

**CHESTER BOROUGH LAND USE BOARD
AGENDA
JULY 9, 2020
7:00 PM**

YOU ARE INVITED TO A ZOOM WEBINAR.

WHEN: JUL 9, 2020 07:00 PM EASTERN TIME (US AND CANADA)

TOPIC: JULY LAND USE BOARD

REGISTER IN ADVANCE FOR THIS WEBINAR:

[HTTPS://US02WEB.ZOOM.US/WEBINAR/REGISTER/WN_DVTLKCGVTBGXT_PXOHMOOW](https://us02web.zoom.us/webinar/register/wn_dvTLKCGVTBGXT_PXOHMOOW)

PASSWORD: 350482

WEBINAR ID: 827 1946 6932

OR IPHONE ONE-TAP :

US: +19294362866,,84802601410# OR +13017158592,,84802601410#

OR TELEPHONE:

DIAL(FOR HIGHER QUALITY, DIAL A NUMBER BASED ON YOUR CURRENT LOCATION):

US: +1 929 436 2866 OR +1 301 715 8592 OR +1 312 626 6799 OR +1 669 900 6833 OR +1 253 215 8782

OR +1 346 248 7799

WEBINAR ID: 827 1946 6932 INTERNATIONAL NUMBERS AVAILABLE:

[HTTPS://US02WEB.ZOOM.US/U/KRTGT2AJG](https://us02web.zoom.us/j/82719466932)

- D. Tack Veterinary Holdings, LLC**
Amended Site Plan
114 US Highway 206 North, Block 103, Lot 51
Requested to be carried to August 13, 2020

7. RESOLUTIONS

No resolutions at this time

8. COMMUNICATION/DISCUSSION ITEMS

9. PUBLIC COMMENT

10. ADJOURNMENT

Nehmad Perillo
Davis & Goldstein



Nehmad Perillo Davis & Goldstein, PC
Counselors at Law
www.npdllaw.com

Keith A. Davis
Partner

kdavis@npdlaw.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

May 21, 2020

Via UPS Ground

Kerry Brown, Land Use Board Department Head
Borough of Chester
50 North Road
Chester, New Jersey 07930

Re: Sign Variance Application of Chipotle Mexican Grill, Inc.
Block 128, Lot 4
a/k/a 141-205 Route 206, Borough of Chester, NJ
Our File No.: 12218-5

Dear Ms. Brown:

Our firm represents Chipotle Mexican Grill, Inc. (the "Applicant") with respect to this application for variance relief pursuant to N.J.S.A. 40:55D-70c for the maximum area and maximum number of building mounted identification signs. The proposed identification signage will serve a Chipotle Mexican Restaurant to be located at the above property.

Specifically, the Applicant is proposing one (1) building-mounted sign along the front façade which will measure approximately 35.27 sq. ft. Additionally, the Applicant is proposing two (2) building-mounted signs along the south-west side of the building which will measure approximately 7.06 sq. ft. and 55.31 sq. ft., respectively.

Pursuant to Section 163-89 of the Borough of Chester Zoning Ordinance, only one building-mounted identification sign is permitted for each business located in a nonresidential district. The building mounted identification signs may not exceed 15 sq. ft. The Applicant seeks variance relief to permit the three (3) proposed façade signs and to permit two (2) façade signs greater than 15 sq. ft.

The Applicant submits that the proposed façade signage will accomplish the goal of providing safer onsite and offsite traffic circulation and increase customer safety, advancing two purposes of zoning since its sign will assist traveling motorists to more easily identify the building a Chipotle restaurant, N.J.S.A. 40:55D-2(b)(h).

The Applicant also submits that the number of proposed signs is entirely appropriate for the project given the size and height of the proposed building and the fact that the property is located at the intersection of several highly trafficked roadways, thus satisfying another purpose of zoning by promoting the public health, safety, morals, and general welfare by allowing safer, more efficient vehicular navigation N.J.S.A. 40:55D-2(a). Planning testimony in support of the requested variance relief will be provided at the Zoning Board hearing.

In support of this application, enclosed herein please find the following:

1. Seventeen (17) copies of the Borough of Chester Zoning Board Application;
2. Seventeen (17) copies of the Borough of Chester Land Development and Procedures Checklist;
3. Seventeen (17) copies of proposed signage plan prepared by Broadway National;
4. Seventeen (17) copies of the correspondence from Kerry Brown denying the Applicant's sign permit application dated April 28, 2020;
5. One (1) copy of the Applicant's proof of paid taxes (to be supplied under a separate cover);
6. One (1) copy of the 200' Property Owners' List (to be supplied under a separate cover); and
7. One (1) copy of the Applicant's W-9.

Lastly, enclosed herein please find two (2) checks in the amounts of \$750.00 and \$2,250.00 representing the required application fee and escrow deposit, respectively.

Furthermore, pursuant to N.J.S.A. 40:55D-48.1, please allow this letter to confirm that there are no individual shareholders that own a 10% interest or greater interest in Chipotle Mexican Grill, Inc., which is a publicly traded entity with thousands of individual shareholders.

I appreciate you filing this application in the normal course and notifying me as to whether any additional documentation is required in order for this application to be deemed complete. Please advise as to the date when the Zoning Board will consider this application at a public hearing and we will, of course, provide the required public notice in advance of the hearing as well as a copy of the notice of hearing for your records.

Kerry Brown, Land Use Board Department Head
Borough of Chester
May 21, 2020
Page 3

Thank you, as always, for your kind attention and usual courtesies. Please do not hesitate to contact me if you should have any questions.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

By: *Keith A. Davis*

KEITH A. DAVIS

kdavis@npdlaw.com

KAD:ch

Enclosures

- c. Lanette Lucksavage, Project Coordinator (Via E-mail:
llucksavage@broadwaynational.com) w/application only
Tiffany Morrissey, PP, AICP (Via E-mail: *tcuviello@comcast.net*) w/application only
Michael J. Lario, Jr., Esquire (Via E-mail: *mlario@npdlaw.com*) w/application only

S: B Broadway National Mat 5 - Chipotle-Chester Brown, Kerry 5-20-20 KAD ltr.docx

BOROUGH OF CHESTER LAND DEVELOPMENT APPLICATION

Application No. _____
Date Received _____

Application Fee \$250 _____
Escrow Fee \$750 _____

CHECK AS MANY AS APPLY:

- | | |
|--|---|
| <p>___ Minor Site Plan</p> <p>___ Site Plan/Preliminary</p> <p>___ Site Plan/Final</p> <p>___ Sketch Plat</p> <p>___ Minor Subdivision</p> <p>___ Major Subdivision/Preliminary</p> <p>___ Major Subdivision/Final</p> | <p>___ Informal Review</p> <p>xxx Bulk Variance</p> <p>___ Use Variance</p> <p>___ Conditional Use</p> <p>___ Appeal of Administrative Officer</p> <p>___ Interpretations</p> <p>___ Extensions of Time</p> |
|--|---|

1. Applicant's Name Chipotle Mexican Grill, Inc. Phone # 484-794-1831
Address 1416 S. Howard St., Philadelphia, PA 19147 Fax # _____

Is Applicant a Corporation Partnership _____ Individual _____ LLC _____

If applicant is a corporation or partnership, set forth the names and addresses of all stockholders or partners having a 10% interest or more.

| | |
|---------------|---------------|
| Name _____ | Name _____ |
| Address _____ | Address _____ |
| _____ | _____ |

Attach sheet if necessary.

No individual shareholders own a 10% or greater interest in Chipotle Mexican Grill, which is a publicly traded entity with thousands of individual shareholders

2. Owner's Name DPF Chester LLC Phone # _____
Address 518 17th Street, Flr 17 Fax # _____
Denver, CO 80202

3. Attorney's Name Keith A. Davis, Esq., Nehmad Perillo Davis & Goldstein, PC Phone # 609-927-1177
Address 4030 Ocean Heights Ave., Egg Harbor Township, NJ 08234 Fax # 609-926-9721

NOTE: A corporation or LLC must be represented by a NJ attorney.

4. Name(s) and address of person(s) preparing plans _____
Name Broadway National, LLC Profession _____ License # _____
Address 100 Davids Dr., Hauppauge, NY 11788 Phone # 631-737-3140
Fax # 631-737-3160

300 Main Street, Chester, New Jersey 07930

**BOROUGH OF CHESTER
LAND DEVELOPMENT APPLICATION**

ADDITIONAL INFORMATION FOR SUBDIVISION APPLICATIONS

10. Has this lot been previously subdivided N/A
yes/no date application no.
11. Purpose of Subdivision:
Sell Lots Only N/A Construct Houses for Sale N/A
12. Does Subdivision front on an approved street N/A
13. Number of lots proposed N/A Total Lot Acreage N/A
Area to be dedicated for street right-of way N/A
Open Space Zoning N/A Acreage Dedicated to the Borough N/A
14. Will subdivision require extension of municipal facilities:
Streets N/A Water N/A Sewer N/A Other N/A
15. I have read the Borough of Chester Land Development and Procedures Ordinances as they apply to this application and the guides provided by the Planning or Zoning Board and certify that the submitted plans are complete and accurate as to existing conditions and proposed changes.

Date _____
Signature _____

CONSENT OF OWNER

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach copy of the resolution authorizing application and officer's signature).

Date 5/6/20
Signature _____

**BOROUGH OF CHESTER
LAND DEVELOPMENT APPLICATION**

ADDITIONAL INFORMATION FOR SUBDIVISION APPLICATIONS

10. Has this lot been previously subdivided N/A
yes/no date application no.
11. Purpose of Subdivision:
Sell Lots Only N/A Construct Houses for Sale N/A
12. Does Subdivision front on an approved street N/A
13. Number of lots proposed N/A Total Lot Acreage N/A
Area to be dedicated for street right-of way N/A
Open Space Zoning N/A Acreage Dedicated to the Borough N/A
14. Will subdivision require extension of municipal facilities:
Streets N/A Water N/A Sewer N/A Other N/A
15. I have read the Borough of Chester Land Development and Procedures Ordinances as they apply to this application and the guides provided by the Planning or Zoning Board and certify that the submitted plans are complete and accurate as to existing conditions and proposed changes.

Date 5/13/2020


Signature

CONSENT OF OWNER

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach copy of the resolution authorizing application and officer's signature).

Date _____

Signature

LAND DEVELOPMENT AND PROCEDURES

163 Attachment 10

Borough of Chester
 Land Use Board Checklist
 [Added 5-1-2018 by Ord. No. 2018-06]

| Item Number | Minor | | Concept Subd. Plat | Major | | | | Variance | | | Applicant Mark | Status | Borough Mark | Notes |
|-------------|-------------|-----------|--------------------|-------------|-----------|-------------|-----------|-------------|-----|-----|----------------|----------|--------------|-------|
| | Subdivision | Site Plan | | Prelim | | Final | | 40:55D-70 | | | | | | |
| | | | | Subdivision | Site Plan | Subdivision | Site Plan | (a) and (b) | (c) | (d) | | | | |
| 1 | . | . | . | . | . | . | . | . | . | . | ✓ | COMPLIES | | |
| | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | ✓ | WAIVER | | |
| 2 | . | . | . | . | . | . | . | . | . | . | ✓ | COMPLIES | | |
| | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | WAIVER | | |
| 3 | . | . | . | . | . | . | . | . | . | . | TBS | COMPLIES | | |
| | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | WAIVER | | |
| 4 | . | . | . | . | . | . | . | . | . | . | | COMPLIES | | |
| | | | | | | | | | | | ✓ | N/A | | |
| | | | | | | | | | | | | WAIVER | | |
| 5 | | | . | . | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | WAIVER | | |
| 6 | . | . | . | . | . | . | . | . | . | . | TBS | COMPLIES | | |
| | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | WAIVER | | |
| 7 | . | . | . | . | . | . | . | | | | | COMPLIES | | |
| | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | WAIVER | | |
| 8 | . | . | . | . | . | . | . | . | . | . | | COMPLIES | | |
| | | | | | | | | | | | | N/A | | |

CHESTER CODE

| Item Number | Minor | | Major | | | | Variance | | | Model | Status | Mark | Notes | | | | |
|-------------|-------------|-----------|--------------------|--------------------|-----------------|-------------|-----------|-------------|-----------|-------|--------|------|--|-----------|-------------|-----|-----|
| | Subdivision | Site Plan | Concept Subd. Plat | Prelim Subdivision | Final Site Plan | Subdivision | Site Plan | Subdivision | Site Plan | | | | | 40:55D-70 | (a) and (b) | (c) | (d) |
| | | | | | | | | | | | | | street lines, setback lines, lots, reservations, easements, dedications, ROW's. | ✓ | WAIVER | | |
| 9 | • | • | • | • | • | • | • | • | • | • | • | • | Plans signed and sealed by a N.J. professional engineer and certified by a licensed land surveyor as to existing features and boundaries, folded into eighths with title block revealed. | | COMPLIES | | |
| | | | | | | | | | | | | | | ✓ | N/A | | |
| | | | | | | | | | | | | | | ✓ | WAIVER | | |
| 10 | • | | | | | | | | | | | | Architectural data, including floor plans, elevations for at least four sides of all proposed buildings and depiction of proposed building materials and external finishes. | ✓ | COMPLIES | | |
| | | | | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | | | | WAIVER | | |
| 11 | • | • | • | • | • | • | • | • | • | • | • | • | When approval by another municipality is required, such approval shall be certified on the plat, or evidence shall be submitted that an application has been made for approval. | | COMPLIES | | |
| | | | | | | | | | | | | | | ✓ | N/A | | |
| | | | | | | | | | | | | | | | WAIVER | | |
| 12 | • | • | • | • | • | • | • | • | • | • | • | • | Scale of not less than one inch equals 50 feet on final subdivision plats, and one inch equals 100 feet on minor site plans. Site plans of one acre or less shall utilize a scale not less than one inch equals 20 feet. Drawings shall be one of following standard sheet sizes: 8 1/2"x13"; 11"x17"; 24"x36", 30"x42". | | COMPLIES | | |
| | | | | | | | | | | | | | | ✓ | N/A | | |
| | | | | | | | | | | | | | | | WAIVER | | |
| 13 | • | • | • | • | • | • | • | • | • | • | • | • | Key Map showing the location of the tract with reference to the surrounding properties, existing streets and streams within 1,000 feet of the site. Scale not less than 1"=500'. | ✓ | COMPLIES | | |
| | | | | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | | | | WAIVER | | |
| 14 | • | • | • | • | • | • | • | • | • | • | • | • | Name of subdivision or development, Borough of Chester Morris County. | ✓ | COMPLIES | | |
| | | | | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | | | | WAIVER | | |
| 15 | • | • | • | • | • | • | • | • | • | • | • | • | Name, title, address and telephone number or | ✓ | COMPLIES | | |
| | | | | | | | | | | | | | | | N/A | | |

LAND DEVELOPMENT AND PROCEDURES

| Item Number | Minor | | Concept Subd. Plat | Major | | | Variance 40:55D-70 | | | Mark | Status | Mark | Notes |
|-------------|-------------|-----------|--------------------|--------|-------|-----------|--------------------|-----|-----|------|--------|------|---|
| | Subdivision | Site Plan | | Prelim | Final | Site Plan | (a) and (b) | (c) | (d) | | | | |
| | | | | | | | | | | | | | subdivider or developer. |
| | | | | | | | | | | | | | WAIVER |
| 16 | • | • | • | • | • | • | • | • | • | • | • | • | Title block conform to N.J.S.A. 45:8-36, N.J.A.C. 13:40-1, N.J.A.C. 13:40-2, including name, title, address and license number of the professionals who prepared the plot or plan. |
| | | | | | | | | | | | | | COMPLIES |
| | | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | | ✓ WAIVER |
| 17 | • | • | • | • | • | • | • | • | • | • | • | • | Name, title and address of the owner or owners of record. If owner is a corporation, the list of corporate owners shall be submitted. |
| | | | | | | | | | | | | | ✓ COMPLIES |
| | | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | | WAIVER |
| 18 | • | • | • | • | • | • | • | • | • | • | • | • | North arrow with reference meridian. Scale (written and graphic). |
| | | | | | | | | | | | | | ✓ COMPLIES |
| | | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | | WAIVER |
| 19 | • | • | • | • | • | • | • | • | • | • | • | • | Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet. |
| | | | | | | | | | | | | | ✓ COMPLIES |
| | | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | | WAIVER |
| 20 | • | • | • | • | • | • | • | • | • | • | • | • | Signature blocks containing spaces for signatures of Chairman and Secretary of the Board, and Borough Engineer. |
| | | | | | | | | | | | | | ✓ COMPLIES |
| | | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | | WAIVER |
| 21 | • | • | • | • | • | • | • | • | • | • | • | • | Acreage to the nearest hundredth of an acre; distances in feet to the nearest two decimal places for all property lines, bearings given to the nearest 10 seconds. Radii, arcs, central angles and chord bearings and distances of all curves. |
| | | | | | | | | | | | | | COMPLIES |
| | | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | | ✓ WAIVER |
| 22 | • | • | • | • | • | • | • | • | • | • | • | • | Existing tax map sheet not and existing block and lot not of the lots to be subdivided or developed as they appear on the Borough Tax Map. Distance, measured along ROW lines of abutting streets, to the nearest intersection with other public streets. |
| | | | | | | | | | | | | | COMPLIES |
| | | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | | ✓ WAIVER |

LAND DEVELOPMENT AND PROCEDURES

| Item Number | Minor | | Concept Subd. Plat | Major | | Variance 40:55D-70 | | | Mark | Status | Mark | Notes |
|-------------|-------------|-----------|--------------------|--------------------|-----------------|--------------------|-----------|-------------|------|--------|------|---|
| | Subdivision | Site Plan | | Prelim Subdivision | Final Site Plan | Subdivision | Site Plan | (a) and (b) | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | may be required in accordance with § 163-30. |
| | | | | | | | | | | | | N/A WAIVER |
| 29 | • | • | | • | • | • | • | | | | | Existing contours, based on USGS datum with a contour interval of two feet for slopes less than 10%, and five feet for slopes 10% or more, to be indicated by a dashed line. Where any changes in contours are proposed, finished grades should be shown as solid lines. |
| | | | | | | | | | | | | COMPLIES |
| | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | WAIVER |
| 30 | • | • | | • | • | • | • | • | • | | | Property boundaries, lines of existing streets, lots, reservations, easements and areas dedicated to public use, including grants, restrictions, and rights-of-way, as applicable. |
| | | | | | | | | | | | | COMPLIES |
| | | | | | | | | | | | | N/A |
| | | | | | | | | | | ✓ | | WAIVER |
| 31 | • | • | | | | • | • | | | | | Deed descriptions, including metes and bounds, easements, covenants, restrictions, exceptions and roadway and sight triangle dedications. |
| | | | | | | | | | | | | COMPLIES |
| | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | WAIVER |
| 32 | • | • | | • | • | • | | | | | | Soil types as per the County Soil Conservation District. Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq. |
| | | | | | | | | | | | | COMPLIES |
| | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | WAIVER |
| 33 | • | • | | • | • | • | | | | | | Locations of existing rock outcrops, high points, watercourses, ponds depressions, marshes, wooded areas, single trees not in wooded areas with a diameter of six inches or more as measured three feet above the base of the trunk, and other significant existing features, including previous flood elevations of watercourses, ponds and marsh areas as determined by survey. |
| | | | | | | | | | | | | COMPLIES |
| | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | WAIVER |
| 34 | • | • | • | • | • | • | • | • | • | | | Required front, side and rear setback lines for property and |
| | | | | | | | | | | ✓ | | COMPLIES |
| | | | | | | | | | | | | N/A |

LAND DEVELOPMENT AND PROCEDURES

| Item Number | Minor | | Major | | | | Variance | | | Mark | Status | Mark | Notes | | |
|-------------|-------------|-----------|--------------------|--------------------|-----------|-------------|-----------|-----------|-------------|------|--------|------|--|-----|-----|
| | Subdivision | Site Plan | Concept Subd. Plat | Prelim Subdivision | Site Plan | Subdivision | Site Plan | 40:55D-70 | (a) and (b) | | | | | (c) | (d) |
| | | | | | | | | | | | | | depicting compliance with all state and local codes [See § 163-47A(34)]. | | |
| 41 | • | • | • | • | • | • | | | | • | | | The location of all existing and proposed waterlines, valves and hydrants, and all sewer lines or alternative means of sewerage and sewage disposal and treatment in conformance with the applicable standards of the Borough and for the appropriate utility company. Location of all fire protection systems in accordance with § 163-47A(31). | | |
| | | | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | | | N/A | | |
| 42 | | | | | | | | | | | | | All proposed easements, and public and community areas. All proposed streets and contiguous streets with profiles, indicating grading; and cross sections showing width of roadway, curbs, location and width of sidewalks and location and size of any utility lines conforming to Borough standards and specifications. | | |
| | | | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | | | N/A | | |
| 43 | | | | | | | | | | | | | Location and description of existing and proposed permanent monuments, whether set or to be set. | | |
| | | | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | | | N/A | | |
| 44 | • | | | | | | | | | | | | Lot block and street numbers as approved by the Borough Tax Assessor of the Borough of Chester, including lot and block numbers and owners of the abutting properties. | | |
| | | | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | | | N/A | | |
| 45 | • | • | | | | | | | | | | | All areas disturbed by grading or construction with total amount of disturbance in square feet. Soil Erosion and | | |
| | | | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | | | N/A | | |

CHESTER CODE

| Item Number | Minor | | Major | | | | Variance | | | Model | Status | Mark | Notes | | | | |
|-------------|-------------|-----------|--------------------|--------|-------|-----------|-------------|-----------|-----------|-------|--------|------|--|-------------|----------|-----|--|
| | Subdivision | Site Plan | Concept Subd. Plat | Prelim | Final | Site Plan | Subdivision | Site Plan | 40:55D-70 | | | | | (a) and (b) | (c) | (d) | |
| | | | | | | | | | | | | | Sediment Control plan including location and details in accordance with State and local codes. | | WAIVER | | |
| 46 | | • | | | | | • | | | | | | Existing and proposed off street loading areas and trash and recycling locations. | | COMPLIES | | |
| | | | | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | | | | WAIVER | | |
| 47 | • | • | | | | | • | | | | | | A Letter of Interpretation or Presence or Absence Determination from the NJDEP concerning freshwater wetlands. | | COMPLIES | | |
| | | | | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | | | | WAIVER | | |
| 48 | • | • | | | | | • | | | | | | For each lot not served by public sewer, approval by the Borough Board of Health indicating that the proposed lot(s) can adequately accommodate a septic system in compliance with all state and local regulations. When when a new connection or increased flow to the Borough sanitary system is proposed, an adopted resolution of the Borough Council approving the application. | | COMPLIES | | |
| | | | | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | | | | WAIVER | | |
| 49 | • | | | | | | • | | | | | | The location of the portion of the tract which is to be subdivided in relation to the entire tract and in relation to all properties adjoining the tract. | | COMPLIES | | |
| | | | | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | | | | WAIVER | | |
| 50 | | | | | | | | | | | | | The proposed pattern of any street layouts within the subdivided plat. | | COMPLIES | | |
| | | | | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | | | | WAIVER | | |
| 51 | | | | | | | | | | | | | All streets or roads proposed, mapped or built and streams within 500 feet of the subdivision. | | COMPLIES | | |
| | | | | | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | | | | | WAIVER | | |
| 52 | • | • | | | | | • | | | | | | Financial disclosure in accordance with § 163-61C(12) and business | ✓ | COMPLIES | | |
| | | | | | | | | | | | | | | | N/A | | |

LAND DEVELOPMENT AND PROCEDURES

| Item Number | Minor | | Major | | | | Variance | | | Map | Status | Mark | Notes |
|-------------|-------------|-----------|--------------------|--------|-------|-----------|-------------|-----|-----|-----|----------|------|-------|
| | Subdivision | Site Plan | Concept Subd. Plat | Prelim | Final | 40:55D-70 | (a) and (b) | (c) | (d) | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | WAIVER | | |
| 53 | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | WAIVER | | |
| 54 | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | WAIVER | | |
| 55 | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | WAIVER | | |
| 56 | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | WAIVER | | |
| 57 | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | WAIVER | | |
| 58 | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | WAIVER | | |
| 59 | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | WAIVER | | |
| 60 | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | WAIVER | | |
| 61 | | | | | | | | | | | COMPLIES | | |
| | | | | | | | | | | | N/A | | |
| | | | | | | | | | | | WAIVER | | |

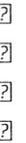
CHESTER CODE

| Item Number | Minor | | Major | | | | Variance | | | Mark | Status | Mark | Notes |
|--|-------------|-----------|--------------------|--------|-------|-----------|-----------|-------------|-----|------|--------|------|---|
| | Subdivision | Site Plan | Concept Subd. Plat | Prelim | Final | Site Plan | 40:55D-70 | (a) and (b) | (c) | | | | |
| 62 | • | • | | • | • | | | | | | | | Submission of Land Disturbance Permit Application and a Soil Moving Permit Application pursuant to Chapter 197. |
| | | | | | | | | | | | | | COMPLIES |
| | | | | | | | | | | | | | N/A |
| | | | | | | | | | | | | | WAIVER |
| NOTE 1: Board may require and ask for additional information. | | | | | | | | | | | | | |
| NOTE 2: Shaded boxes only required for single family residential bulk variances. | | | | | | | | | | | | | |

Michael Lario

From: Lanette Lucksavage <llucksavage@broadwaynational.com>
Sent: Wednesday, April 29, 2020 10:09 AM
To: Lanette Lucksavage
Subject: FW: Sign permit application

Kerry Brown <kbrown@chesterborough.org>
Tue 4/28/2020 2:56 PM



- RICHARD JARA

Mr. Jara

Please be advised that the proposed signage exceeds the number of signs permitted and the square footage allowed.

Therefore, the signage application has been denied.

Should you have any questions, please let me know.

Regards

Kerry Brown
Borough of Chester

50 North Road

Chester, NJ 07930
www.chesterborough.org
908-879-3660 x 2123
kbrown@chesterborough.org

CHESTER BOROUGH
50 NORTH ROAD
CHESTER, NJ 07930

RECEIVED
JUN 02 2020
NEHMAD PER _____

PROPERTY OWNERS 200 FT. LIST

N.J.S.A. 40:55D-12

Requested By: Michael Lario

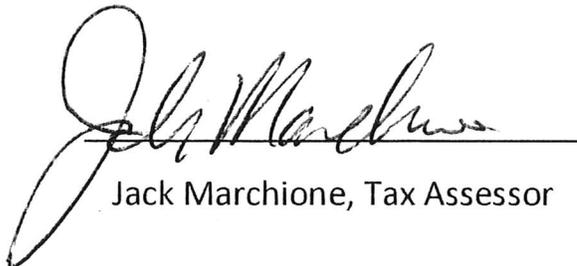
Date: May 23, 2020

Subject Property: Block 128, Lot 4

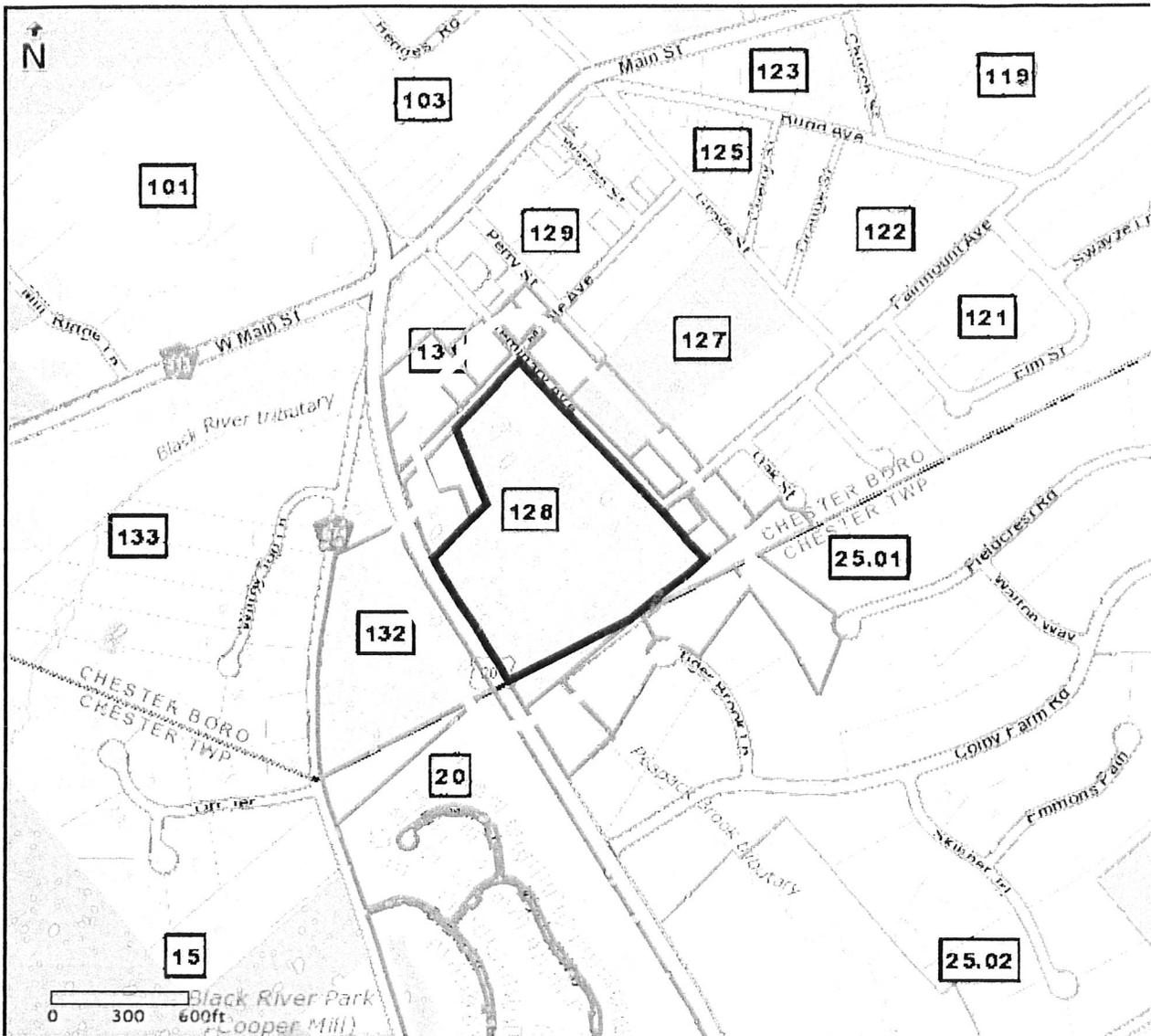
I do hereby certify that the attached property list parcels is complete to the best of my knowledge and belief and has been prepared from the most recent tax rolls.

Please also contact the Township of Chester to provide a list of property owners within 200 ft.

NOTE TO APPLICANT: N.J.S.A.40:55D-12 may require service of notice of hearing on other interested parties in addition to the property owners within 200 feet of the subject property. PLEASE ALSO NOTIFY THE LIST OF UTILITIES PROVIDED.



Jack Marchione, Tax Assessor



Morris County Board of Taxation
 COUNTY OF MORRIS, NEW JERSEY
 P.O. Box 900, Morristown NJ, 07963-0900
 *Maximum of 500 records available on report.

Projection: State Plane (FIPS 2900)
 Datum: NAD83
 Units: Feet



Morris County GIS Services, NJ, USA - © 2011-2016

The maps and data available for access at this website is provided "as-is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for, or the appropriateness for use, rests solely on the user accessing this information. The County of Morris makes no warranties, express or implied, as to the use of the maps and the data available for access at this website. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction, and revision. The maps and associated data at this website do not represent a survey. In no event shall the County of Morris or its officers or employees assume any liability for the accuracy of the data delineated on any map. In no event shall the County of Morris or its officers or employees be liable for any damages arising in any way out of the use of this information.

| TARGETED PROPERTIES: | | | | |
|----------------------|---------|-------------------|------------------------------------|---|
| PAMS_PIN | Acres | Property Location | Owners Name | Mailing Address |
| 1406_128_4 | 21.5620 | 141-205 ROUTE 206 | DPF CHESTER LLC%MARVIN F POER & CO | 3520 PIEDMONT RD NE #410 ATLANTA, GA 30305 |

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

| PAMS_PIN | Acres | Property Location | Owners Name | Mailing Address |
|--------------|---------|------------------------------|--------------------------------------|--|
| 1406_127_11 | 0.5210 | 120 FAIRMOUNT AVE | SICA, GUISEPPE | 120 FAIRMOUNT AVE CHESTER, NJ 07930 |
| 1406_127_12 | 0.5890 | 122 FAIRMOUNT AVE | BOTSKO, PHILLIP & ELEANOR | 122 FAIRMOUNT AVE CHESTER, NJ 07930 |
| 1406_127_13 | 2.1436 | 107 SEMINARY AVE | BOROUGH OF CHESTER | 50 NORTH RD CHESTER, NJ 07930 |
| 1406_127_14 | 1.3300 | 90 MAPLE AVE | BROOKES, JENNIFER E | 90 MAPLE AVE CHESTER, NJ 07930 |
| 1406_128_1 | 0.5200 | 115 ROUTE 206 | ROSLE REALTY LLC | 89 WEST VALLEY BROOK CALIFON, NJ 07830 |
| 1406_128_2 | 1.0950 | 24 MAPLE AVE | DPF CHESTER LLC MARVIN F POER & CO | 3520 PIEDMONT RD NE #410 ATLANTA, GA 30305 |
| 1406_128_3 | 1.0300 | 125 ROUTE 206 | SOMERSET TIRE SERVICE, INC | P.O. BOX 5936 BRIDGEWATER NJ 08807 |
| 1406_128_4 | 21.5620 | 141-205 ROUTE 206 | DPF CHESTER LLC MARVIN F POER & CO | 3520 PIEDMONT RD NE #410 ATLANTA, GA 30305 |
| 1406_128_5 | 0.4100 | 125 FAIRMOUNT AVE | MAGALHAES, DANILO M/DE LIMA, MONIQUE | 125 FAIRMOUNT AVE CHESTER, NJ 07930 |
| 1406_128_6 | 0.4268 | 123 FAIRMOUNT AVE | VERHOEST, LEIGH | 123 FAIRMOUNT AVE CHESTER, NJ 07930 |
| 1406_128_7 | 1.8030 | 6 OAK ST | SCHUURMANS, NIELS/JUSTINE | 6 OAK ST CHESTER, NJ 07930 |
| 1406_128_8 | 0.9000 | 121 FAIRMOUNT AVE | VARZAL, CHRISTOPHER R | 121 FAIRMOUNT AVE CHESTER, NJ 07930 |
| 1406_130_5 | 0.6450 | 49 SEMINARY AVE | ASDAL REALTY LLC | 76 ROUTE 24 CHESTER, NJ 07930 |
| 1406_130_6 | 0.1130 | 45 SEMINARY AVE | SEALS & SEALS LLC | 240 PARKER AVE LONG VALLEY, NJ 07853 |
| 1406_131_4 | 0.9800 | 65 MAPLE AVE | CHESTER 65 LLC | 4 GALLOWAE HOLMDEL, NJ 07733 |
| 1406_131_5 | 0.4610 | 45 MAPLE AVE | 45 MAPLE LLC | 383 RIDGEDALE AVE EAST HANOVER, NJ 07936 |
| 1406_131_6 | 1.2600 | 25 MAPLE AVE | 438700 PNC BANK CHESTER J005 | P.O. BOX 182725 COLUMBUS, OHIO 432182725 |
| 1406_131_7 | 1.6000 | 65 ROUTE 206 | HARRIS & JOHNSON INC/FYLA LLC | 4 GALLOWAE HOLMDEL, NJ 07733 |
| 1406_132_3 | 8.9600 | 160 ROUTE 206 | CPP STREETS OF CHESTER LLC | 68 SOUTHFIELD AVE #115 STAMFORD, CT 06902 |
| 1407_20_2 | 59.2900 | WYCKOFF WAY | HOMEOWNERS ASSOC C/O WILLIAMS | 3 WYCKOFF WAY CHESTER, NJ 07930 |
| 1407_20_4 | 2.5000 | 145 OLD CHESTER GLADSTONE | TOWNSHIP OF CHESTER | 1 PARKER RD CHESTER, NJ 07930 |
| 1407_25.01_1 | 1.0400 | 501 ROUTE 206 | FLEET NAT'L BANK NC1-001-03-81 | 101 N TRYON ST CHARLOTTE, NC 28255 |

-Dup

Contact
Chester
Twp.

Contact
Chester
Twp.
on
these

| PAMS_PIN | Acres | Property Location | Owners Name | Mailing Address |
|---------------|--------|-------------------|------------------------------|--|
| 1407_25.01_15 | 2.5800 | 1 FIELDCREST RD | ABEND, ALISON C | 1 FIELDCREST RD CHESTER, NJ 07930 |
| 1407_25.01_2 | 1.8600 | 515 ROUTE 206 | 515206CHESTERNJ, LLC | 5314 BOCA MARINA CIR N BOCA RATON, FL 33487 |
| 1407_25.01_5 | 2.4890 | 5 TIGER BROOK LN | SCHERRER, FREDERICK/CAROLINE | 5 TIGERBROOK LN CHESTER, NJ 07930 |
| 1407_25.01_6 | 2.1560 | 6 TIGER BROOK LN | FRANGOUDIS, ANDREAS/FLORA | 6 TIGER BROOK LN CHESTER, NJ 07930 |

List of Utility Companies to be notified:

PUBLIC SERVICE ELECTRIC & GAS

Real Estate Services

80 Park Place

Newark, NJ 07101

NJ AMERICAN WATER

PO Box 5627

Cherry Hill, NJ 08034



Chester Township

RECEIVED

MAY 29 2020

NEHMAD PERILLO DAVIS & GOLDSTEIN

CHESTER TOWNSHIP
TAX ASSESSOR DEPARTMENT
1 Parker Road
Chester, NJ 07930
908-879-5100 EXT. 814/820
908-879-0780 (fax)

May 26, 2020

Michael Lario, Jr.
Nehmad Perillo Davis & Goldstein, PC
4030 Ocean Heights Avenue
Egg Harbor Twp., NJ 08234

CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200 FEET OF

BLOCK 128, Lot 4 – 141-205 Route 206, Chester Borough

List includes only those properties assessed in Chester Township

AT&T Inc.
208 South Akard St
Dallas, TX 75202

Highlands Council
100 North Rd
Chester, NJ 07930

Comcast Corporate Headquarters
1 Comcast Center
Philadelphia, PA 19103

Verizon NJ Inc.
NJ Bell Headquarters
540 Broad Street
Newark, NJ 07102

GPU Energy
First Energy Corp.
76 South Main Street
Akron, Ohio 44308

JCP & L Corporate Headquarters
76 South Main Street
Akron, OH 44309-1890

Sprint Corporate Headquarters
6200 Sprint Parkway
Overland Park, Kansas 66251

Chester Township Clerk
1 Parker Road
Chester, NJ 07930

PSE & G
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07101

State of NJ DOT
200 Stierli Court
Roxbury, NJ 07856

Morris County Planning Board
30 Schuyler Place
Morristown, NJ 07960

The above information must be added to the enclosed list.

Sincerely,

Anna Maria McDougal, CTA
Municipal Assessor

OWNER & ADDRESS REPORT

CHESTER TOWNSHIP

05/27/20 Page 1

CERTIFIED 200' LIST FOR BLOCK 128, LOT 4 - 141-205 ROUTE 206, CHESTER BOROUGH
 INCLUDES ONLY THOSE PROPERTIES ASSESSED IN CHESTER TOWNSHIP

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|-------|-----|--|-------------------|------------|
| 20 | 2 | | 1 | HOMEOWNERS ASSOC C/O WILLIAMS 3 WYCKOFF WAY CHESTER, NJ 07930 | WYCKOFF WAY | 3,5 |
| 20 | 2 | C0002 | 2 | SPINIELLO, JUDITH L 1 DICKERSON CT CHESTER, NJ 07930 | 1 DICKERSON CT | |
| 20 | 2 | C0003 | 2 | BIAVA, GOERGE/CHRISTINE 3 DICKERSON CT CHESTER, NJ 07930 | 3 DICKERSON CT | |
| 20 | 2 | C0004 | 2 | MOSCHELLA, ANTHONY E/CHERYL J 5 DICKERSON CT CHESTER, NJ 07930 | 5 DICKERSON CT | |
| 20 | 2 | C0005 | 2 | PALAMARO, LEONARD P/ROSEANNE 7 DICKERSON CT CHESTER, NJ 07930 | 7 DICKERSON CT | |
| 20 | 2 | C0006 | 2 | LYNCH, PATRICK/SUSAN 9 DICKERSON CT CHESTER, NJ 07930 | 9 DICKERSON CT | |
| 20 | 2 | C0007 | 2 | KIRSCHENBAUM, PAULENNE L 11 DICKERSON CT CHESTER, NJ 07930 | 11 DICKERSON CT | |
| 20 | 2 | C0008 | 2 | DANJAUT, CHARLES ROBERT/JOSETTE PO BOX 311 MENDHAM, NJ 07945 | 15 DICKERSON CT | |
| 20 | 2 | C0009 | 2 | O DRISCOLL, ROBERT G/JOAN ALLEN TRUS 4966 GULF OF MEXICO DR LONGBOAT KEY, FL 34228 | 17 DICKERSON CT | |
| 20 | 2 | C0010 | 2 | TINO, DEY 4 WYCKOFF WAY CHESTER, NJ 07930 | 4 WYCKOFF WAY | |
| 20 | 2 | C0011 | 2 | PELEPSHIN, MICHAEL/BARBARA ALLEN 6 DICKERSON CT CHESTER, NJ 07930 | 6 DICKERSON CT | |
| 20 | 2 | C0012 | 2 | FISCH, MARTIN L/ELIZABETH C TRUST 8 DICKERSON CT CHESTER, NJ 07930 | 8 DICKERSON CT | |
| 20 | 2 | C0013 | 2 | OWENS, FRANK J/CONCHITA TRUSTEES 10 DICKERSON CT CHESTER, NJ 07930 | 10 DICKERSON CT | |
| 20 | 2 | C0014 | 2 | HANSBURY, STEPHAN C/SHARON R 12 DICKERSON CT CHESTER, NJ 07930 | 12 DICKERSON CT | |
| 20 | 2 | C0015 | 2 | BUSCIGLIO, RICHARD J/ELIZABETH 14 DICKERSON CT CHESTER, NJ 07930 | 14 DICKERSON CT | |
| 20 | 2 | C0016 | 2 | KELLY, MARGARET A 16 DICKERSON CT CHESTER, NJ 07930 | 16 DICKERSON CT | |
| 20 | 2 | C0017 | 2 | TOOLAN, JOHN T/PAMELA A 18 DICKERSON CT CHESTER, NJ 07930 | 18 DICKERSON CT | |
| 20 | 2 | C0018 | 2 | OFF, ROGER/JOAN 2 DRAKE LN CHESTER, NJ 07930 | 2 DRAKE LN | |
| 20 | 2 | C0019 | 2 | DISCHINGER, RICHARD/CAROL 4 DRAKE LN CHESTER, NJ 07930 | 4 DRAKE LN | |

OWNER & ADDRESS REPORT

CHESTER TOWNSHIP

05/27/20 Page 2

CERTIFIED 200' LIST FOR BLOCK 128, LOT 4 - 141-205 ROUTE 206, CHESTER BOROUGH
 INCLUDES ONLY THOSE PROPERTIES ASSESSED IN CHESTER TOWNSHIP

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|-------|-----|--|-------------------|------------|
| 20 | 2 | C0020 | 2 | LAWALL, DANIEL J/JOSEPHINE M 6 DRAKE LN CHESTER, NJ 07930 | 6 DRAKE LN | |
| 20 | 2 | C0021 | 2 | MAZZA, KATHLEEN 8 DRAKE LN CHESTER, NJ 07930 | 8 DRAKE LN | |
| 20 | 2 | C0022 | 2 | MOORE, DONNICA L 10 DRAKE LN CHESTER, NJ 07930 | 10 DRAKE LN | |
| 20 | 2 | C0023 | 2 | TEN BARGE, WILLIAM/MARGARET 12 DRAKE LN CHESTER, NJ 07930 | 12 DRAKE LN | |
| 20 | 2 | C0024 | 2 | WILLIAMS, NANCY L 14 DRAKE LN CHESTER, NJ 07930 | 14 DRAKE LN | |
| 20 | 2 | C0025 | 2 | FRANCOLINO, KAREN 16 DRAKE LN CHESTER, NJ 07930 | 16 DRAKE LN | |
| 20 | 2 | C0026 | 2 | BRYANT, CHARLES EUGENE/MARIE T 1 DRAKE LN CHESTER, NJ 07930 | 1 DRAKE LN | |
| 20 | 2 | C0027 | 2 | DITCHEY, FRANK/LINNEA 3 DRAKE LN CHESTER, NJ 07930 | 3 DRAKE LN | |
| 20 | 2 | C0028 | 2 | GREEN, ERIC 333 RICEIUTI DR APT 1523 QUINCY, MA 02169 | 5 DRAKE LN | |
| 20 | 2 | C0029 | 2 | NEWCOMB, ALAN W/BARBARA M 7 DRAKE LN CHESTER, NJ 07930 | 7 DRAKE LN | |
| 20 | 2 | C0030 | 2 | LISKA, STEPHEN/ROBERT TRUSTEES 9 DRAKE LN CHESTER, NJ 07930 | 9 DRAKE LN | |
| 20 | 2 | C0031 | 2 | LANKFORD, CHARLOTTE A ETAL TRUSTEES 11 DRAKE LN CHESTER, NJ 07930 | 11 DRAKE LN | |
| 20 | 2 | C0032 | 2 | MAC KENZIE, JEAN 15 DRAKE LN CHESTER, NJ 07930 | 15 DRAKE LN | |
| 20 | 2 | C0033 | 2 | HOWARD, NOEL M/PAMELA B 17 DRAKE LN CHESTER, NJ 07930 | 17 DRAKE LN | |
| 20 | 2 | C0034 | 2 | NAPLES LLC 413 ROSEMEADE LN NAPLES, FL 34105 | 19 DRAKE LN | |
| 20 | 2 | C0035 | 2 | POMPEO, NANCY G/FERREIRA, NELSON ETAL 35 WYCKOFF WAY CHESTER, NJ 07930 | 35 WYCKOFF WAY | |
| 20 | 2 | C0036 | 2 | MC BRINN, SYLVIA 33 WYCKOFF WAY CHESTER, NJ 07930 | 33 WYCKOFF WAY | |
| 20 | 2 | C0037 | 2 | DALY, JAMES J/MARY T 31 WYCKOFF WAY CHESTER, NJ 07930 | 31 WYCKOFF WAY | |
| 20 | 2 | C0038 | 2 | ADELHELM, ELIZABETH A 29 WYCKOFF WAY CHESTER, NJ 07930 | 29 WYCKOFF WAY | |

OWNER & ADDRESS REPORT

CHESTER TOWNSHIP

05/27/20 Page 3

CERTIFIED 200' LIST FOR BLOCK 128, LOT 4 - 141-205 ROUTE 206, CHESTER BOROUGH
INCLUDES ONLY THOSE PROPERTIES ASSESSED IN CHESTER TOWNSHIP

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|-------|-----|--|-------------------|------------|
| 20 | 2 | C0039 | 2 | KEANE, PATRICIA A 27 WYCKOFF WAY CHESTER, NJ 07930 | 27 WYCKOFF WAY | |
| 20 | 2 | C0040 | 2 | HARTMAN, DANIEL/COLLEEN 25 WYCKOFF WAY CHESTER, NJ 07930 | 25 WYCKOFF WAY | |
| 20 | 2 | C0041 | 2 | KENT, VALERIE 23 WYCKOFF WAY CHESTER, NJ 07930 | 23 WYCKOFF WAY | |
| 20 | 2 | C0042 | 2 | BURKE, FRANCIS J/MARIE H 21 WYCKOFF WAY CHESTER, NJ 07930 | 21 WYCKOFF WAY | |
| 20 | 2 | C0043 | 2 | STEWART, BARBARA 19 WYCKOFF WAY CHESTER, NJ 07930 | 19 WYCKOFF WAY | |
| 20 | 2 | C0044 | 2 | METZELAAR, LOU ANN C 17 WYCKOFF WAY CHESTER, NJ 07930 | 17 WYCKOFF WAY | |
| 20 | 2 | C0045 | 2 | PERKINS, PATRICIA CABLE 15 WYCKOFF WAY CHESTER, NJ 07930 | 15 WYCKOFF WAY | |
| 20 | 2 | C0046 | 2 | GLENIEWICZ, MARK E/COLALUCA, A TRUST 11 WYCKOFF WAY, UNIT B1 CHESTER, NJ 07930 | 11 WYCKOFF WAY | |
| 20 | 2 | C0047 | 2 | MORLEY, THOMAS F/ROBIN C 9 WYCKOFF WAY CHESTER, NJ 07930 | 9 WYCKOFF WAY | |
| 20 | 2 | C0048 | 2 | HATCH, MARTHA L 7 WYCKOFF WAY CHESTER, NJ 07930 | 7 WYCKOFF WAY | |
| 20 | 2 | C0049 | 2 | SCHMID, KARL H/KATHRYN L 5 WYCKOFF WAY CHESTER, NJ 07930 | 5 WYCKOFF WAY | |
| 20 | 2 | C0050 | 2 | WILLIAMS, DANIEL V/PHYLLIS R 3 WYCKOFF WAY CHESTER, NJ 07930 | 3 WYCKOFF WAY | |
| 20 | 2 | C0051 | 2 | WHALEN, JAMES T/ROSEMARY 1 WYCKOFF WAY CHESTER, NJ 07930 | 1 WYCKOFF WAY | |
| 20 | 2 | C0052 | 2 | HAMRAH, JOSEPH J/COLLEEN R 44 WYCKOFF WAY CHESTER, NJ 07930 | 44 WYCKOFF WAY | |
| 20 | 2 | C0053 | 2 | CAPPELLO, VITO J/MARGIT E 42 WYCKOFF WAY CHESTER, NJ 07930 | 42 WYCKOFF WAY | |
| 20 | 2 | C0054 | 2 | MULCAHY, MARY JANE 40 WYCKOFF WAY CHESTER, NJ 07930 | 40 WYCKOFF WAY | |
| 20 | 2 | C0055 | 2 | BURKE, PATRICIA/DEVINE, JOSEPH 38 WYCKOFF WAY CHESTER, NJ 07930 | 38 WYCKOFF WAY | |
| 20 | 2 | C0056 | 2 | ZYSMAN, GEORGE/PEGGY 1 BROWN CT CHESTER, NJ 07930 | 1 BROWN CT | |
| 20 | 2 | C0057 | 2 | KOBEL, JAMES P/DEBBY L 3 BROWN CT CHESTER, NJ 07930 | 3 BROWN CT | |

OWNER & ADDRESS REPORT

CHESTER TOWNSHIP

05/27/20 Page 4

CERTIFIED 200' LIST FOR BLOCK 128, LOT 4 - 141-205 ROUTE 206, CHESTER BOROUGH
 INCLUDES ONLY THOSE PROPERTIES ASSESSED IN CHESTER TOWNSHIP

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|-------|-----|---|-------------------|------------|
| 20 | 2 | C0058 | 2 | KLINE, GEORGE L JR MD 5 BROWN CT CHESTER, NJ 07930 | 5 BROWN CT | |
| 20 | 2 | C0059 | 2 | FANTINI, ANTHONY/DELORES J 7 BROWN CT CHESTER, NJ 07930 | 7 BROWN CT | |
| 20 | 2 | C0060 | 2 | MURPHY, MARTIN B/LESLIE 9 BROWN CT CHESTER, NJ 07930 | 9 BROWN CT | |
| 20 | 2 | C0061 | 2 | MINTZ, MARSHALL L/ELIZABETH A 11 BROWN CT CHESTER, NJ 07930 | 11 BROWN CT | |
| 20 | 2 | C0062 | 2 | FREI, HEIDI 15 BROWN CT CHESTER, NJ 07930 | 15 BROWN CT | |
| 20 | 2 | C0063 | 2 | DUFFY, ROBERT S SR/LUCILLE T 17 BROWN CT CHESTER, NJ 07930 | 17 BROWN CT | |
| 20 | 2 | C0064 | 2 | MOLITOR, JEROME A 19 BROWN CT CHESTER, NJ 07930 | 19 BROWN CT | |
| 20 | 2 | C0065 | 2 | COLASURDO, GERALD/DEBRA 21 BROWN CT CHESTER, NJ 07930 | 21 BROWN CT | |
| 20 | 2 | C0066 | 2 | TOLENTO, JOHN/LORI 32 BROWN CT, UNIT A1 CHESTER, NJ 07930 | 32 BROWN CT | |
| 20 | 2 | C0067 | 2 | MILLER, DIANE S T 30 BROWN CT CHESTER, NJ 07930 | 30 BROWN CT | |
| 20 | 2 | C0068 | 2 | JACOBSON, HOWARD M/SHERYL 28 BROWN CT CHESTER, NJ 07930 | 28 BROWN CT | |
| 20 | 2 | C0069 | 2 | SHEFSKY, CAROLYN K/CHARLES B 26 BROWN CT CHESTER, NJ 07930 | 26 BROWN CT | |
| 20 | 2 | C0070 | 2 | NAPLES (2012) LLC,% MAURIELLO, MARY 413 ROSEMEADE LN NAPLES, FL 34105 | 24 BROWN CT | |
| 20 | 2 | C0071 | 2 | MCPHERSON, KEITH / CATHERINE 22 BROWN CT CHESTER, NJ 07930 | 22 BROWN CT | |
| 20 | 2 | C0072 | 2 | MILLER, GERALD S/CLAIRE S 20 BROWN CT CHESTER, NJ 07930 | 20 BROWN CT | |
| 20 | 2 | C0073 | 2 | BITLISLI, HANNA/VERCIN 18 BROWN CT CHESTER, NJ 07930 | 18 BROWN CT | |
| 20 | 2 | C0074 | 2 | YANKOVICH, DONALD/BARBARA 16 BROWN CT CHESTER, NJ 07930 | 16 BROWN CT | |
| 20 | 2 | C0075 | 2 | NEWHOUSE, JOHN M/KAREN L 14 BROWN CT CHESTER, NJ 07930 | 14 BROWN CT | |
| 20 | 2 | C0076 | 2 | FARKAS, GLORIA REVOCABLE TR 7456 BYRONS WAY NAPLES, FL 34113 | 12 BROWN CT | |

OWNER & ADDRESS REPORT

CHESTER TOWNSHIP

05/27/20 Page 5

CERTIFIED 200' LIST FOR BLOCK 128, LOT 4 - 141-205 ROUTE 206, CHESTER BOROUGH
 INCLUDES ONLY THOSE PROPERTIES ASSESSED IN CHESTER TOWNSHIP

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|-------|-----|--|-------------------|------------|
| 20 | 2 | C0077 | 2 | MAIWALDT, HERBERT P/VIRGINIA J 10 BROWN CT CHESTER, NJ 07930 | 10 BROWN CT | |
| 20 | 2 | C0078 | 2 | WIEHE, IRWIN A/IRENE 8 BROWN CT CHESTER, NJ 07930 | 8 BROWN CT | |
| 20 | 2 | C0079 | 2 | SCHNEIDER, GEORGE L/LOIS M 6 BROWN CT CHESTER, NJ 07930 | 6 BROWN CT | |
| 20 | 2 | C0080 | 2 | DOROTHY KOBIN LIVING TRUST 9950 S OCEAN DR, APT 603 JENSEN BEACH, FL 34957 | 4 BROWN CT | |
| 20 | 2 | C0081 | 2 | DIFORIO, JAMES P TRUS/LINDA LUCY TR 2 BROWN CT CHESTER, NJ 07930 | 2 BROWN CT | |
| 20 | 2 | C0082 | 2 | BORRELLI, ANTHONY J/BARBARA 36 WYCKOFF WAY CHESTER, NJ 07930 | 36 WYCKOFF WAY | |
| 20 | 2 | C0083 | 2 | CLIFFORD, ROBERT L/ RUTH A 34 WYCKOFF WAY CHESTER TOWNSHIP, NJ 07930 | 34 WYCKOFF WAY | |
| 20 | 2 | C0084 | 2 | HAUG, JOHN R/PENNY G 32 WYCKOFF WAY CHESTER, NJ 07930 | 32 WYCKOFF WAY | |
| 20 | 2 | C0085 | 15F | SALAMY, GEORGE F 30 WYCKOFF WAY CHESTER, NJ 07930 | 30 WYCKOFF WAY | |
| 20 | 2 | C0086 | 2 | RANGSIYAKUL, ANUSON/SUBHA 28 WYCKOFF WAY CHESTER, NJ 07930 | 28 WYCKOFF WAY | |
| 20 | 2 | C0087 | 2 | GARCIA, HECTOR/BETSEY 26 WYCKOFF WAY CHESTER, NJ 07930 | 26 WYCKOFF WAY | |
| 20 | 2 | C0088 | 2 | GOLDSTEIN, BRUCE/MARJORIE 24 WYCKOFF WAY CHESTER, NJ 07930 | 24 WYCKOFF WAY | |
| 20 | 2 | C0089 | 2 | MCCANN, JOAN M 22 WYCKOFF WAY CHESTER, NJ 07930 | 22 WYCKOFF WAY | |
| 20 | 2 | C0090 | 2 | RESNICK, RICHARD C/LISA 20 WYCKOFF WAY CHESTER, NJ 07930 | 20 WYCKOFF WAY | |
| 20 | 2 | C0091 | 2 | SHUFFLER, DAVID J/KAREN N 18 WYCKOFF WAY CHESTER, NJ 07930 | 18 WYCKOFF WAY | |
| 20 | 2 | C0092 | 2 | ELLIS, HARVEY/MARION 16 WYCKOFF WAY CHESTER, NJ 07930 | 16 WYCKOFF WAY | |
| 20 | 2 | C0093 | 2 | FEDERAL NATIONAL MORTGAGE ASSN 14221 DALLAS PKWY #1000 DALLAS, TX 75265 | 14 WYCKOFF WAY | |
| 20 | 2 | C0094 | 2 | SCHLESINGER, STEVEN M/DIANA M 12 WYCKOFF WAY CHESTER, NJ 07930 | 12 WYCKOFF WAY | |
| 20 | 2 | C0095 | 2 | ALBRECHT, CAROL H 10 WYCKOFF WAY CHESTER, NJ 07930 | 10 WYCKOFF WAY | |

OWNER & ADDRESS REPORT

CHESTER TOWNSHIP

05/27/20 Page 6

CERTIFIED 200' LIST FOR BLOCK 128, LOT 4 - 141-205 ROUTE 206, CHESTER BOROUGH
 INCLUDES ONLY THOSE PROPERTIES ASSESSED IN CHESTER TOWNSHIP

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|-------|-----|--|-------------------|------------|
| 20 | 2 | C0096 | 2 | ACQUAVIVA, VINCENT/CAROL 8 WYCKOFF WAY CHESTER, NJ 07930 | 8 WYCKOFF WAY | |
| 20 | 2 | C0097 | 2 | DAALEMAN, HENRY J/ELIZABETH A 1 YOUNG CT CHESTER, NJ 07930 | 1 YOUNG CT | |
| 20 | 2 | C0098 | 2 | SWARTS, HOPE 3 YOUNG CT CHESTER, NJ 07930 | 3 YOUNG CT | |
| 20 | 2 | C0099 | 2 | LANZA, RAYMOND V/MARIE R 5 YOUNG CT CHESTER, NJ 07930 | 5 YOUNG CT | |
| 20 | 2 | C0100 | 2 | DUBOVY, CARL/JULIE 7 YOUNG CT CHESTER, NJ 07930 | 7 YOUNG CT | |
| 20 | 2 | C0101 | 2 | DESIDERIO, PATRICIA 9 YOUNG CT CHESTER, NJ 07930 | 9 YOUNG CT | |
| 20 | 2 | C0102 | 2 | HELLER, STEPHEN 11 YOUNG CT CHESTER, NJ 07930 | 11 YOUNG CT | |
| 20 | 2 | C0103 | 2 | KNIGHT ALBERT/LULU GAIL 15 YOUNG CT CHESTER, NJ 07930 | 15 YOUNG CT | |
| 20 | 2 | C0104 | 2 | CARFARO, CLEMENT L/ANNETTE 17 YOUNG CT CHESTER, NJ 07930 | 17 YOUNG CT | |
| 20 | 2 | C0105 | 2 | WILLS, WALTER R/BIRGIT 19 YOUNG CT CHESTER, NJ 07930 | 19 YOUNG CT | |
| 20 | 2 | C0106 | 2 | 100458E LLC 21 YOUNG CT CHESTER, NJ 07930 | 21 YOUNG CT | |
| 20 | 2 | C0107 | 2 | KARASEK, FREDERICK G/MARYANN E 23 YOUNG CT, B1 CHESTER, NJ 07930 | 23 YOUNG CT | |
| 20 | 2 | C0108 | 2 | ARDIS, ROBERT B TRUS 25 YOUNG CT CHESTER, NJ 07930 | 25 YOUNG CT | |
| 20 | 2 | C0109 | 2 | OMANSKY, MICHAEL/DEBORAH 27 YOUNG CT, UNIT B1 CHESTER, NJ 07930 | 27 YOUNG CT | |
| 20 | 2 | C0110 | 2 | MAUS QUALIFIED TRUST 28 YOUNG CT CHESTER, NJ 07930 | 28 YOUNG CT | |
| 20 | 2 | C0111 | 2 | MAHONEY, JOSEPH/GAIL 26 YOUNG CT CHESTER, NJ 07930 | 26 YOUNG CT | |
| 20 | 2 | C0112 | 2 | WOOD, CHRISTOPHER R/JUDITH C 24 YOUNG CT CHESTER, NJ 07930 | 24 YOUNG CT | |
| 20 | 2 | C0113 | 2 | TOTH, IBOLYA/ATTILA JOINT TENANTS 22 YOUNG CT, #B1 CHESTER, NJ 07930 | 22 YOUNG CT | |
| 20 | 2 | C0114 | 2 | BEEDE, JB/MB UNDIV INT 20 YOUNG CT CHESTER, NJ 07930 | 20 YOUNG CT | |

OWNER & ADDRESS REPORT

CHESTER TOWNSHIP

05/27/20 Page 7

CERTIFIED 200' LIST FOR BLOCK 128, LOT 4 - 141-205 ROUTE 206, CHESTER BOROUGH
INCLUDES ONLY THOSE PROPERTIES ASSESSED IN CHESTER TOWNSHIP

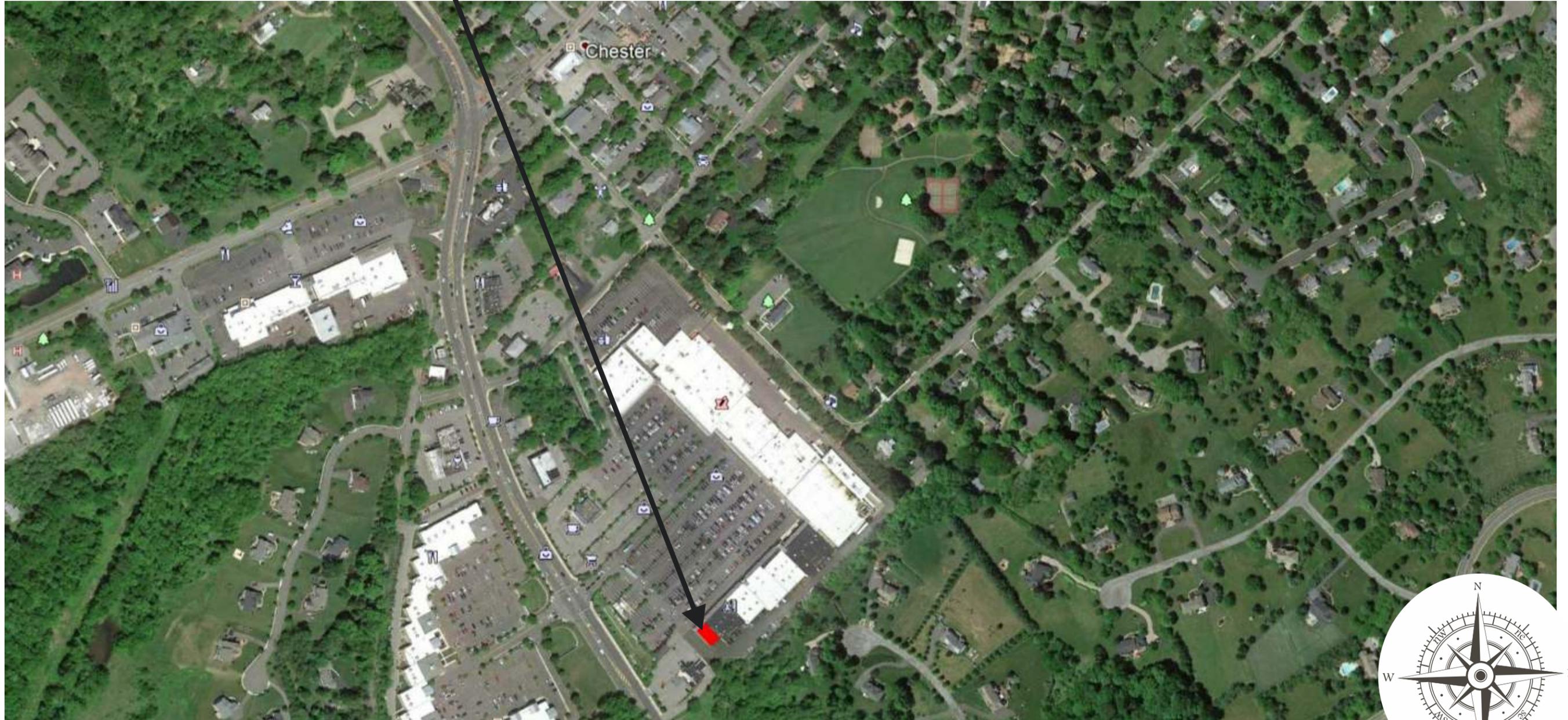
| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|-------|-----|---|---------------------------------|------------|
| 20 | 2 | C0115 | 2 | ROMA, GEORGE E/SANDRA R 18 YOUNG CT CHESTER, NJ 07930 | 18 YOUNG CT | |
| 20 | 2 | C0116 | 2 | SPERA, PETER E/GLORIA M 16 YOUNG CT CHESTER, NJ 07930 | 16 YOUNG CT | |
| 20 | 2 | C0117 | 2 | SALICETI, ARTHUR/LOUISE 14 YOUNG CT CHESTER, NJ 07930 | 14 YOUNG CT | |
| 20 | 2 | C0118 | 2 | PORTO, MARK/JOANN 12 YOUNG CT CHESTER, NJ 07930 | 12 YOUNG CT | |
| 20 | 2 | C0119 | 2 | KANE, JAMES M/GENEVIEVE C 10 YOUNG CT CHESTER, NJ 07930 | 10 YOUNG CT | |
| 20 | 2 | C0120 | 2 | HODKINSON, JOAN 8 YOUNG CT CHESTER, NJ 07930 | 8 YOUNG CT | |
| 20 | 2 | C0121 | 2 | MELILLO, JOEL/LYNNE 6 WYCKOFF WAY CHESTER, NJ 07930 | 6 WYCKOFF WAY | |
| 20 | 2 | C0122 | 4B | NJ AMERICAN WATER CO INC PO BOX 2738-ATTN TAX DEPT CAMDEN, NJ 08101 | 215 OLD CHESTER GLADSTONE | |
| 20 | 2 | C0123 | 4B | NJ AMERICAN WATER CO INC PO BOX 2738-ATTN TAX DEPT CAMDEN, NJ 08101 | 100 BROWN CT - Dup | |
| 20 | 4 | | 15C | TOWNSHIP OF CHESTER 1 PARKER RD CHESTER, NJ 07930 | 145 OLD CHESTER GLADSTONE - Dup | |
| 25.01 | 1 | | 4A | FLEET NAT'L BANK NC1-001-03-81 101 N TRYON ST CHARLOTTE, NC 28255 | 501 ROUTE 206 | |
| 25.01 | 2 | | 1 | 515206CHESTERNJ, LLC 5314 BOCA MARINA CIR N BOCA RATON, FL 33487 | 515 ROUTE 206 | |
| 25.01 | 5 | | 2 | SCHERRER, FREDERICK/CAROLINE 5 TIGERBROOK LN CHESTER, NJ 07930 | 5 TIGER BROOK LN | |
| 25.01 | 6 | | 2 | FRANGOUDIS, ANDREAS/FLORA 6 TIGER BROOK LN CHESTER, NJ 07930 | 6 TIGER BROOK LN | |
| 25.01 | 15 | | 2 | ABEND, ALISON C 1 FIELDCREST RD CHESTER, NJ 07930 | 1 FIELDCREST RD | |

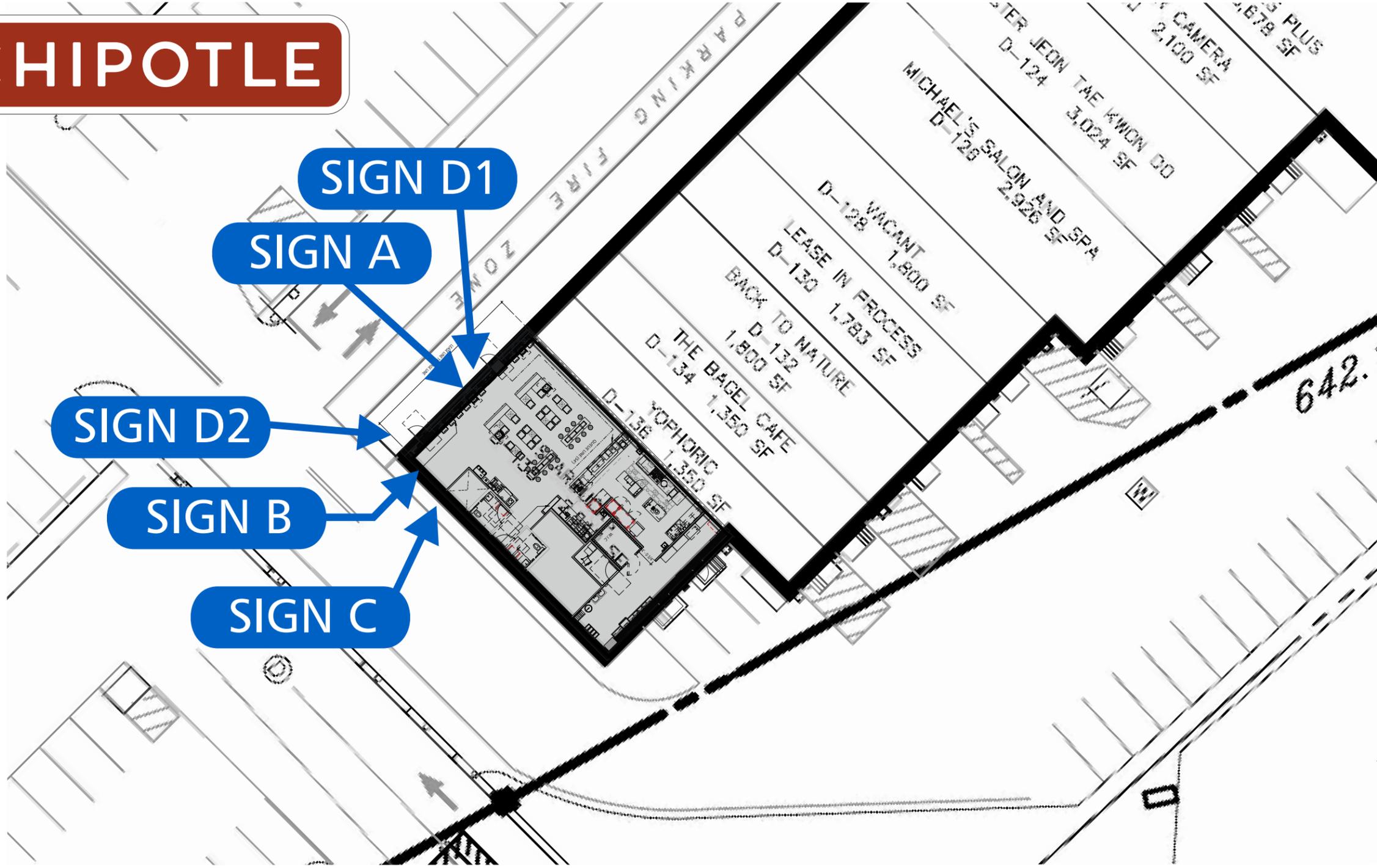


CHIPOTLE STORE# 3594
537 US HWY 206 CHESTER NJ 07930

Job Number: 24027

 **broadwaynational**





FRONT ELEVATION

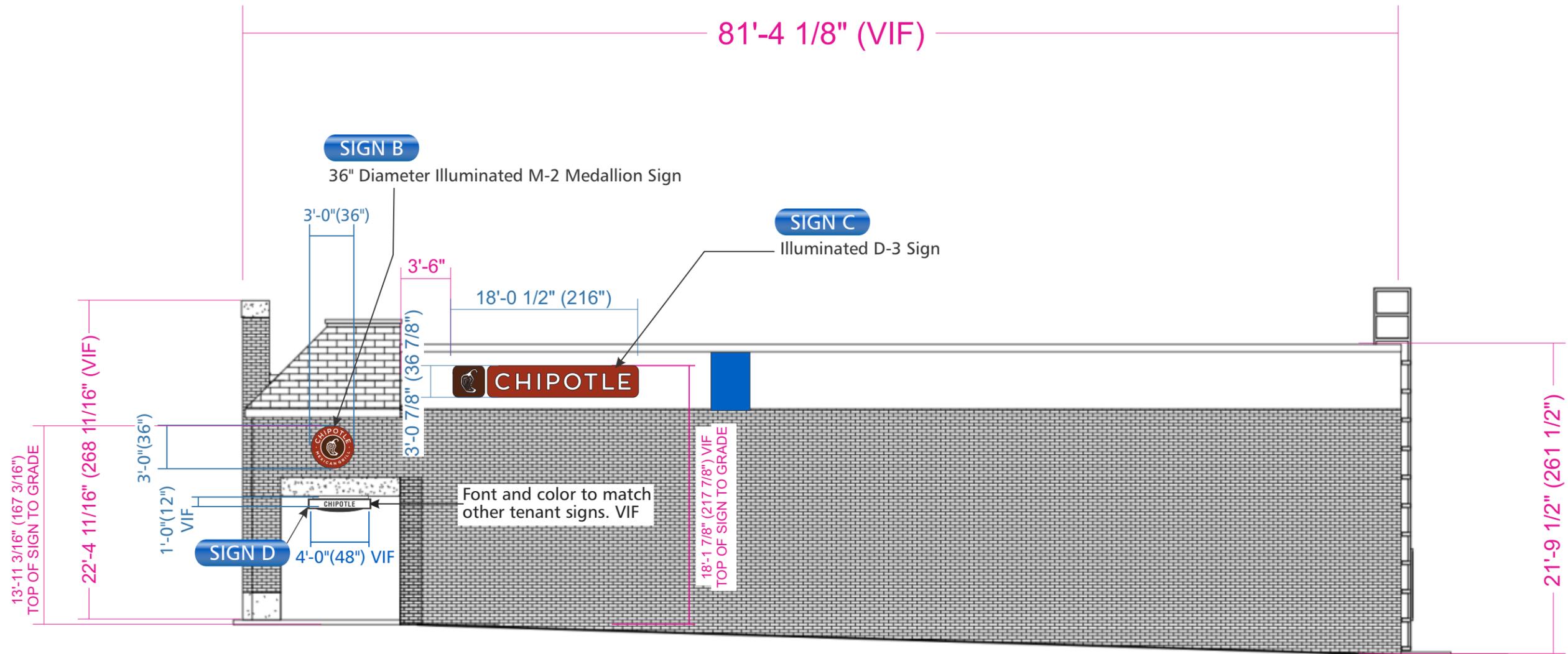
Scale: 1/8"=1'



FRONT ELEVATION (NORTH-WEST)

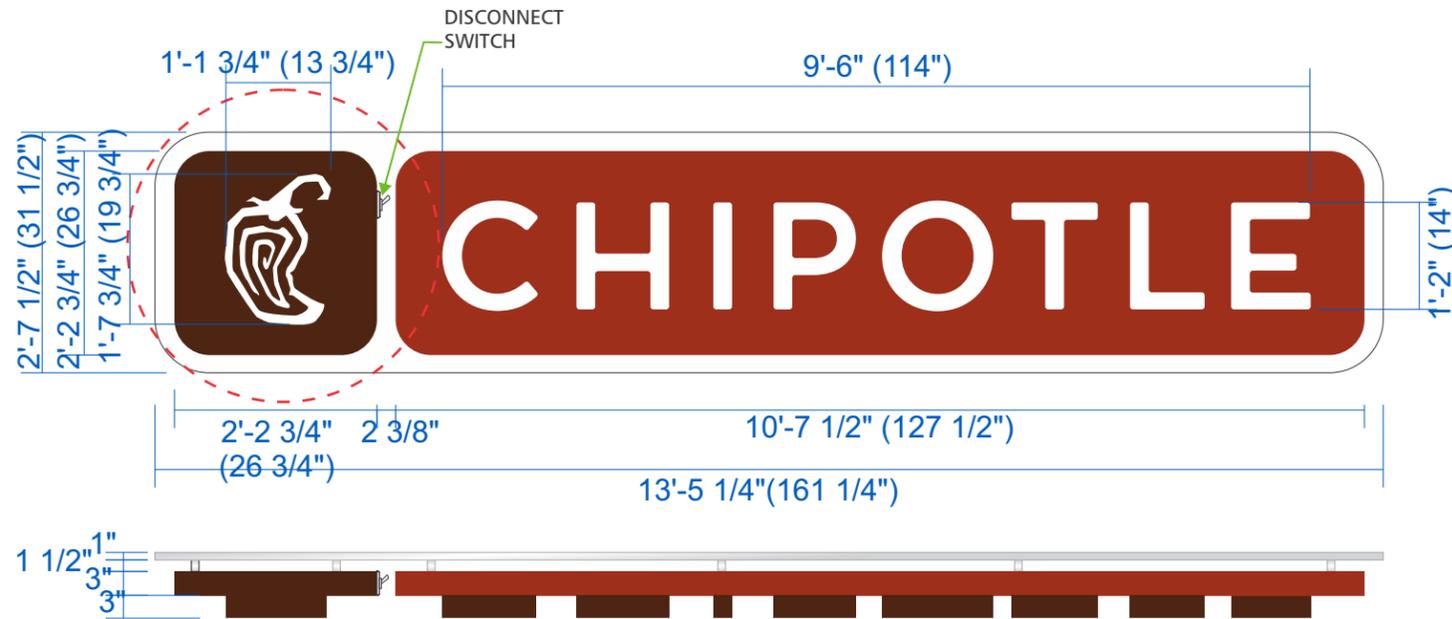
SIDE ELEVATION

Scale: 1/8"=1'

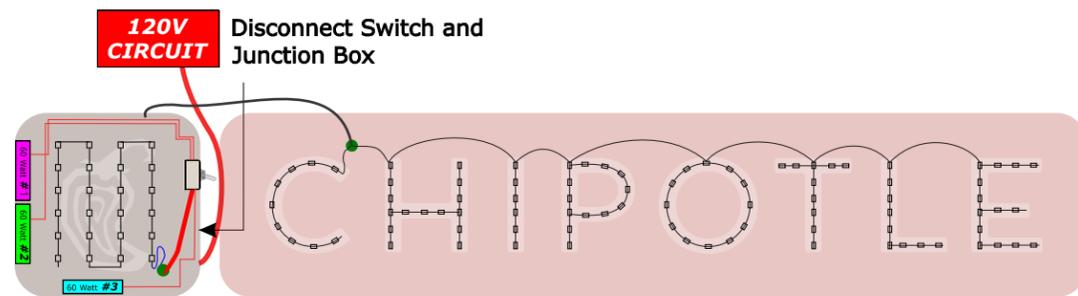


SIDE ELEVATION (SOUTH-WEST)

QTY (1) (AW-3 SIGN) HALO LIT WALL SIGN **35.27 Sq. Ft.**
SIGN A Scale: 1/2" = 1'-0"



WIRING DIAGRAM

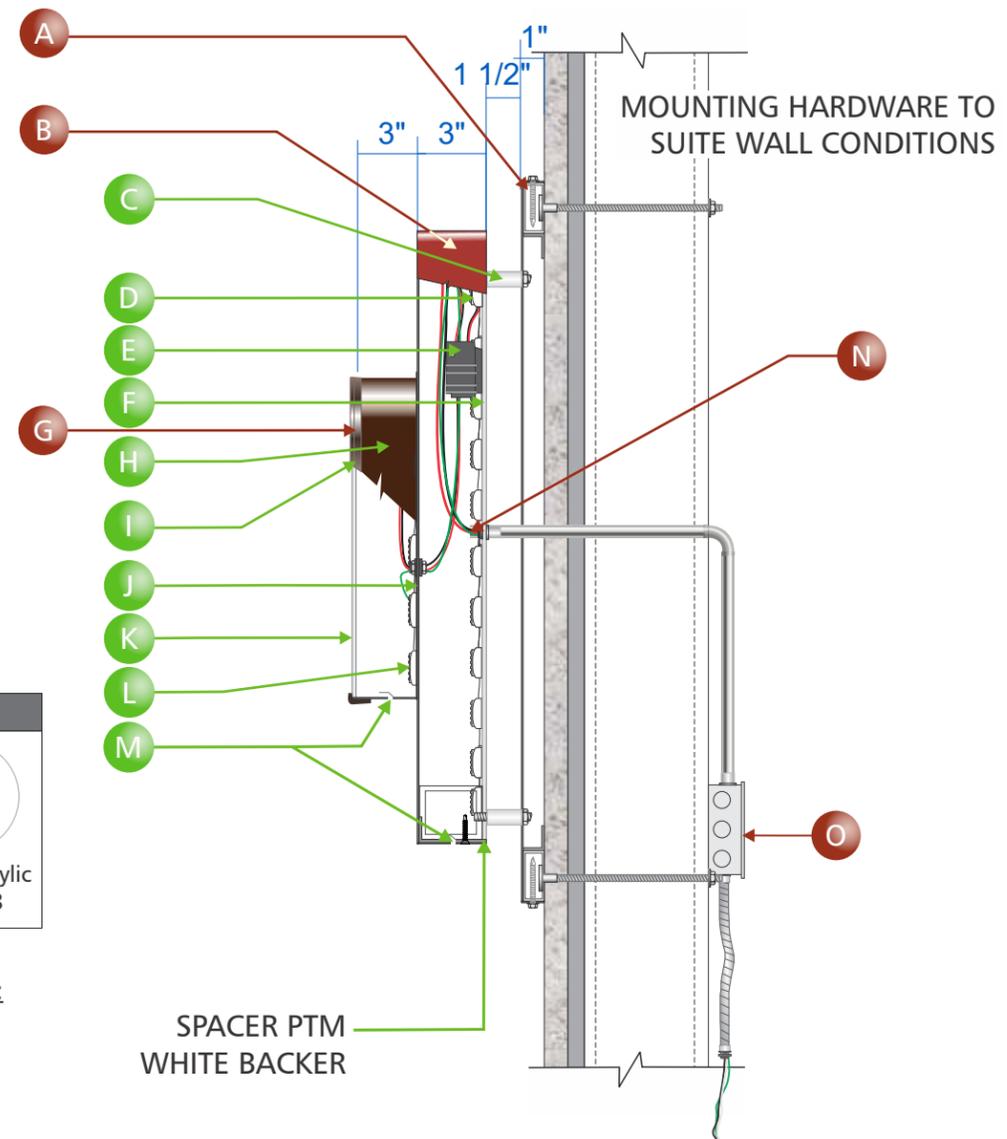


ILLUMINATED RENDERING

- A** **BACKER PANEL:** 1"x 2"x1/8" aluminum rectangular tube attached to .125 aluminum face .125 aluminum returns attached to mounting bracket w/ 3/8" hex head screw PTM White
- B** **3" DEEP "HALO" RACEWAY CABINET (PEPPER AND CHIPOTLE):** 1"x1"x1/8" aluminum tube .125 removable aluminum face and .063 aluminum returns PTM: PMS 484C Roasted Red for (Chipotle) Cabinet PMS 4625C Adobo Brown for (Pepper) Logo Cabinet
- C** 5/16" fasteners to mount cabinet on backer panel 1 1/2" x 1/2" non-corrosive stand-offs PTM White
- D** GE Tetra Mini Max White LEDs
- E** LED Power Supply

- G** **CHANNEL LETTER "CHIPOTLE" AND PEPPER LOGO :** 3" deep face lit channel letters and Pepper logo
- H** .040 Aluminum Returns PTM PMS #4625C Adobo Brown
- I** Trim cap Adobo Brown
- J** .040 Aluminum backs (white inside)
- K** "Chipotle" Letters/Logo :3/16" White acrylic face Pepper: Digitally printed vinyl to match Adobo Brown applied 1st surface for pepper detail
- L** GE Tetra Mini Max White LEDs
- M** 1/4" Diameter drain hole with light baffle where necessary (for exterior signs only)
- N** Electrical feed from main power supply
- O** 120V J Box by others prior to installation

SIDE DETAIL
SCALE: NOT TO SCALE



NOTES:
ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED APPROVED UL LABELS ATTACHED IF REQUIRED.

NOTES:
ELECTRICAL WIRING FROM SIGN WILL NEED TO BE WIRED INTO THE PRIMARY ELECTRICAL SOURCE MUST BE A DEDICATED CIRCUIT AND BONDED AS PER CODE.

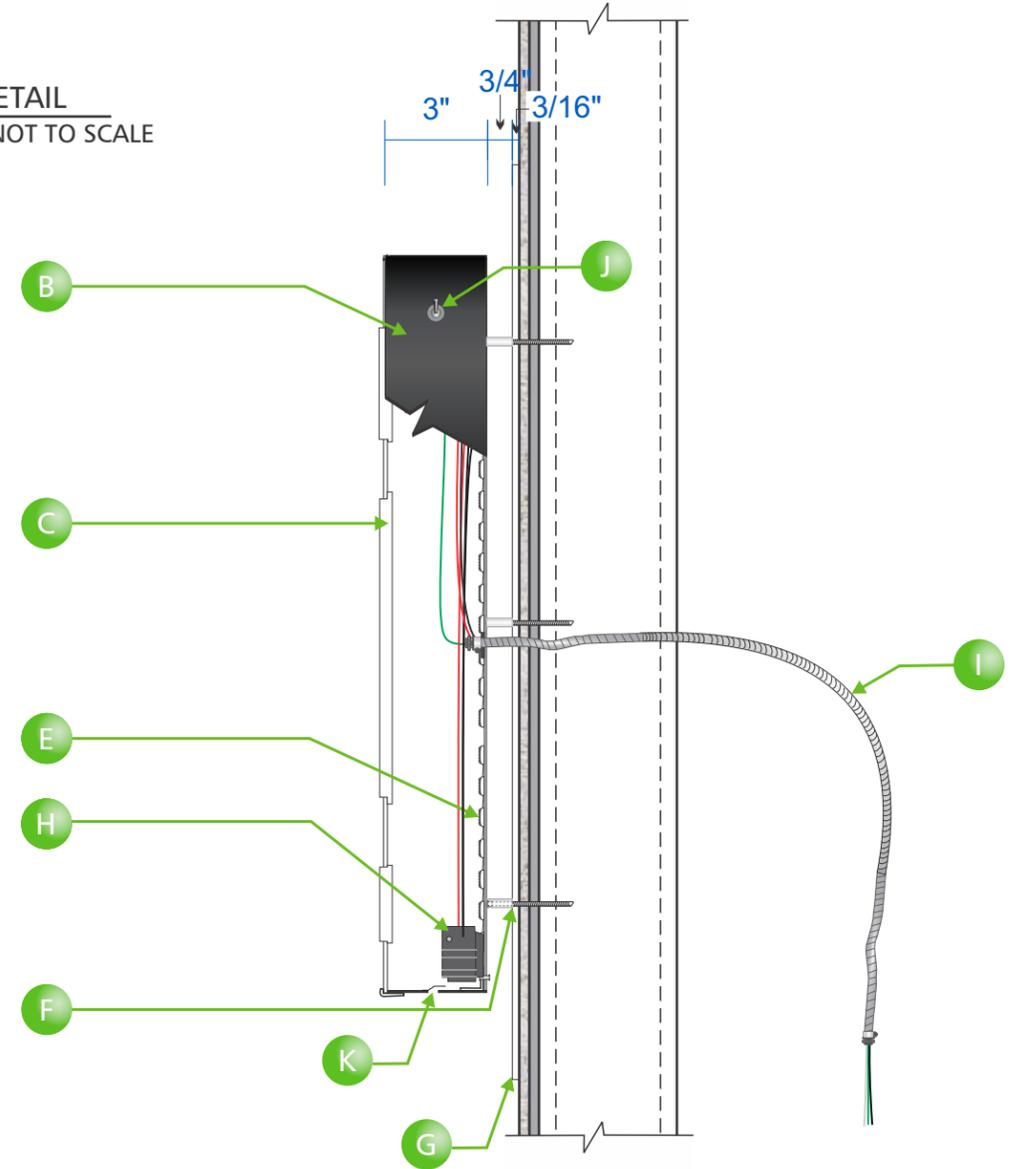
QTY (1)
SIGN B

(M-2 SIGN) 3' HALO LIT CHIPOTLE WALL MOUNTED MEDALLION
Scale: 1 1/2" = 1'-0"

7.06 Sq. Ft.



SIDE DETAIL
SCALE: NOT TO SCALE



NOTES:
ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED APPROVED UL LABELS ATTACHED IF REQUIRED.

NOTES:
ELECTRICAL WIRING FROM SIGN WILL NEED TO BE WIRED INTO THE PRIMARY ELECTRICAL SOURCE MUST BE A DEDICATED CIRCUIT AND BONDED AS PER CODE.

Color Key

| | | |
|--------------------------|-------------------------|-------------------|
| | | |
| PMS#4625C Adobo Brown | PMS#484C Roasted Red | Matthews Black |

- A** (.080", 1"x 7 3/8") routed aluminum retaining/trim ring Return PTM Matthews Black (Satin)/Face Roasted Red
- B** .063" x 3" aluminum return PTM Matthews Black (Satin)
- C** Inner face panel 3/4" routed clear acrylic push thru letters/pepper with translucent white vinyl first surface and white diffuser second surface
- D** Pepper background PTM Adobo Brown
- E** White Agilite thin Rayz LED or equivalent
- F** 3/8" fasteners to mount cabinet on wall. 3/4" Stand-offs PTM black (mounting may vary due to site conditions)
- G** 3/16" Clear polycarbonate backs rivet to frame (3/8" Riv-Nuts to accept 3/8" fasteners)
- H** LED Power supply
- I** 120V Primary power by others prior to installation
- J** Low profile Disconnect Switch
- K** 1/4" Diameter drain hole with light baffle (for exterior signs only)

b **broadwaynational**
100 Davids Dr. Hauppauge, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 24027_3.30.20_02.01_IB

DETAIL
CHIPOTLE

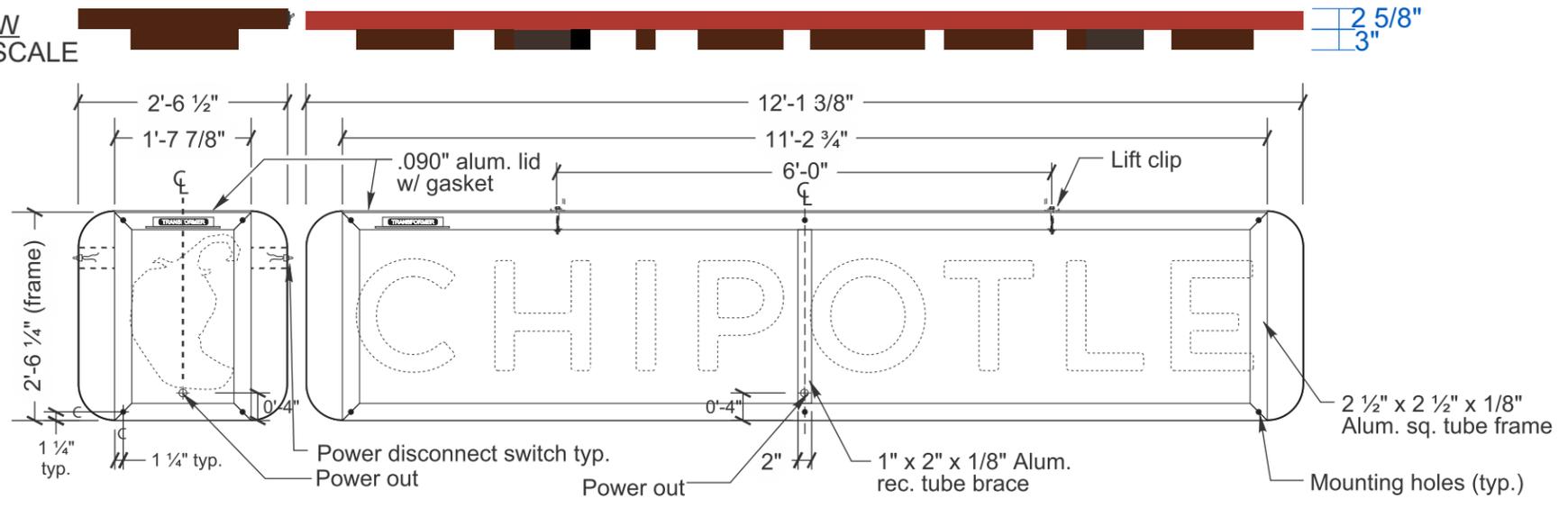
Approved Rejected
 Approved with Corrections Revise and Resubmit
Signature: _____ Date: _____

CHIPOTLE STORE# 3594
4537 US HWY 206
CHESTER NJ 07930

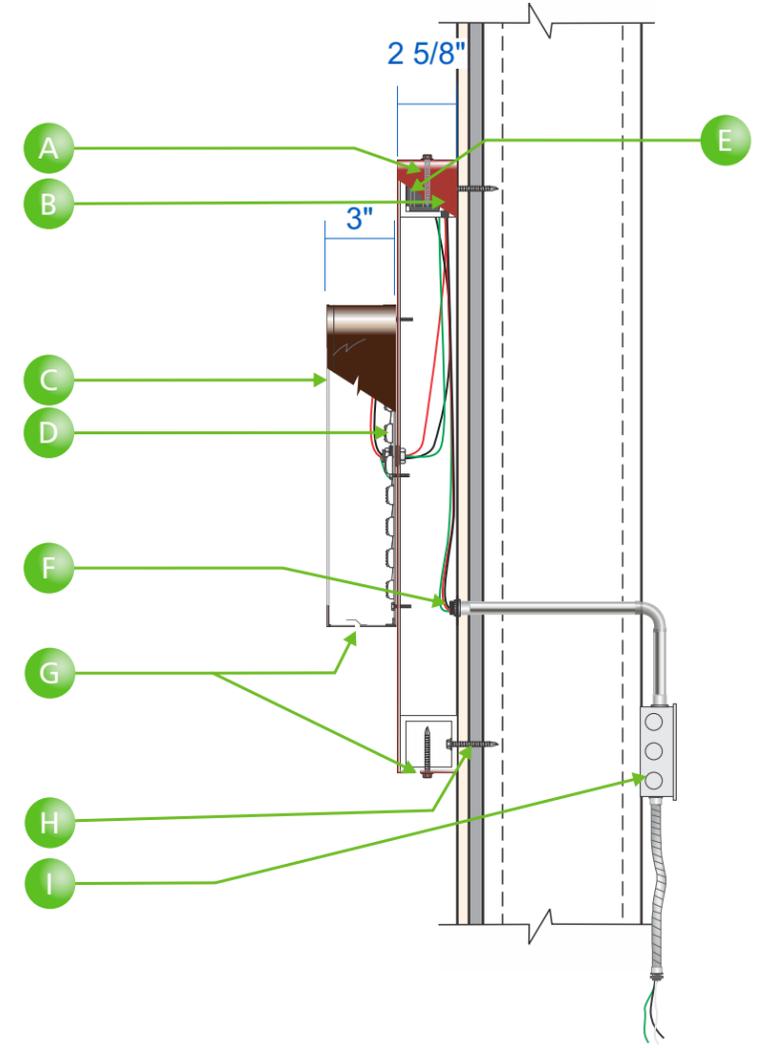
QTY (1) (D-3 SIGN) ILLUMINATED CHANNEL LETTER WALL SIGN **55.31 Sq. Ft.**
SIGN C Scale: 1/2"=1'-0"



PLAN VIEW
NOT TO SCALE



SIDE DETAIL
SCALE: NOT TO SCALE



- A** 2 5/8" x .125" aluminum Pan Face raceway/cabinet
Pepper cabinet PTM PMS #4625C
Chipotle cabinet PTM PMS #484C attached to
Attached to mounting bracket w/ 3/8" hex head screw
- B** 3"x .040" channel letters returns
PTM Adobo Brown PMS #4625
- C** 3/16" #7328 White acrylic faces, 3/4" brown
Jewelite PTM Adobo Brown PMS #4625C.
Pepper detail: Digitally printed vinyl to
match Adobo Brown applied 1st surface
- D** White GE Tetra MiniMax LEDs or equivalent
- E** LED Power Supply
- F** Electrical feed from main power supply
- G** 1/4" Diameter drain hole with light baffle
where necessary (for exterior signs only)
- H** Mounting hardware to suite wall conditions
- I** 120V J Box by others prior to installation

Color Key

| | | |
|--------------------------|-------------------------|-------------------------|
| | | |
| PMS#4625C Adobo Brown | PMS#484C Roasted Red | White Acrylic # 7328 |

NOTES:
ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED
APPROVED UL LABELS ATTACHED IF REQUIRED.

NOTES:
ELECTRICAL WIRING FROM SIGN WILL NEED TO BE WIRED
INTO THE PRIMARY ELECTRICAL SOURCE MUST BE A
DEDICATED CIRCUIT AND BONDED AS PER CODE.

QTY (2)
SIGN D1
SIGN D2

Double Sided Blade Sign
Scale: 1/2"=1'-0"

1.53 SQ. FT.



QTY: 2

Side 1



Side 2



SPECIFICATIONS

| |
|----------------------------------|
| Panel color: Gray |
| Text color: Grass green |
| Quantity: Two panels double face |

NOTES:
REPLACING PANEL FOR EXISTING RACEWAY

NOTES:
FONT & COLOR TO MATCH EXISTING TENANT PANELS

PROPOSED
SCALE: NOT TO SCALE

