no event shall a certificate of occupancy be issued prior to the taxes being made current.

p. Subject to the Applicant addressing the comments of the Township's Fire Official.

q. Subject to all outdoor storage, including vehicles, boats and RV's, and the storage of hazardous materials being prohibited.

r. Subject to the storage units being for storage purposes only, no business shall be conducted within the units.

s. Subject to the Applicant "banking" the additional 8 parking spaces to be constructed only if necessary when the self-storage use is operating.

t. Subject to no light spillage off-site.

u. Subject to the mounted and monument signs complying with the Township Zoning Ordinance.

v. Subject to this approval being for preliminary approval only and subject to the Board granting Final Major Site Plan Approval for the development of the Property consistent with this Resolution.

w. Subject to the Applicant complying with the Township's Affordable Housing Development Fee requirements as set forth in Section 120-27 et seq. of the Township Code for the payment of the applicable development fee required for the development of the Property as approved.

ROLL CALL VOTE

Those in Favor: 9

Those Opposed: 0

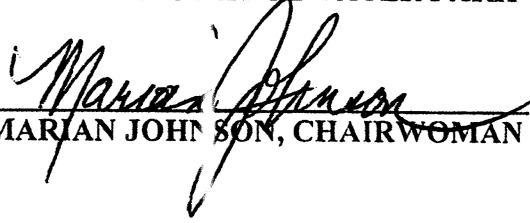
Those Abstaining: 0

CERTIFICATION

I hereby certify that this foregoing Resolution is a true memorializing resolution, as adopted by the Planning Board of the Township of Edgewater Park in accordance with its decision at its regular meeting on January 21, 2021.

EDGEWATER STORAGE - NO. 15-2021

THE PLANNING BOARD OF THE
TOWNSHIP OF EDGEWATER PARK


MARIAN JOHNSON, CHAIRWOMAN

Attest d:



NICOLE CARTER, SECRETARY

Dated: 3/4/2021
Date of Approval: 1/21/21
Date of Memorialization: 2/18/21



Township of Edgewater Park
400 Delanco Road
Edgewater Park, New Jersey 08010

Phone (609) 877-2050
Fax (609) 877-2308

February 26, 2021

Cole Schotz P.C.
Attn: Kecia Beatty
Court Plaza North
25 Main Street
P.O. Box 800
Hackensack, NJ 07602-0800

Re: 200 Foot List
4201 US Rt. 130
Block: 404 Lot: 2.02

Dear Ms. Beatty:

Pursuant to your request, I hereby certify that the enclosed is a list of property owners within 200 feet of our township zone as it relates to the above referenced property. This is accordance with our current tax map. There is also a listing of utilities and a copy of receipt # 820722 for your check #233977.

Patricia Cahall

Patricia Cahall

Deputy Tax Assessor

CC: Planning Board Secretary
Tax Collector

Edgewater Park Township

200 Foot List

Block 404 Lot: 2.02

Requested By: Cole Schotz Attn: Kecia Beatty

Properties Near Mun 0312 Block 404 Lot 2.02 In EDGEWATER PARK

Property	Location	Class	Owner
00404 00002 01	4207 S ROUTE 130	4A	GUNAYDIN, ERDAL 12 MONTCLAIR DR DELRAN NJ 08075
00404 00002 02	4201 S ROUTE 130	1	EDGEWATER PARK CROSSING GROUP LLC 725 FEDERAL AVE KENILWORTH, NJ 07033
00404 00002 03	4185 S ROUTE 130	4A	AJC PROPERTY MANAGERS, LLC 3 FERGUSON CT MARLTON, NJ 08053
00404 00003	4213 S ROUTE 130	4A	AME INVESTMENT LLC 892 RIVER ROAD PISCATAWAY, NJ 08854
00404 00004	1655 MT HOLLY RD	4A	RANSOME PROPERTIES LLC 1 LIBERTY PL MEDFORD NJ 08055
00404 01 00010	214 LEMON LANE	2	BEHMKE, BRUCE 214 LEMON LANE EDGEWATER PARK, NJ 08010
00404 01 00011	216 LEMON LANE	2	REDMCND, DONALD 216 LEMON LANE EDGEWATER PARK, NJ 08010
00404 01 00012	218 LEMON LANE	2	EDMONDS, JEREMY A & ELIZABETH A 218 LEMON LANE EDGEWATER PARK, NJ 08010
00404 01 00013	220 LEMON LANE	2	CONTRAVO, LOUIS J & SUSAN M 220 LEMON LANE EDGEWATER PARK, NJ 08010
00404 01 00014	222 LEMON LANE	2	CARCANAGUE, JAMES T & AMANDA 222 LEMON LANE EDGEWATER, NJ 08010
00404 01 00015	224 PEACH ROAD	2	MICHALSKI, EUGENE & MARYANN 224 PEACH ROAD EDGEWATER PARK, NJ 08010

Properties Near Mun 0312 Block 404 Lot 2.02 In EDGEWATER PARK

00404 01 00016	226 PEACH ROAD	2	TOTH FRANK S JR & JANET H 226 PEACH ROAD EDGEWATER PARK, NJ 08010
00404 01 00017	228 PEACH ROAD	2	DEPEW HARRY A SR & BERNICE 228 PEACH ROAD EDGEWATER PARK, NJ 08010
00404 05 00016	217 PEACH ROAD	2	MAY, DAVID T & KELLY M 217 PEACH ROAD EDGEWATER PARK, NJ 08010
00501 00002	1502 MT HOLLY RD	1	FLEX GYM, INC 1502 MT HOLLY RD EDGEWATER PARK, NJ 08010
00501 00003	1606 MT HOLLY RD	15C	STATE OF NEW JERSEY DOT 1035 PARKWAY AVE TRENTON, NJ 08625
00501 01 00001	4225 S ROUTE 130	4A	ALDI INC % RYAN TAX COMP SERV LLC PO BOX 460049 DEPT 501 HOUSTON, TX 77056

FOR INFORMATIONAL PURPOSES

ADJOINING MUNICIPALITIES

WILLINGBORO TOWNSHIP
MUNICIPAL COMPLEX
1 SALEM ROAD
WILLINGBORO, NJ 08046
609-877-2200

BEVERLY CITY
MUNICIPAL BUILDING
446 BROAD ST
BEVERLY, NJ 08010
609-987-1881

BURLINGTON TOWNSHIP
851 OLD YORK ROAD
P O BOX 340
BURLINGTON, NJ 08016
609-386-4444

DELANCO TOWNSHIP
770 COOPERTOWN ROAD
DELANCO, NJ 08075
856-461-0561

GOVERNMENT AGENCIES

BURLINGTON COUNTY PLANNING BOARD
P O BOX 6000
MT HOLLY, NJ 08060

NEW JERSEY DEPT OF TRANSPORTATION
JACK LETTIERE, COMMISSIONER
P O BOX 600
TRENTON, NJ 08625-0600

Utilities

P.S.E.&G
ROBERT PRESTON, SALES CONSULTANT
300 NEW ALBANY ROAD
MOORESTOWN, NJ 08057

COMCAST CABLE
KEVIN SMITH, GENERAL MANAGER
21 BEVERLY-RANCOCAS ROAD
WILLINGBORO, NJ 08046

VERIZON 911 DEPT
BARBARA WINWARD
789 WAYSIDE ROAD
NEPTUNE, NJ 07753
FAX: 800-637-9137

NJ AMERICAN WATER CO.
MAUREEN DUFFY, COMMUNITY RELATIONS
989 LENOX DRIVE SUITE 224
LAWRENCEVILLE, NJ 08648

EDGEWATER PARK SEWERAGE AUTHORITY
GEORGE CONARD
COOPER AND GREEN STREETS
EDGEWATER PARK, NJ 08010

RECEIPT

DATE

2/26/2021

No.

312

RECEIVED FROM

Cole Schatz P.O.

\$10.00

200 E. 1st Bldg. 4th Fl. 242

DOLLARS

FOR RENT

FOR

CK # 233977

ACCOUNT

PAYMENT

BAL. DUE

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

PC

TO

BY

WILLINGBORO



TOWNSHIP
NEW JERSEY

CONNECTING SOLUTIONS

February 25, 2021

Cole Schotz P.C.
Attn: Kecia Beatty
Court Plaza North
25 Main Street
PO Box 800
Hackensack, NJ 07602-0800

**Re: Block: 404 Lots: 2.02
200 Foot Certified List
Edgewater Park Township**

To Whom It May Concern:

Enclosed please find the information requested on the above referenced property located in Edgewater Park Township.

Be advised that you also have to notify any public utilities in the area registered with the Township Clerk of Willingboro Township.

Send to:

P. S. E. & G. Company
80 Park Plaza
Newark, New Jersey 08046
Attn: General Manager
Properties & Risk Management

If you need further assistance or have any questions, please contact our office at 609-877-2200, Extension 1013.

Very truly yours,

Justin L. Lamicella, Sr., CTA, SCGREA

Willingboro Township Municipal Complex

One Rev. Dr. Martin Luther King, Jr. Drive • Willingboro, NJ 08046
P: 609.877.2200 • F: 609.835.0782 • Willingboronj.gov

OWNER & ADDRESS REPORT

WILLINGBORO TWP

EDGEWATER PARK TOWNSHIP BORDER BLK 404 LOT 2.02
 CERTIFIED 200 FOOT LIST

02/25/21 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
12	1		4A	ACW CORP T/A ARBY'S INC PO BOX 38 YORKLYN, DE 19736	4208 ROUTE 130	300FF
13	2.01		15C	BURL CO BOARD OF CHOSEN FREEHOLDERS 49 RANCOCAS RD MT HOLLY, NJ 08060	4154 ROUTE 130&4148	L-3&4. ENTRANCE IS
13	2.02		4A	CASEL PROPERTIES, LLC PO BOX 2100 WILLINGBORO, NJ 08046	CASEL REALTY 4202 ROUTE 130	3000C