

**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)

CHESTER BOROUGH LAND USE BOARD

AGENDA

JULY 9, 2020

7:00 PM

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT

Adequate notice of this meeting of the Chester Borough Land Use Board was given as required by the "Open Public Meetings Act" as follows: notice was sent to the Observer Tribune and the Daily Record, posted on the bulletin board in the Borough Municipal Building and posted on the Borough website and filed with the Borough Clerk. The Land Use Board will hold a regular meeting by web-based platform providing remote access as the meeting will be open to the public remotely. Details for public participation will be posted on the website at chesterborough.org. Public can register at Zoom.us and to join:

[HTTPS://US02WEB.ZOOM.US/WEBINAR/REGISTER/WN_DVTLKCGVTBGXT_PXOHMOOW](https://us02web.zoom.us/join/9tJ6eZc6t9)

PASSWORD: 350482

In the event any member of the public cannot access the public file documents or exhibits, and/or cannot access the Zoom web-based virtual meeting room, they may contact the Board Secretary at

kbrown@chesterborough.org or 908-879-3660 x 2123

3. SALUTE TO THE FLAG

4. ROLL CALL

Janet Hoven
Kerry Brown
Stan Stevinson
Anita Rhodes
Adam Sorchini

Stanley Quintana, Alternate #2

Chris Heil

Ken Kasper

Don Storms

Edd Creter

Michael Ferrone, Alternate #1

Steven Warner, Board Attorney

Steve Bolio, Board Engineer

David Banisch, Board Planner

Sarah Jane Noll, Recording Secretary

5. MINUTES

A. June 11, 2020

6. BUSINESS

A. John & Christine King

Variance application for in-ground pool
_73 Collis Lane, Block 107, Lot 5 – material mailed

B. The Car Wash at Chester, LLC

Amended Preliminary and Final Major Site Plan and Variance Application
45 Maple Avenue, Block 131, Lot 5 – material mailed

C. Chipotle Mexican Grill, Inc

141-205 Route 206, Block 128, Lot 4
Sign variance application – material mailed

- 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:

____ Minor Site Plan
____ Site Plan/Preliminary
____ Site Plan/Final
____ Sketch Plat
____ Minor Subdivision
____ Major Subdivision/Preliminary
____ Major Subdivision/Final

____ Informal Review
____ Bulk Variance
____ Use Variance
____ Conditional Use
____ Appeal of Administrative Officer
____ Interpretations
____ Extensions of Time

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 X 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

Name Tiffany A. Morrissey Profession PP, AICP License # _____
Address Equestrian Dr., Galloway, NJ 08205 Phone # 856-912-4415

Fax # _____

- page 2 of 4

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 

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 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

BOROUGH OF CHESTER LAND DEVELOPMENT APPLICATION

VARIANCE APPLICATION

Enumerate the variance(s) requested per the Chester Borough Land Use Ordinance. Use this space to give such information for reasons or facts, as the applicant will rely upon to justify the action by the Planning Board or Zoning Board of Adjustment of the Borough of Chester.

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.

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	(a) and (b)	(c)					(d)		
														Subdivision	Site Plan
1	Application form along with filing and escrow fees, checklist and waiver justification.	✓	COMPLIES		
													N/A		
												✓	WAIVER		
2	Certification of ownership or authorization to file application.	✓	COMPLIES		
													N/A		
													WAIVER		
3	Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.	TBS	COMPLIES		
													N/A		
													WAIVER		
4	Site inspection form.		COMPLIES		
												✓	N/A		
													WAIVER		
5				.	.						Proof of submission to Shade Tree Commission.		COMPLIES		
													N/A		
													WAIVER		
6	The names and lot/block numbers of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Borough Tax Assessor.	TBS	COMPLIES		
													N/A		
													WAIVER		
7				Copies of applications to the Morris County Planning Board, Morris County Soil Conservation District, and/or NJDOT, if applicable, or letter of non-jurisdiction.		COMPLIES		
													N/A		
													WAIVER		
8	Survey prepared by a licensed surveyor of the State of New Jersey depicting: existing features, property boundaries,		COMPLIES		
													N/A		

CHESTER CODE

Item Number	Minor		Concept Subd. Plat	Major			Variance			Map	Status	Mark	Notes
	Subdivision	Site Plan		Prelim	Final	40:55D-70	(a) and (b)	(c)	(d)				
										✓	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			Mark	Status	Mark	Notes
	Subdivision	Site Plan			Prelim	Final	40:55D-70	(a) and (b)					
									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		

CHESTER CODE

Item Number	Minor		Concept Subd. Plat	Major		Variance		Mark	Status	Mark	Notes		
	Subdivision	Site Plan		Prelim	Final	40:55D-70							
				Subdivision	Site Plan	Subdivision	Site Plan	(a) and (b)	(c)	(d)			
23	Zoning districts affecting the tract and within 200 feet. District names and tabular schedule of requirements and proposed conditions as required by the ordinance, including variance and waiver requests noted on the plat or plan.	✓	COMPLIES	
												N/A	
												WAIVER	
24	The locations and dimensions of all existing improvements. Indication of structures to remain and to be removed with spot elevations and setbacks of such structures. Location of all existing structures including railroads, bridges, culverts, drain pipes and other man-made installations and wooded areas within 200 feet of the property boundary.	✓	COMPLIES	
												N/A	
												WAIVER	
25	The location of all existing and proposed storm drainage structures and utility lines whether public or privately owned, with pipe sizes, inverts, grades and direction of flow, location of inlets, manholes and other appurtenances within 200 feet of the site.		COMPLIES	
												N/A	
												WAIVER	
26	Separate landscape plan drawn to scale of not more than 1"=20'. The landscape plan shall include the requirements at § 163-47A(33) and § 163-49G.		COMPLIES	
												N/A	
												WAIVER	
27	Delineation of watercourses and streams, floodplains and delineation of all wetlands and wetland transition areas within 200 feet of the tract.	✓	COMPLIES	
												N/A	
												WAIVER	
28			Off-tract improvements as		COMPLIES	

LAND DEVELOPMENT AND PROCEDURES

Item Number	Minor		Concept Subd. Plat	Major		Variance		Mark	Status	Mark	Notes
	Subdivision	Site Plan		Prelim	Final	40:55D-70					
				Subdivision	Site Plan	Subdivision	Site Plan	(a) and (b)	(c)	(d)	
											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

CHESTER CODE

Item Number	Minor		Concept Subd. Plat	Major		Variance			Model	Status	Mark	Notes	
	Subdivision	Site Plan		Prelim	Final	40:55D-70							
				Subdivision	Site Plan	Subdivision	Site Plan	(a) and (b)	(c)	(d)			
										within 200 feet.		WAIVER	
35	•	•		•	•	•		•	•	The proposed use of land and the size, height and location and use of all proposed buildings, including all proposed floor elevations and proposed grades.	✓	COMPLIES	
												N/A	
												WAIVER	
36	•	•		•	•			•	•	Location and size of all proposed signage including design and lighting details. If no signage is proposed, a statement to that effect shall be added to the plan.		COMPLIES	
												N/A	
												WAIVER	
37	•			•	•	•				The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details, intensity in foot-candles on ground and hours of operation. Site lighting to be designed in accordance with § 163-47A(41).		COMPLIES	
												N/A	
												WAIVER	
38	•			•	•	•	•			The location and design of any off-street parking and loading areas, showing size and location of bays, aisles and barriers.		COMPLIES	
												N/A	
												WAIVER	
39	•	•		•	•	•			•	All means of vehicular and pedestrian access for ingress and egress to and from the site onto public streets, showing the size and location of driveways and curb cuts, including the possible utilization of traffic channels, channelization, acceleration and deceleration lanes, additional width and any other device necessary to prevent difficult traffic situations.		COMPLIES	
												N/A	
												WAIVER	
40	•	•		•	•	•				Plans showing all existing drainage within 500 feet of any boundary. Stormwater management calculations		COMPLIES	
												N/A	

LAND DEVELOPMENT AND PROCEDURES

Item Number	Minor		Concept Subd. Plat	Major		Variance		Mark	Status	Mark	Notes				
	Subdivision	Site Plan		Prelim	Final	40:55D-70									
				Subdivision	Site Plan	Subdivision	Site Plan	(a) and (b)	(c)	(d)					
											depicting compliance with all state and local codes [See § 163-47A(34)].		WAIVER		
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		
													WAIVER		
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		
													WAIVER		
43				•	•						Location and description of existing and proposed permanent monuments, whether set or to be set.		COMPLIES		
													N/A		
													WAIVER		
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		
													WAIVER		
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		Concept Subd. Plat	Major		Variance		Mark	Status	Mark	Notes				
	Subdivision	Site Plan		Prelim	Final	40:55D-70									
				Subdivision	Site Plan	Subdivision	Site Plan	(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		Concept Subd. Plat	Major		Variance 40:55D-70	Mark	Status	Mark	Notes
	Subdivision	Site Plan		Prelim	Final					
				Subdivision	Site Plan	Subdivision	Site Plan			
							(a) and (b)	(c)	(d)	
										experience and history in accordance with § 163-61C(13).
53					•					Certifications in accordance with the Map Filing Law.
										COMPLIES
										N/A
										WAIVER
54						•				As-built survey.
										COMPLIES
										N/A
										WAIVER
55	•	•	•	•	•	•				Certification by the applicant's surveyor and engineer as to the accuracy of the details of the plat. Certification of compliance with RSIS, or provide a list of exceptions proposed.
										COMPLIES
										N/A
										WAIVER
56			•	•	•	•				Plan of all utilities together with a cost estimate of the installation of all public and non-public improvements to be installed.
										COMPLIES
										N/A
										WAIVER
57					•	•				Written proof that all lands set aside or shown for easement, public use or streets are free and clear of all liens and encumbrances.
										COMPLIES
										N/A
										WAIVER
58					•	•				Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the proposed development.
										COMPLIES
										N/A
										WAIVER
59	•					•	•	•	✓	All applications for wireless telecommunications facility, shall provide the items listed in Section § 163-47A(40).
										COMPLIES
										N/A
										WAIVER
60			•	•						Submission of Environmental Impact Statement in accordance with Article VIII.
										COMPLIES
										N/A
										WAIVER
61				•				•		Submission of Traffic Impact Study.
										COMPLIES
										N/A
										WAIVER

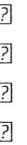
CHESTER CODE

Item Number	Minor		Concept Subd. Plat	Major		Variance			Model	Status	Mark	Notes
	Subdivision	Site Plan		Prelim	Final	40:55D-70	(a) and (b)	(c)				
62	•	•	•	•						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

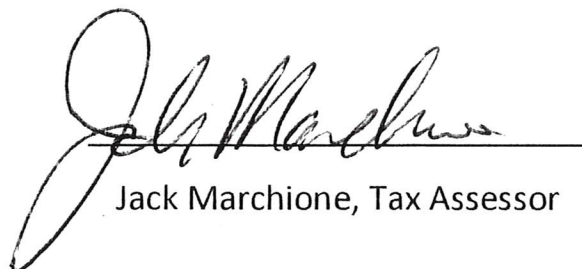
Date: May 23, 2020

Subject Property: Block 128, Lot 4

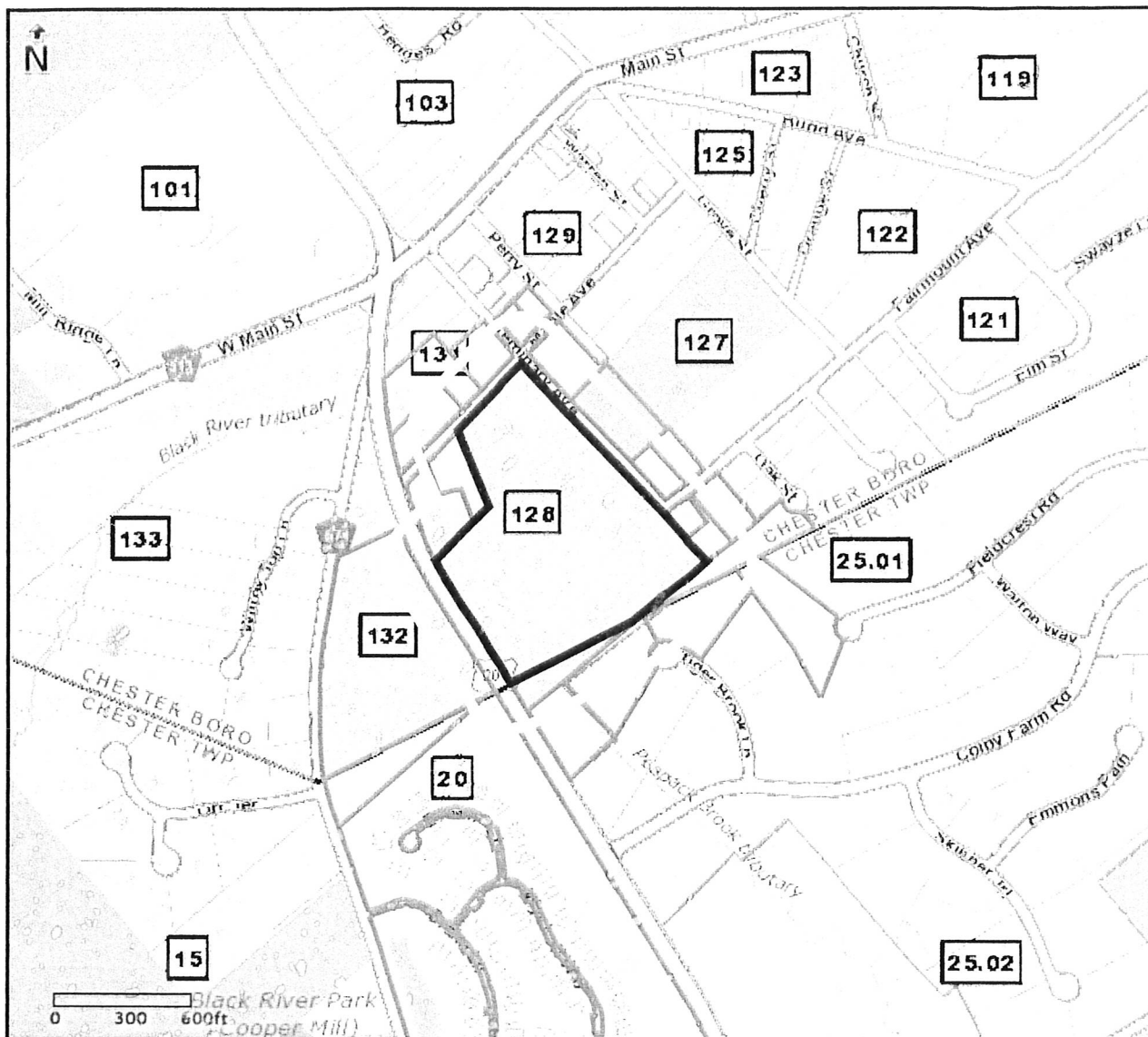
I do hereby certify that the attached property list parcels is complete to the best of my knowledge and belief and has been prepared from the most recent tax rolls.

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

NEHMAID 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

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

05/27/20 Page 2

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 RICE/UTI 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

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

05/27/20 Page 3

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

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

05/27/20 Page 6

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

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

05/27/20 Page 7

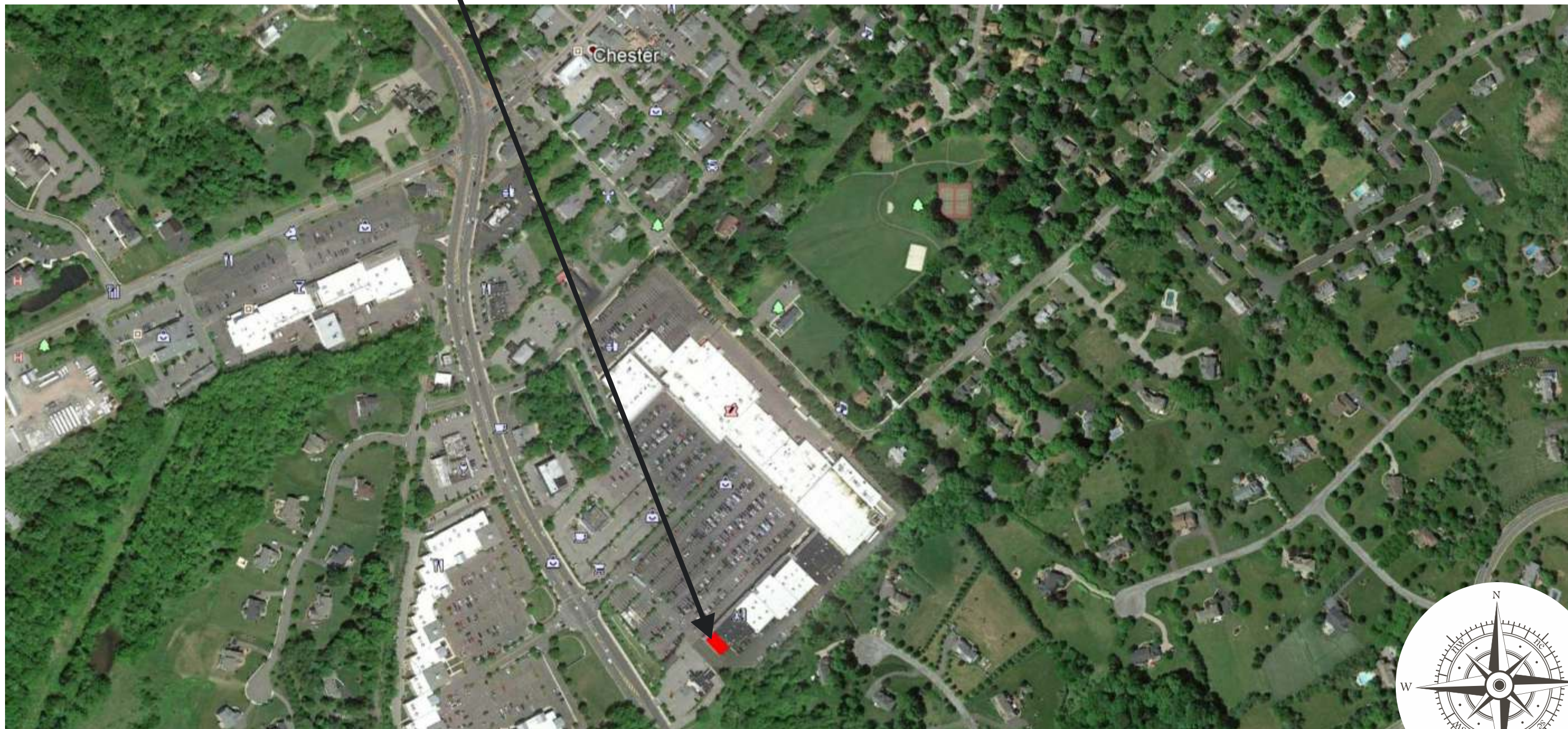
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
20	2	C0115	2	ROMA, GEORGE E/SANDRA R 18 YOUNG CT CHESTER, NJ 07930	18 YOUNG CT	
20	2	C0116	2	SPERA, PETER E/GLORIA M 16 YOUNG CT CHESTER, NJ 07930	16 YOUNG CT	
20	2	C0117	2	SALICETI, ARTHUR/LOUISE 14 YOUNG CT CHESTER, NJ 07930	14 YOUNG CT	
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	

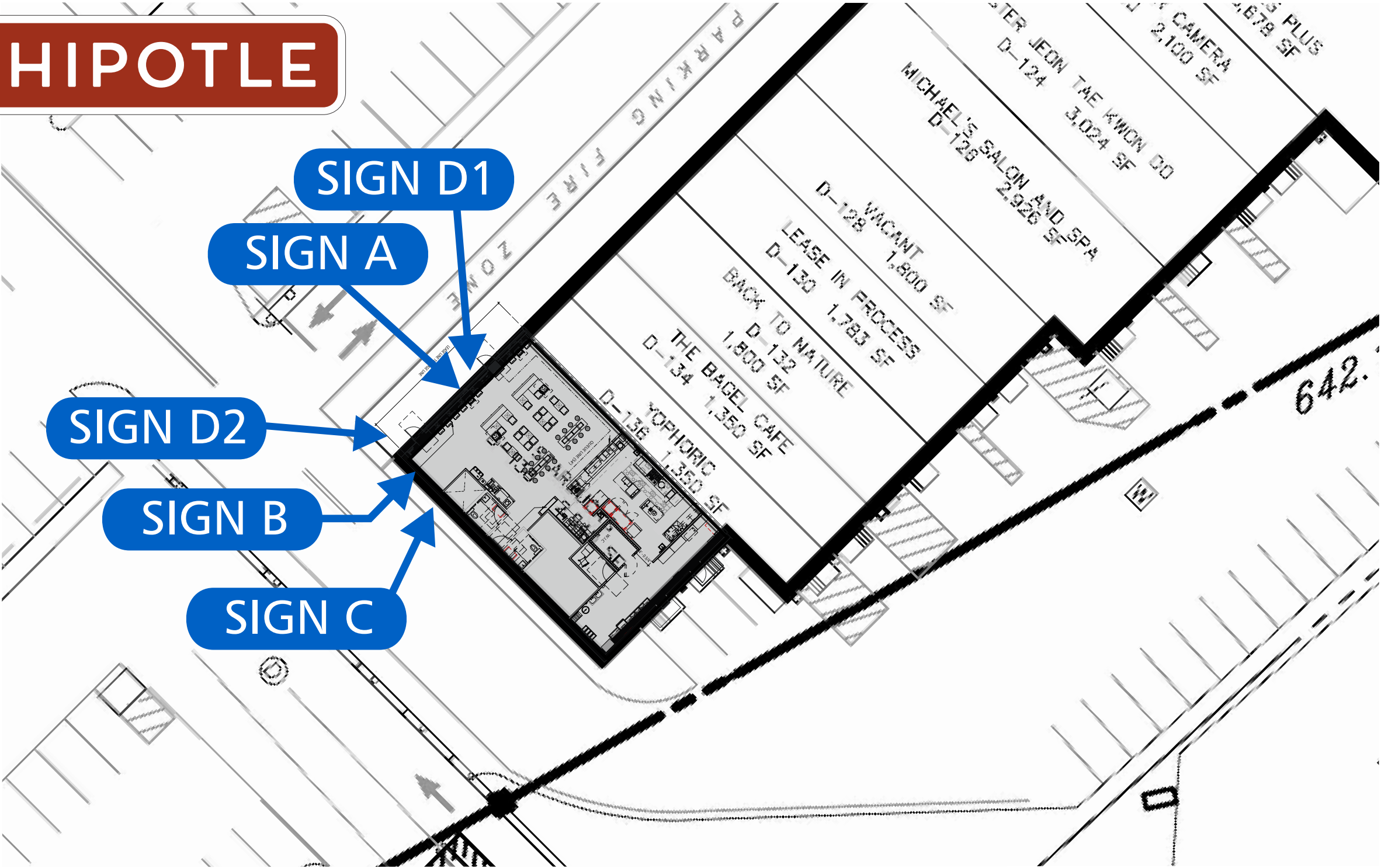


CHIPOTLE STORE# 3594
537 US HWY 206 CHESTER NJ 07930

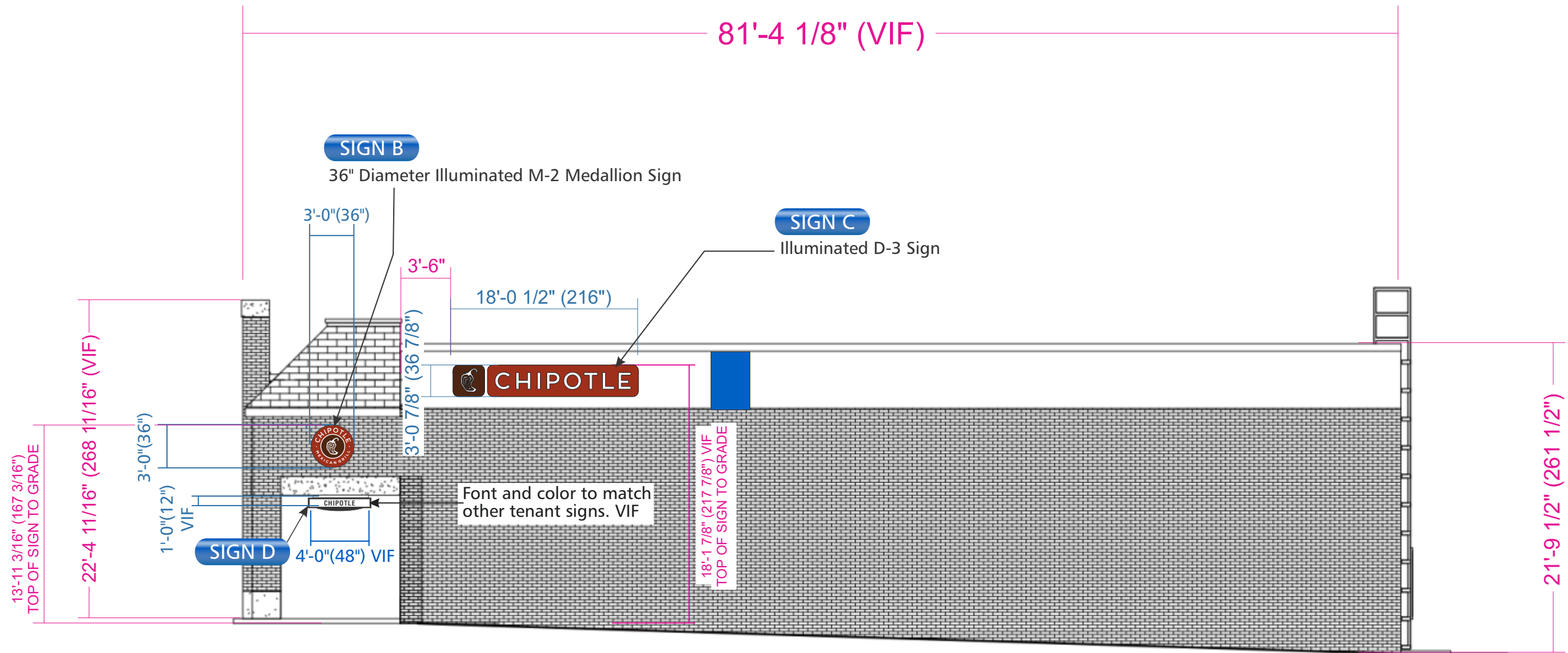
Job Number: 24027

 **broadwaynational**

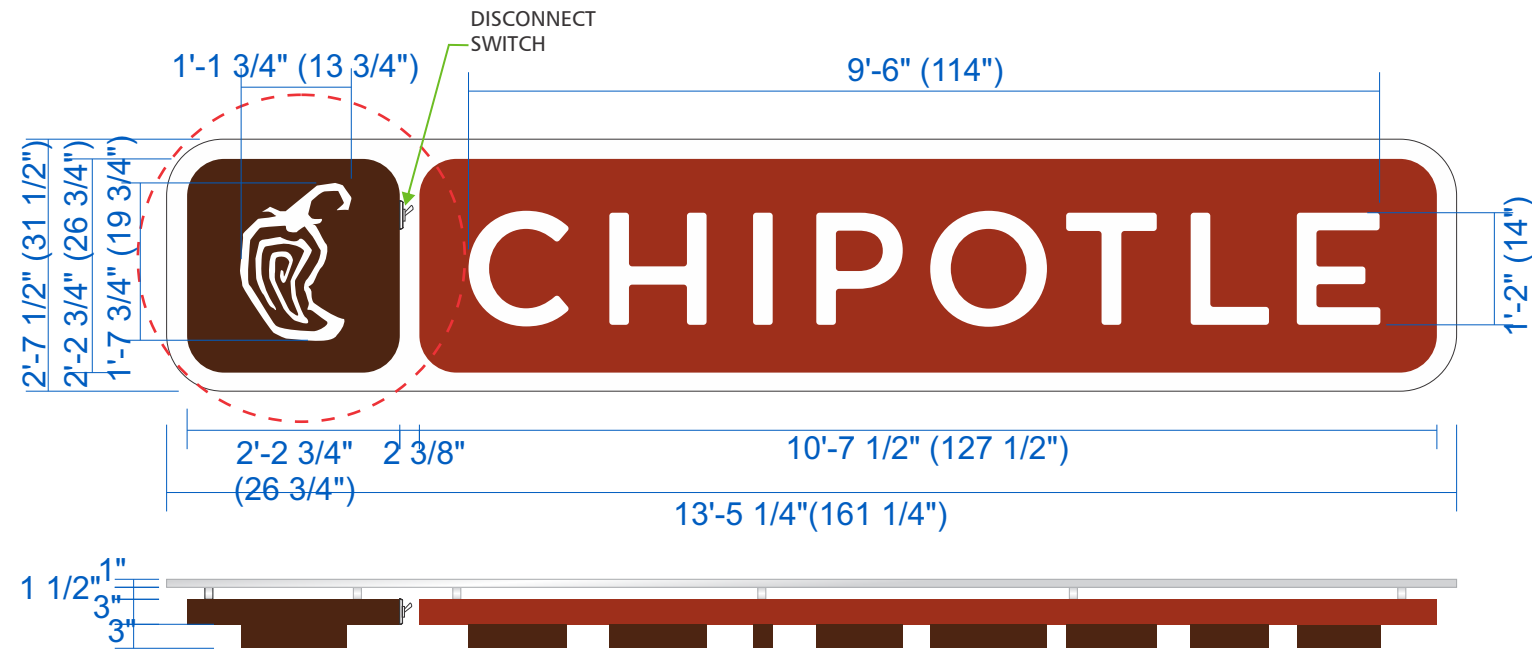




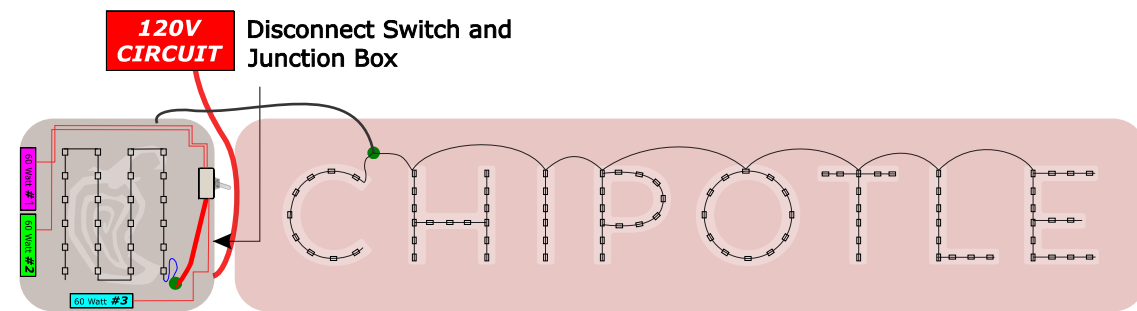




SIDE ELEVATION (SOUTH-WEST)



WIRING DIAGRAM

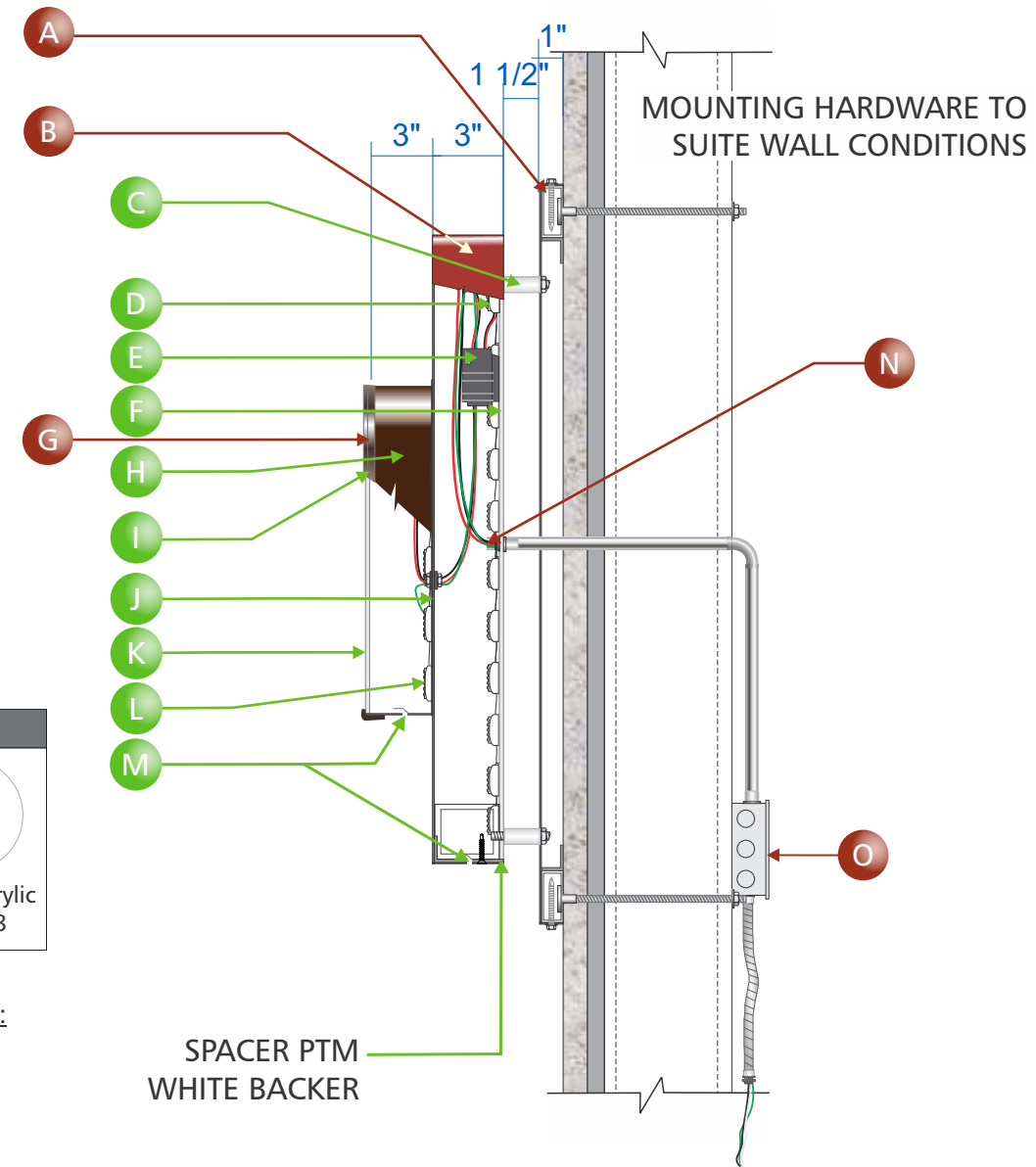


Color Key		
PMS#4625C Adobo Brown	PMS#484C Roasted Red	White Acrylic # 7328

- 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



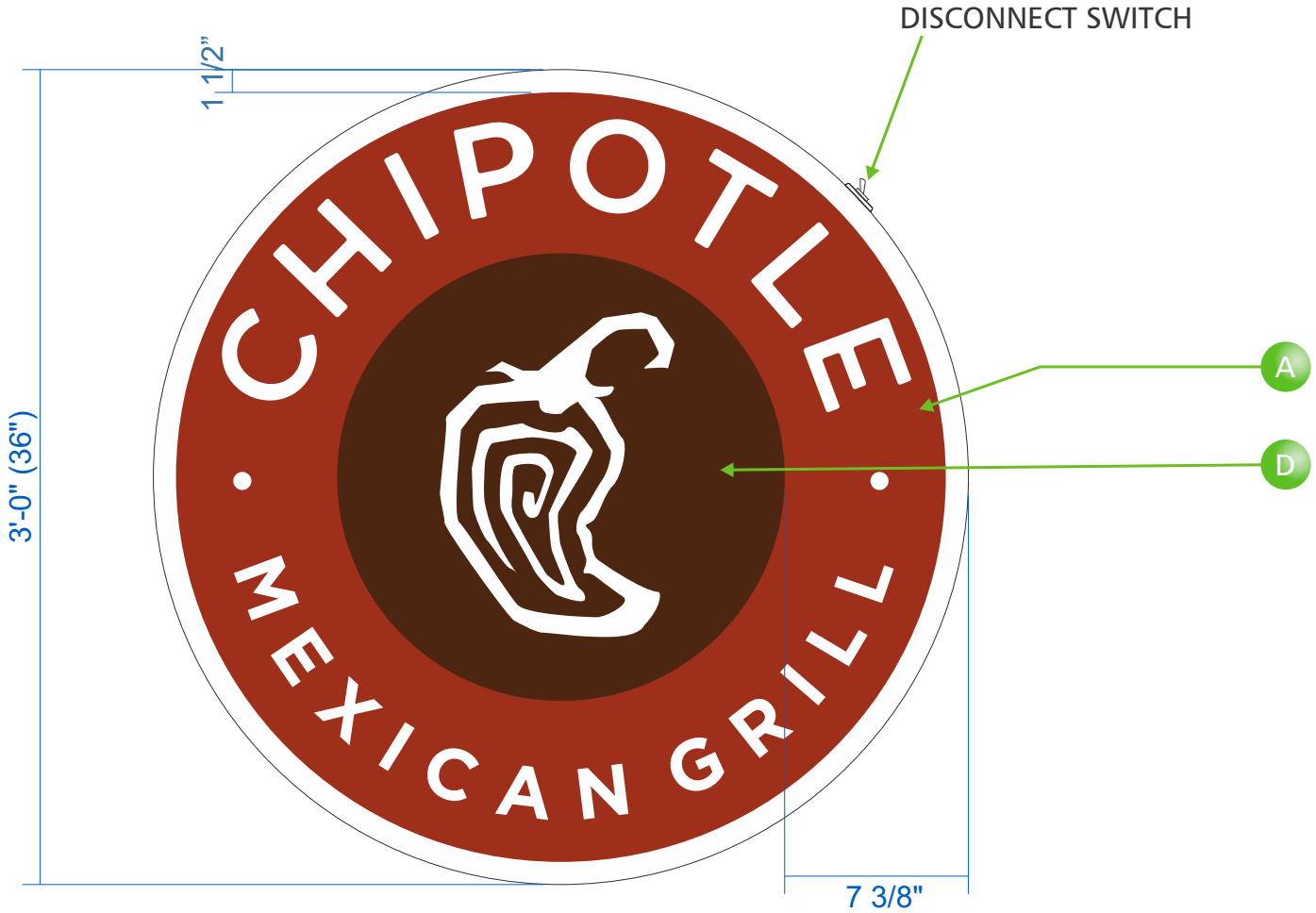
NOTES:
ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED
APPROVED UL LABELS ATTACHED IF REQUIRED.

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.

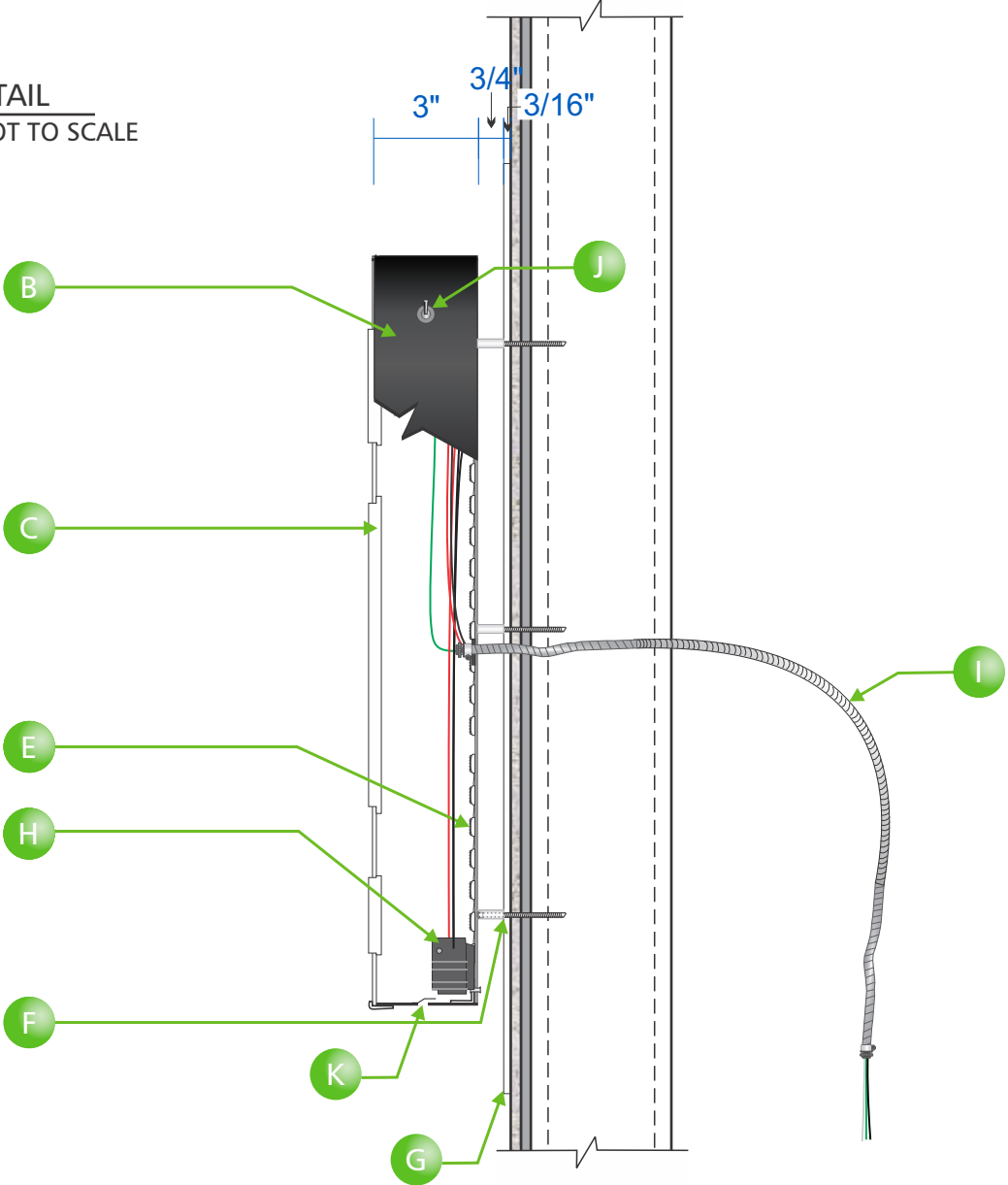
QTY (1)
SIGN B

(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

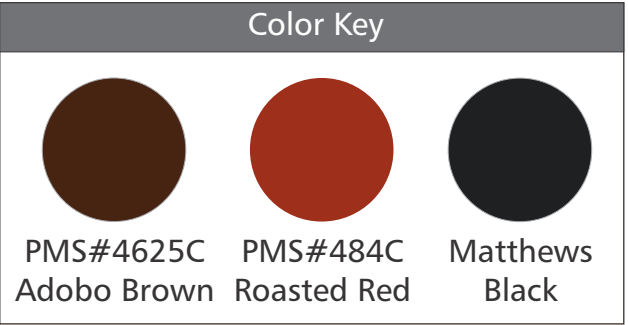


NOTES:

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.



- 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)

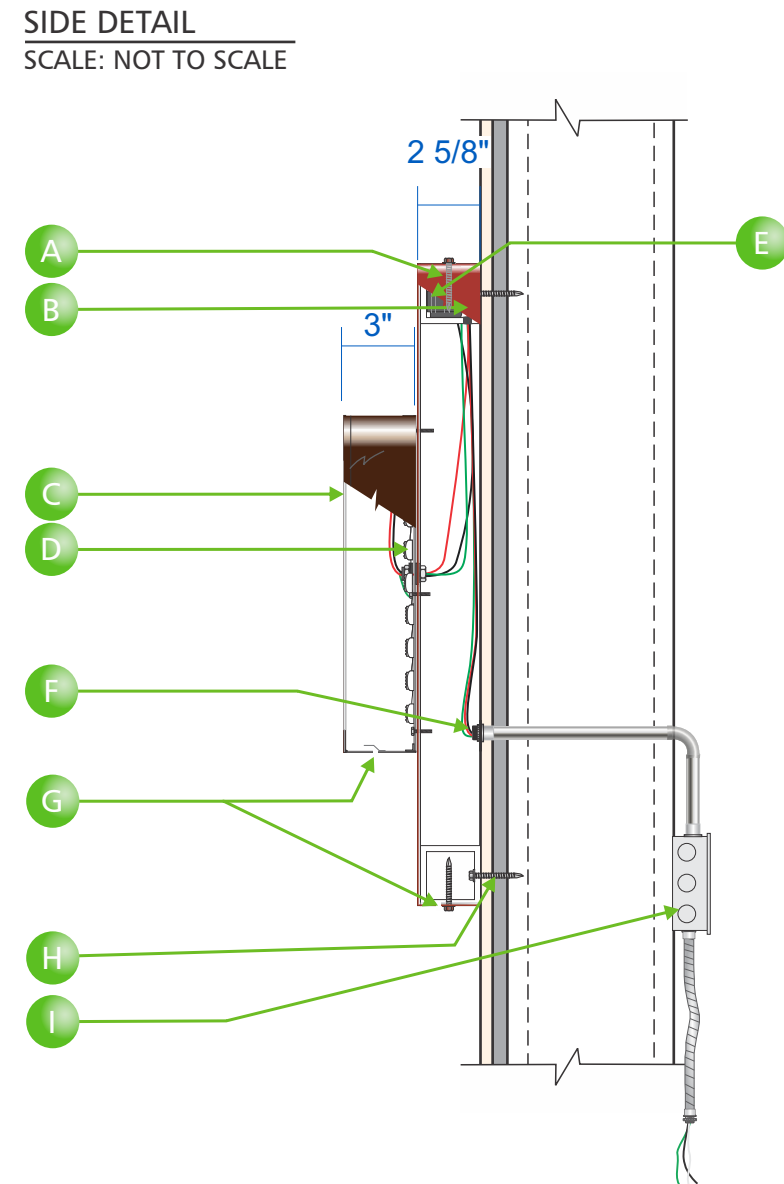
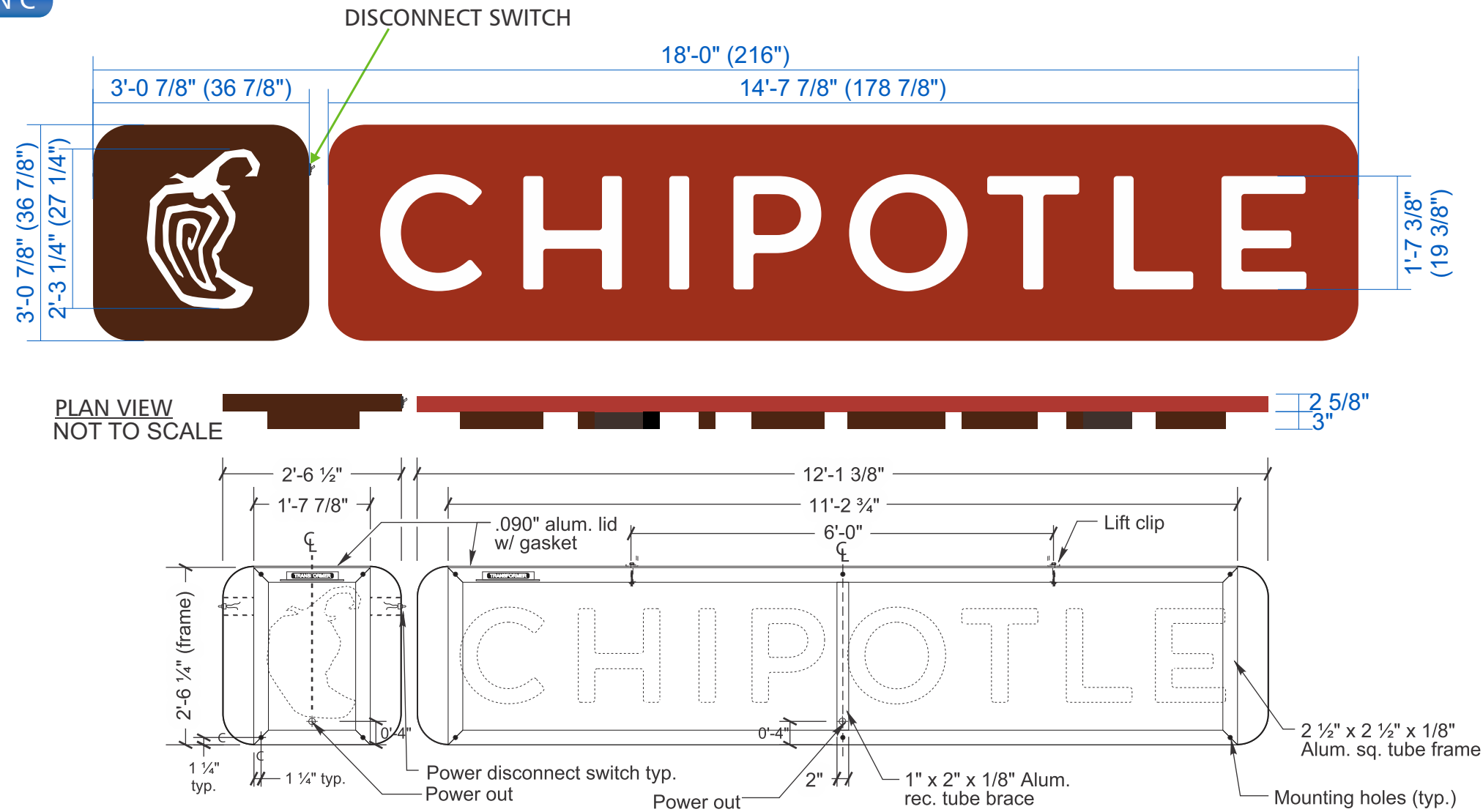
b **broadwaynational**

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

CHIPOTLE STORE# 3594
4537 US HWY 206
CHESTER NJ 07930



- 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

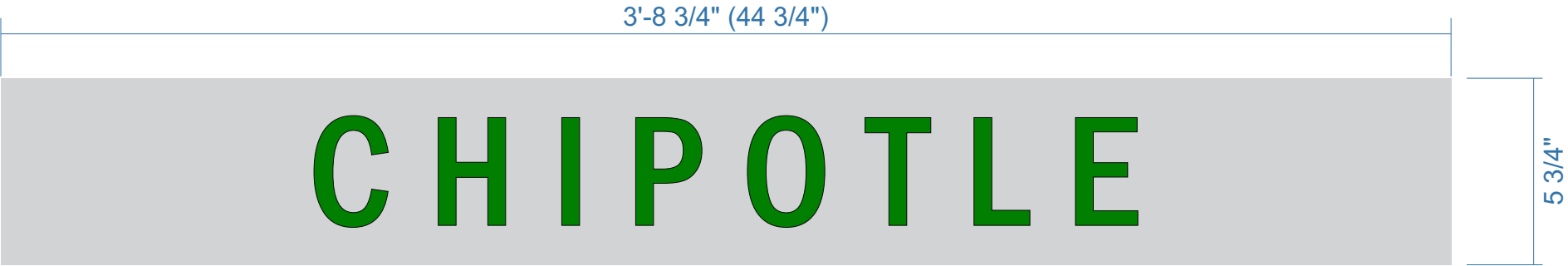
White Acrylic
7328

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

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

Side 1



Side 2



PROPOSED
SCALE: NOT TO SCALE

