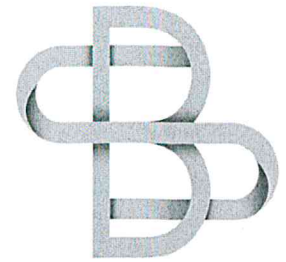


LETTER OF TRANSMITTAL



BOB SMITH & ASSOCIATES, LLC

T: (732) 752-3100
F: (732) 752-7997

216 Stelton Road,
Suite B1
Piscataway, NJ 08854

DATE: 03/05/2025

TO: Beth Magnani
Borough of Sayreville
167 Main Street - 2nd Floor
Sayreville, NJ 08872

**RE: CP MD JERNEE MILL ROAD URBAN RENEWAL LLC
Initial Prelim/Final Site Plan & Subdivision Submission
Block 58 Lot 9, Block 58, Lot 2.01**

Dear Ms. Magnani:

As you are aware, our office represents CP MD JERNEE MILL ROAD URBAN RENEWAL LLC., who previously received approvals last year under CP MD JERNEE MILL ROAD LLC.

At this time the applicant is seeking to amend the previously approved site plan. The previous approval included (2) cold storage warehouse buildings to be built in 2 phases, whereas the amended plan now calls for construction of only the Phase 1 255,466 SF cold storage warehouse building and subdivision of the existing property into (2) lots to create 1 lot for the proposed cold storage warehouse and second lot for future development.

Enclosed please find the following documents which have been submitted to the Sayreville Planning Board regarding the above-referenced applicant and property:

COPIES	DESCRIPTION	PREPARED BY
4	Preliminary / Final Site Plan Application w/ checklist	Bob Smith & Associates
	<ul style="list-style-type: none"> - Owner's Authorizations - 10% Ownership Disclosure - Submission Waivers - List of Required Permits - W9 Form - Tidelands License - Fee and Escrow Calculation Sheet - Political Contributions Forms - Sewer Easement 	
4	Site Plan Set	Colliers Engineering
4	Architectural Plans	RKB
4	Traffic Studies	Dynamic Traffic
4	Stormwater Reports	Colliers
4	Surveys	Colliers
1	Thumb Drive with Digital Copies of Submission Items	
1	Check for Application Fee - \$2,250 <i>-previously submitted</i>	

If you should require any additional materials, or if you have any comments or concerns, please do not hesitate to contact our office. Additionally, please advise if the currently established escrow needs replenishment and we see it to.

Very truly yours,

Tim Arch, Esq.
Bob Smith & Associates, LLC

Received by

**BOROUGH OF SAYREVILLE
STANDARD DEVELOPMENT APPLICATION**

(Page 1 of 3)

GENERAL INSTRUCTIONS: To the extent possible, Applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must be accompany the application. **Do not advertise for a public hearing until you are advised to do so by the Board.**

Indicate to which Board application is being made:

Planning Board *Board of Adjustment*

Indicate all approvals and variances being sought:

<input type="checkbox"/> <i>Informal Review</i>	<input checked="" type="checkbox"/> <i>Prelim. Major Site Plan</i>	<input type="checkbox"/> <i>Interpretation</i>
<input type="checkbox"/> <i>Bulk Variance(s)</i>	<input checked="" type="checkbox"/> <i>Final Major Site Plan</i>	<input type="checkbox"/> <i>Fill or Soil Removal Permit</i>
<input type="checkbox"/> <i>Use Variance</i>	<input type="checkbox"/> <i>Prelim. Major Subdivision</i>	<input type="checkbox"/> <i>Waiver of Site Plan Requirements</i>
<input type="checkbox"/> <i>Conditional Use Variance</i>	<input type="checkbox"/> <i>Final major Subdivision</i>	
<input type="checkbox"/> <i>Minor Site Plan</i>	<input type="checkbox"/> <i>Appeals from Decision of Admin. Officer (attach the denial/decision)</i>	
<input checked="" type="checkbox"/> <i>Minor Site Subdivision</i>		

1. APPLICANT:

Name CP MD Jernee Mill Road Urban Renewal LLC		Address 32 Mount Kemble Ave.		
City Morristown	State NJ	Zip 07960	Fax	Telephone

2. PROPERTY OWNER (If other than applicant)

Name Jernee Mill Associates LLC (also includes Borough owned property)		Address same as above		
City	State	Zip	Fax	Telephone

3. APPLICANT'S ATTORNEY (If applicable)

Name Bob Smith & Associates		Address 216 B-1 Stelton Road		
City Piscataway	State NJ	Zip 08854	Fax 732.752.7997	Telephone 732.752.3100

TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed:	Application No.
-------------	-----------------

BOROUGH OF SAYREVILLE			
Standard Development Application - (Page 2 of 3)			
4. SUBJECT PROPERTY (attach additional sheets if necessary)			
Street Address See cover letter		Block(s) and Lot(s) Numbers See cover letter	
Site Acreage (and Square Footage) +/- 46.485 Acres (2,024,895 SF) (Lot A +/- 20.98 AC Lot B +/- 20.50 AC)	Zone District(s) Eco-Industrial Redevelopment Area (RA-EI)	Tax Sheet Nos. 24 & 25	
Present Use: Majority of project site is a former landfill			
Proposed Development Name and Nature of Use Jernee Mill Industrial - construct cold storage warehouse with trailer storage and associated site improvements Subdivide a portion of the existing Lot to separate warehouse lot from proposed easement area			
Number of Buildings 1	Sq. Ft. of New Bldg(s) Bldg 1 = 255,466 sf	Height 75 ft.	% of Lot to be covered by Buildings 27.35% of new Lot A
% of Lot to be Covered by Pavement 54.53% total impervious	Number of Parking Spaces and Dimensions 88 req. / 88 provided 9'x18'	Dimensions of Loading Area(s) 15'x60'	
Exterior Construction Material/Design See architectural plans			
Total Cost of Building and Site Improvements see associated Redevelopment Agreement and Financial Agreement	Number of Lots Before Subdivision 1	Number of Lots After Subdivision 2	Are Any New Streets or Utility Extensions Proposed? No
Number of Existing Trees, Two Inch Caliper or Greater, to be Removed? See Tree Preservation Plan	Are Any Structures to be Removed? Yes, existing structure on Lot 2.01	Number of Proposed Signs and Dimensions 2 monument signs ordinance compliant	
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards +/- 176,000 CY Fill	Is the Property Within 200 ft. of an Adjacent Municipality? If so, Which? Borough of South River is across South River, however no properties are within 200'		
5. Are there any existing or proposes deed restrictions or covenants? Please Detail. A temporary waiver is being requested pending determination of location and extent of required easements			
6. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none			
	APPROVED	DENIED	DATE
Subdivision			
Site Plan	XXXXXXXXXX		Sept. 4, 2024
Variance(s)	XXXXXXXXXX		Sept. 4, 2024
Building Permit			

BOROUGH OF SAYREVILLE
Standard Development Application - (Page 2 of 3)

7. NAMES OF PLAN PREPARERS


Engineer's Name Daniel W. Busch - Colliers Engineering and Design		Address 101 Crawfords Corner Road, Suite 3400		
City Holmdel	State NJ	Zip 07733	Telephone 732.383.1950	License # GE42093
Surveyor's Name Jeffrey D. Bunce		Address 400 Valley Road, Suite 304		
City Mt. Arlington	State NJ	Zip 07856	Telephone 973.398.3110	License # GS41045
Landscape Architect or Architect's Name		Address		
City	State	Zip	Telephone	License #

8. FEES SUBMITTED

Application Fees	
Variance Fees	
Escrow Fees	
Total Fees	

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Borough officials to inspect my property in conjunction with this application.


 Signature of Applicant _____ Sworn to and subscribed before me this date
TIMOTHY M. ARCH March 5, 2025
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY

see included Authorizations
 Property Owner Authorizing Application if
 Other Than Applicant
 
 Notary Public

KAREN ILARRAZA
NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires May 3, 2027

26-75.2 Preliminary Major Subdivision And Site Plan Checklist

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)		Submitted	Not Applicable	Waiver Requested
	(Note: For details of all submissions, see Article III. Applicant should check off all items as submitted, not applicable, or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)			
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	X		
2.	Scale: 1" = 30' or as approved by Board Engineer.	X		some sheets
3.	Current survey upon which plat or plan is based, signed and sealed.	X		
4.	Map size: 8 - 1/2" x 13"; 5" x 21"; 24" x 36"			map size is 30 x 42 consistent with set
5.	Title block and basic information: a. Title b. Date of original preparation and date(s) of revision c. North arrow and reference meridian. d. Ratio scale and graphic scale e. Tax map block, lot numbers and zone f. Name, address and license number of person preparing plat or plan g. Name and address of owner of record and applicant, if different from the owner	X		
	(Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)			Applicant, owner & zone information only on cover
6.	The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following: a. A keymap at a scale of 1" = 500' or less showing zone boundaries b. The names and addresses, lot and block numbers of all property owners within 200' of the tract boundary line including adjoining municipalities c. Signature blocks for the Board Chairperson, Board Secretary and Board <u>Engineer</u> d. Chart of the zoning requirements for the zone, what is proposed, and variances indicated	X		

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 2 of 5)		Submitted	Not Applicable	Waiver Requested
7.	For subdivisions, contour lines at vertical intervals not greater than 5 feet for land with natural slopes of 10 percent or greater and at vertical intervals of not greater than 2 feet for land with natural slopes of less than 10 percent.		X	
8.	For site plans, a grading plan showing, at 2 foot contour intervals, existing and proposed contours and elevations.	X		
9.	The location of existing watercourses and any natural features, including flood plains, wetlands and soil types on the site and within 50 feet.	X		
10.	The area of the tract to be subdivided or developed in square footage and the location, lot area, width and depth of any existing lot or lots proposed to be subdivided.	X		
11.	Location of all existing and proposed buildings and subsurface structures, with building setbacks, front, side and rear yard distances.	X		
12.	Location of all structures within 200 feet of the property.			X
13.	A stormwater management plan showing the location, type and size of any existing and proposed bridges, culverts, drainpipes, catch basins and other storm drainage facilities, including Stormwater Analysis Report.	X		
14.	A soil erosion and sediment control plan.	X		
15.	Tree save plan.	X		
16.	A circulation plan showing proposed vehicle, bicycle and pedestrian circulation systems. The plan shall include the locations, typical cross-sections, centerline profiles and type of paving for all proposed new streets and paths.	X		
17.	Plans of proposed potable water and sanitary sewer utility systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan.	X		
18.	Location of any proposed off-street parking areas with dimensions showing parking spaces, loading docks and access drives and a traffic circulation pattern showing all ingress and egress to the site.	X		
19.	Location and description of all proposed signs and exterior lighting, including details.	X		
20.	Provision for storage and disposal of solid wastes.	X		

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 3 of 5)		Submitted	Not Applicable	Waiver Requested
21.	For site plans, the preliminary floor plans and preliminary building elevation drawings showing all sides of any proposed building or buildings. The final floor plans and building elevations drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawing approved by the Board. No change, deletion or addition shall be made to said final plans and drawings without resubmission and reapproval by the Board.	X		
22.	Compliance with Fill Placement and Soil Removal Ordinance details.			Will provide as condition of approval
23.	A staging plan for projects greater than 10 acres in area.			X
24.	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping material shall be indicated.	X		
25.	A copy of any protective covenants or deed restrictions applying to the land and being subdivided or developed and a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles.			Will provide as condition of approval
26.	A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings.			Will provide as condition of approval
27.	A list of all licenses, permits or other approvals required by law, including proof of service.	X		

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 4 of 5)		Submitted	Not Applicable	Waiver Requested
28.	For any subdivision of 6 or more lots, or for a variance to construct a multiple dwelling of 25 or more dwelling units, or for site plan approval of any non-residential use, a corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in the partnership, as the case may be. If a corporation or partnership owns 10 percent or more of the stock of a corporation, or 10 percent or greater interest in a partnership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10 percent or more of its stock or of 10 percent or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10 percent ownership criterion have been listed.	X		
29.	The Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment.	X		
30.	The Board may require the applicant to submit a traffic impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site traffic and circulation.	X		
31.	Applicant shall submit fifteen (15) sets of folded plans.	X		

APPLICATION FOR PRELIMINARY APPROVAL OF
MAJOR SUBDIVISIONS AND SITE PLANS (Page 5 of 5)

Checklist prepared by Dan Busch

Date: _____

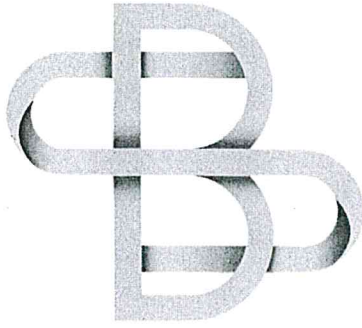
Checklist reviewed by Board: _____

Date: _____

Application found complete on: _____

Application found incomplete on: _____

Applicant notified on: _____



BOB SMITH & ASSOCIATES, LLC | Attorneys at Law
216 Stelton Road, Suite B-1, Piscataway, NJ 08854
Phone: (732) 752-3100 | Facsimile (732) 752-7997

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Jeremy Solomon
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Tim Arch
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Jeffrey Smith
jsmith@bobsmithandassociates.com
Daven Persaud
dpersaud@bobsmithandassociates.com
Of Counsel: Melissa Tong
mtong@bobsmithandassociates.com

AUTHORIZATION OF PROPERTY OWNER: Jernee Mill Associates, LLC

Municipality: SAYREVILLE

Site Number and Name: LANDFILL REDEVELOPMENT

BLOCK/LOT:

Block 58; Lot 2.01

As the owner of the lots referenced above (The "property") we hereby appoint Bob Smith & Associates, as Owner's Agent for the purpose of completing, executing and/or filing any application, form, map, approval, variance, special permit or other land use approval or building permit ("Approvals") that is required to allow for development on the property.

Applicant shall be responsible for all costs, filing fees, or any expenses incurred in connection with securing approvals.

David B. Himelman

Signature

David B. Himelman, Managing Member
Print Name & Title

Sworn to and subscribed to before me on the

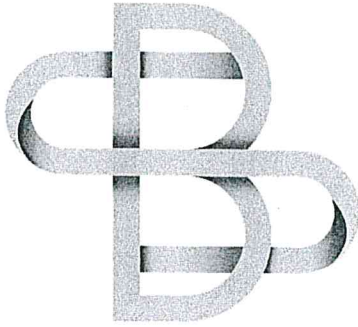
12th day of April, 2024.

Laura A. Hill

LAURA A. HILL
NOTARY PUBLIC OF NEW JERSEY
My Commission No.: 2024116
My Commission Expires
from Jan 15, 2022 - Jan 15, 2027

Bob Smith & Associates, LLC

216 Stelton Road, Suite B1, Piscataway, NJ 08854 | (732) 752-3100 | (732) 752-7997



BOB SMITH & ASSOCIATES, LLC | Attorneys at Law
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dpersaud@bobsmithandassociates.com
Of Counsel: Melissa Tong
mtong@bobsmithandassociates.com

AUTHORIZATION OF PROPERTY OWNER: Borough of Sayreville

Municipality: SAYREVILLE

Site Number and Name: LANDFILL REDEVELOPMENT

BLOCK/LOT:

Block 58 Lot 9 (Formerly Block 56 Lots 1.01 & 2.02; Block 57.02 Lot 1; Block 57.04 Lot 1; Block 57.05 Lot 1; Block 58, Lots 6 & 7)

As the owner of the lots referenced above (The "property") we hereby appoint Bob Smith & Associates, as Owner's Agent for the purpose of completing, executing and/or filing any application, form, map, approval, variance, special permit or other land use approval or building permit ("Approvals") that is required to allow for development on the property.

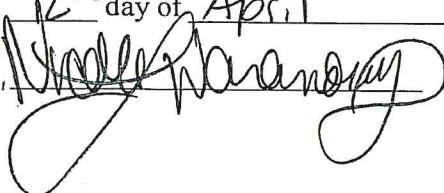
Applicant shall be responsible for all costs, filing fees, or any expenses incurred in connection with securing approvals.


Signature
Glenn R. Skarzynski
Business Administrator

Print Name & Title

Sworn to and subscribed to before me on the

12th day of April, 2024.




Nicole Waranowicz
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50108785
MY COMMISSION EXPIRES July 21, 2024

CERTIFICATE OF OWNERSHIP OF APPLICANT
AS REQUIRED BY NEW JERSEY LAW
(P.L. 1977, CHAPTER 336)

Listed below are the names and addresses of all owners of 10% or more of the stock/interest in the undersigned applicant corporation/partnership:

NAME	ADDRESS
1. Crimson King Holdings II, LLC Stephen R. Sciarretta (10%)	303 Mendham Road Bernardsville, NJ 07927
2. Green Hill Holdings II, LLC Donald J. Sciarretta (10%)	10 Morgan Drive New Vernon, NJ 07976
3. Falls Holdings LLC Jeff Bastow (10%)	14 Colchester Road New Providence, NJ 07974
4. RDS Investors LLC Richard D. Sciarretta (10%)	90 Spring Hollow Road Far Hills, NJ 07931
5. Slattery Holdings LLC Maximilian Dome (10%)	2 River Road (Apt 604) Chatham, NJ 07928
6. March Development Anthony L. Marchigiano (25%)	25 Edgehill Avenue Chatham, NJ 07928
7. March Development Justin L. Marchigiano (25%)	50 Spring Brook Rd Morristown, NJ 07960
8.	
9.	
10.	

Where corporation/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders/individual partners exceeding the 10% ownership criterion have been listed.



Signature of Officer/Partner

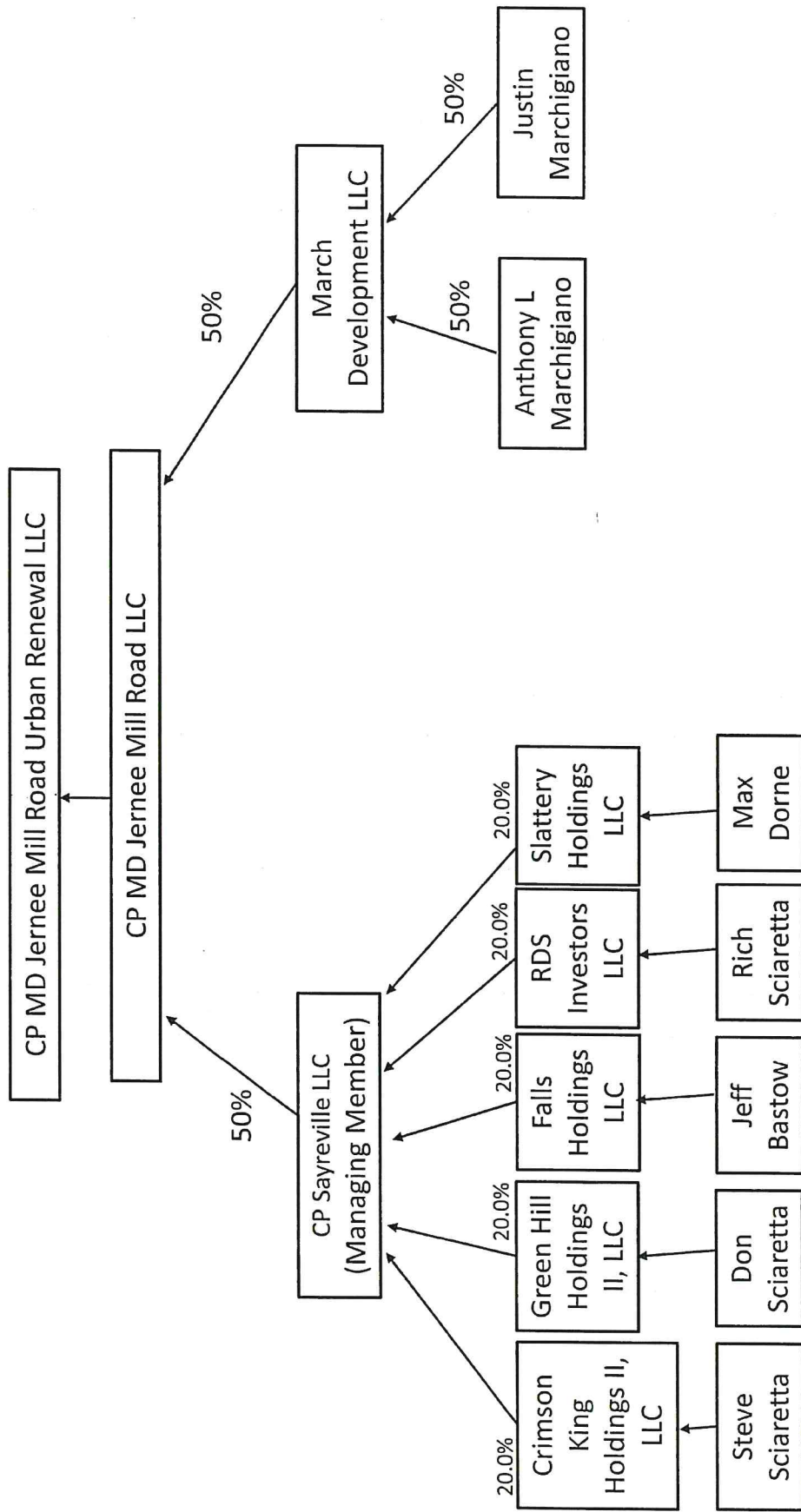
3/3/25

Date

CP MD Jernee Mill Road Urban Renewal, LLC

Name of Applicant Corporation/Partnership

Sayreville – Organizational Chart



Waiver Request List

Preliminary and Final Major Subdivision and Amended Site Plan

For

CP MD Jernee Mill LLC

Borough of Sayreville, Middlesex County, New Jersey

February 19, 2025

Colliers Engineering & Design File No. 10000657C

Preliminary Major Subdivision		
Item #2	Scale: 1"=30' or as approved by Board Engineer. - A waiver is requested as eight (8) plan sheets are at scales other than 1"=30'.	Waiver
Item #4	Map size: 8 ½" x 13"; 5" x 21"; 24" x 36" - A waiver is requested as 30" X 42" plans are provided.	Waiver
Item #5	Title Block and basic information: (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.) - Applicant, owner and zone information is only on the cover sheet.	Waiver
Item #12	Location of all structures within 200 feet of the property. - A waiver is requested as access to adjacent properties could not be obtained during survey.	Waiver
Item #22	Compliance will Fill Replacement and Soil Removal Ordinance details. - A temporary waiver is requested. Will provide as a condition of approval.	Waiver
Item #23	A staging plan for projects greater than 10 acres in area. - A waiver is being requested as construction staging for the proposed development, located on an existing landfill, will be provided in accordance with the proposed landfill closure & post-closure care plan, as submitted to NJDEP and currently pending approval.	Waiver
Item #25	A copy of any protective covenants or deed restrictions applying to the land and being subdivided or developed and a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles. - A temporary waiver is requested. Will provide as a condition of approval.	Waiver

Item #26	A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings. – A temporary waiver is requested. Will provide as a condition of approval.	Waiver
----------	---	--------

Final Major Subdivision		
Item #2	Scale: 1"=30' or as approved by Board Engineer. - A waiver is requested as eight (8) plan sheets are at scales other than 1"=30'.	Waiver
Item #4	Map size: 8 - ½" x 13"; 5" x 21"; 24" X 36" - A waiver is requested as 30" X 42" plans are provided.	Waiver
Item #5	Title Block and basic information: (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.) – Applicant, owner and zone information is only on the cover sheet.	Waiver
Item #7	The purpose of any easement or land reserved or dedicated to public use such as, but not limited to, sight triangle easements, and the proposed use of sites other than residential. – A temporary waiver is requested. Will provide as a condition of approval.	Waiver
Item #10	Statement that final plan is consistent with preliminary plan, and if not, how and why they differ. - A waiver is requested as preliminary and final approval is being sought simultaneously.	Waiver
Item #11	All additional information, changes or modifications required by the Board at the time of preliminary approval. - A waiver is requested as preliminary and final approval is being sought simultaneously.	Waiver
Item #12	A statement from the Borough Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws. - A waiver is requested as preliminary and final approval is being sought simultaneously.	Waiver
Item #13	If improvements have not been installed, then a statement from the Borough Clerk shall accompany the application for final approval stating that: <ul style="list-style-type: none"> a. A recordable developer's agreement with the Borough has been executed. 	Waiver

	<ul style="list-style-type: none"> b. A satisfactory performance guarantee has been posted. c. That the Borough has received all escrow and inspection fees. - A waiver is requested as preliminary and final approval is being sought simultaneously. 	
Item #15	<p>If the required improvements have been installed, the application for final approval shall be accompanied by a statement from the Borough Clerk that a satisfactory maintenance bond has been posted. - A waiver is requested as preliminary and final approval is being sought simultaneously.</p>	Waiver

Any other waivers or variances deemed necessary by Borough of Sayreville.

LIST OF REQUIRED PERMITS

JERNEE MILL INDUSTRIAL

BLOCK 58 LOT 9 (formerly known as Block 56 Lots 1.01 and 2.02, Block 57.02 Lot 1, Block 57.04 Lot 1, Block 57.05 Lot 1, and Block 58 Lots 6 and 7)

BLOCK 58, LOT 2.01(formerly known as Block 56 Lot 2.01)

Borough of Sayreville, Middlesex County, NJ

In connection with the Site Plan Application below is a list of required permits for this project:

- Borough of Sayreville Planning Board
- Middlesex County Planning Board
- NJDEP Division of Water Quality – RFA
- NJDEP Division of Land Use – Wetlands
- NJDEP Division of Land Use – Flood Hazard
- NJDEP Division of Land Use – Waterfront Development
- NJDEP Landfill Closure and Post-Closure Care Plan Modification
- United States Environmental Protection Agency
- Sayreville Economic Redevelopment Authority
- Borough of Sayreville Tree Removal Permit
- Borough of Sayreville Fill Placement and Soil Removal Permit

Jersey Central Power & Light

A FirstEnergy Company

101 Crawfords Corner Rd
Building 1 Suite 1-511
Holmdel, NJ 07733

March 4, 2025

Colliers Engineering & Design
Attn: Treacy Feary
101 Crawfords Corner Rd, Suite 3400
Holmdel, NJ 07733

Re: Blk 58 Lt 2.01 & 9, Borough of Sayreville, County of Middlesex New Jersey

Dear Customer,

In response to your recent request for service on the subject property, the following information is provided regarding the process for obtaining electric service from Jersey Central Power & Light Company, ("JCP&L").

It has been determined that the subject property is within JCP&L's service territory. Electric service will be provided in accordance with JCP&L's Tariff for Service which is on file with and approved by the New Jersey Board of Public Utilities. Completion of your request for service is contingent upon your obtaining all required approvals from appropriate authorities and agencies, including, but not limited to, permits for construction. It will be your responsibility to provide JCP&L with complete electric load information and site plans for review, approvals, and engineering, etc. well in advance of construction of the proposed facility.

JCP&L will begin construction approximately ninety (90) days after receipt of the following items. Please bear in mind, however, that weather or terrain conditions can affect the anticipated work schedule.

- Signed agreement (Right-of-Way/Easement, URD Agreement, Fixed Bill, or Pay-Now/Pay-Later Contract) as applicable.
- Payment of non-refundable contribution and/or refundable deposit, as applicable
- Site plan that has been approved by the municipality for the proposed development project, showing specific locations of all streets, curb lines, property lines, sidewalks, streetlights, and building location, where applicable.

The Applicant/Customer is responsible for compliance with all Federal, State and Local Codes. This includes but is not limited to the National Electric Code and the National Electric Safety Code. JCP&L reserves the right to refuse connection to customer premises that are not in compliance with applicable Codes.

The exact method of service to the point of delivery will be determined subject to the above-requested information and approval by our Regional Engineering Process. This may require the Applicant/Customer to provide a mutually agreeable location for a substation and/or pay for a prorated portion of the cost to upgrade system facilities or add other necessary equipment to the electrical infrastructure in order to meet your requirements.

Thank you for your inquiry. If you wish to proceed with this project, you'll need to apply for service by calling 1-800-662-3115. We look forward to working with you.

Respectfully,

George F. Salazar/rgh

George F. Salazar
Jersey Central Power & Light Company
Central Region Engineering Services

Public Service Electric & Gas Company

Construction Inquiry-North
750 Walnut Ave, Cranford, NJ, 07016
Phone: 800-722-0256 Fax: 908-497-1762

Will Serve Gas



09/7/2023

Mailing Address

Colliers
Tracey Feary
101 Crawfords Corner Rd. Suite 3400
Holmdel, NJ 07733

Service Address

Block 58 Lots 2.01 & 9
Borough of Sayreville, NJ

Project Reference Number:

Dear Ms. Feary,

Please be advised, gas service can be made available for the service address above consistent with service requirements and PSE&G's tariff for gas service.

Please notify PSE&G Construction Inquiry at 800-722-0256 if you have any questions or concerns.

PSE&G appreciates the opportunity to service your energy needs and thanks you for your business.

Thank You,
Construction Inquiry
Public Service Electric & Gas Company



The Borough of Sayreville
Office of Water/Sewer Utilities
167 Main Street
Sayreville, NJ 08872
732-390-7060

September 15, 2023

Via Email:

tracy.feary@collierseng.com

Tracey Feary
Permit Coordinator
Colliers Engineering and Design Inc.
101 Crawford Corner Rd.
Suite 3400
Holmdel NJ 07733

**Re: Jernee Mill
Utility Will Serve Request
Borough of Sayreville, Middlesex County, New Jersey
Block 58, Lots 9 & 2.01
Colliers Engineering & Design Project No. 10000657C**

Dear Ms. Feary,

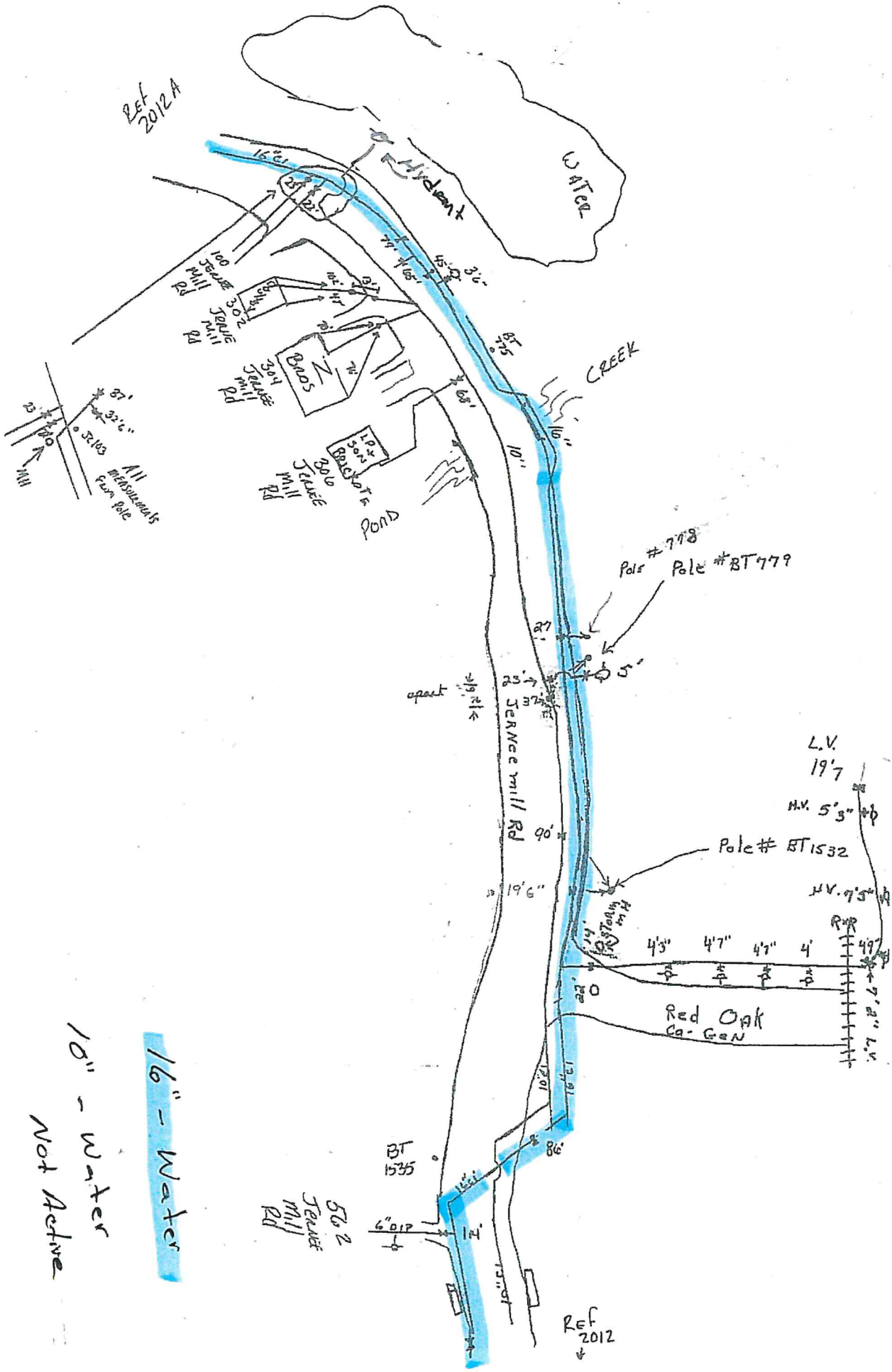
I am in receipt of your will-serve request for the above referenced project. This property currently has water and sanitary sewer service accessibility but I am unable to provide an official will-serve letter for any additional intended use until all applications to the appropriate boards have been presented and construction approvals have been granted.

At this time, the Borough of Sayreville has no existing moratoriums on water and sewer service. Please be advised that any future commitments to service may also be conditional on NJDEP approved water/sewer construction and capacity permitting.

If there are any further questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

David Leitner
Superintendent, Sayreville Water/Sewer Utilities
167 Main St.
Sayreville, NJ 08872



REF 2012A

All measurements from pole

16" - Water

18" - Water Not Active

L.V. 19'7"
 H.V. 5'3"
 Pole # BT1532
 H.V. 9'5"
 R.V. 4'9"
 4' 4' 4' 4'
 Red Oak Co-Gen
 7'8" L.V.

REF 2012



State of New Jersey

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Use Regulation
Bureau of Tidelands Management
P.O. Box 420 Code 501-02B
Trenton, NJ 08625-0420
Tel. # 609-777-0454
Fax # 609-777-3656

BOB MARTIN
Commissioner

JUN 6 - 2014

Mayor Kennedy O'Brien
Borough of Sayreville
167 Main St.
Sayreville, NJ 08872

RE: SAYREVILLE BORO, License Renewal application, South River, Lots 1 & 2, Block 56 / Lot 1, Block 57.02 / Lot 1, Block 57.04 / Lot 1, Block 57.05, Lot 1.01, Block 58, Sayreville Borough, Middlesex County

FILE: #1219-08-0004.1 TDI090001

Dear Mayor O'Brien:

Please find the license document for the above-referenced property enclosed with this correspondence.

As stated in the license document, it is the responsibility of the licensee to submit the annual fee within thirty days of the yearly due date. The license contains a clause providing for an annual inflation adjustment of 2.5 percent.

Prior to the expiration of this license, the licensee is responsible for submitting an application to renew the license. The Tidelands Resource Council will review and may revise the annual fee at the time of renewal. Any changes in the annual license fee introduced after the expiration of this license will be retroactive to the date of termination.

The State of New Jersey may claim title to a portion of the property in-shore of the licensed area, and the state does not waive this claim by approving and issuing this license document.

Sincerely,

Ms. Madhu Guru, PE
Assistant Director
Bureau of Tidelands Management

REVOCABLE LICENSE
A Rental Agreement from the State of New Jersey

The Tidelands Resource Council in the Department of Environmental Protection, empowered under N.J.S.A. 13:1B-13 to approve licenses of lands owned by the State of New Jersey that are now or were formerly under tidewater, having due regard for the public interest, has approved a license to the **BOROUGH OF SAYREVILLE**, hereafter referred to as the licensee(s).

The licensee(s) has applied to the Tidelands Resource Council to renew a license last issued on May 29, 1999 for Lots 1 & 2, Block 56 / Lot 1, Block 57.02 / Lot 1, Block 57.04 / Lot 1, Block 57.05 and Lot 1.01, Block 58, in Sayreville Borough, Middlesex County. That license is for 27,131 square feet of formally flowed tidelands and is based upon a series of six plans prepared by CME Associates all dated 11/18/1996 and last revised on 04/02/1997, and known as Drawing Numbers 38U, 39W, 37U, 36W, 40W and 41U, depicting each of the above mentioned lots, filed with the Bureau of Tidelands Management under file number 1219-08-0004.1 TDI090001.

The renewal of the license shall be in effect for a period of ten (10) years from **FEBRUARY 26, 2014 to FEBRUARY 26, 2024**. The license fee shall be **\$1,047.00** for the first year but will include an **annual inflation adjustment of two and a half percent**.

The annual rental is due on February 26th in advance of each year of the license. All payments received thirty days after the due date shall be assessed a late fee of \$25.00. All fees or partial fees which remain past due for more than ninety days after said due date shall accrue interest at the rate set by the Tidelands Resource Council until received by the State. Additionally, if a check is returned for non-sufficient funds, a \$25.00 charge will be assessed to the licensee(s).

This license may be revoked at any time and for any purpose deemed necessary and reasonable by the Tidelands Resource Council in the Department of Environmental Protection.

The licensee(s) must either apply for an additional license renewal or remove all structures at the expiration of the said period of ten (10) years. The State of New Jersey is not bound to make any further renewal of the license. If a renewal is approved, a new annual fee may be fixed by the Department of Environmental Protection.

Should the license be revoked or should the licensee(s) fail to pay the fee for each year of the license or to renew the license by February 26, 2024, the licensee(s) must promptly vacate the tidelands at the licensee(s)

expense, removing any and all structures to the satisfaction of the Department of Environmental Protection. Failure to appropriately vacate the tidelands may result in the filing of a lien against the licensee(s) property by the State of New Jersey.

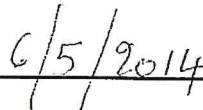
Should the licensee(s) wish to make any alterations to the license area, the licensee(s) is required to apply for a license modification. If a modified license is approved, a new annual fee may be fixed by the Department of Environmental Protection.

This license may be assigned or otherwise transferred by the licensee(s) to any other person or persons with the written consent of the Manager of the Bureau of Tidelands Management of the Department of Environmental Protection. Forms are available from the Bureau for this purpose. The license must be assigned in the event that the licensee(s) sells the entirety of the adjacent upland prior to February 26, 2024. The annual fee will still be due should the license not be appropriately assigned.

The licensee(s) may not further improve or develop the licensed area unless a permit, as per N.J.S.A. 12:5-3, is obtained for that purpose. The licensee(s) may not appropriate the licensed area for exclusive use.



Ms. Madhu Guru, PE
Assistant Director
Bureau of Tidelands Management
Division of Land Use Regulation
Department of Environmental Protection



Date

Request for Taxpayer Identification Number and Certification

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

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your Income tax return). Name is required on this line; do not leave this line blank. CP MD Jernee Mill Road LLC	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ <u>S</u> <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.) See instructions. 32 Mt Kemble Ave	Requester's name and address (optional)
	6 City, state, and ZIP code Morristown, NJ 07960	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-			-		
or									
Employer identification number									
8	8	-	2	4	3	3	7	2	2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ <i>Justin Solanow</i>	Date ▶ <i>4/26/24</i>
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General Instructions

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

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

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

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

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

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

Fee and Escrow Calculation
Per Article VI
26-110

Application Fee:

Prelim. Major Site Plan =	\$1,000
Final Major Site Plan =	\$1,000
Minor Subdivision Plat =	\$250
<hr/>	
Total	\$2,250

Escrow already established under prior application.

POLITICAL CONTRIBUTION DISCLOSURE

The undersigned is an authorized representative of the below indicated entity. This disclosure is submitted in connection with **CP MD JERNEE MILL ROAD LLC.** and their application for development to Sayreville Borough.

The undersigned hereby represents that it has not made contributions to:
(a) any Borough candidate or holder of public office; (b) to any Borough or Middlesex County party committee; or (c) to any PAC referenced in this section, made by such applicant within two (2) calendar years of the date of such application, except as follows:

DATE	AMOUNT	
9/26/2023	\$10,000	Middlesex County Democratic Org
10/12/2023	\$25,000	Middlesex County Democratic Org
2/15/2024	\$5,000	Middlesex County Democratic Org
5/9/2024	\$10,000	Middlesex County Democratic Org
9/17/2024	\$10,000	Middlesex County Democratic Org

See Attached page

This disclosure is provided pursuant to Borough of Sayreville Code sect. 2-54A.6

Entity: Colliers Engineering & Design, Inc.

Sign *Tereza Mirkovic*

By: Tereza Mirkovic

Title: Regulatory Affairs Specialist

Date: March 3, 2025

<p>Jernee Mill, Sayreville 10000657C - Boro of Sayreville Political Contribution Disclosure</p>		<p>Colliers Engineering & Design, Inc. March 3, 2025</p>
<p>DATE</p>	<p>CONTRIBUTION AMOUNT</p>	<p>RECIPIENT</p>
<p>10/31/2024</p>	<p>\$15,000.00</p>	<p>Middlesex County Democratic Org</p>
<p>12/17/2024</p>	<p>\$20,000.00</p>	<p>Middlesex County Democratic Org</p>
<p>2/25/2025</p>	<p>\$5,000.00</p>	<p>Middlesex County Democratic Org</p>

POLITICAL CONTRIBUTION DISCLOSURE

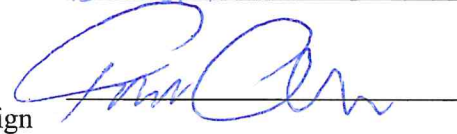
The undersigned is an authorized representative of the below indicated entity. This disclosure is submitted in connection with **CP MD JERNEE MILL ROAD URBAN RENEWAL LLC**. and their application for development to Sayreville Borough.

The undersigned hereby represents that it has not made contributions to:
(a) any Borough candidate or holder of public office; (b) to any Borough or Middlesex County party committee; or (c) to any PAC referenced in this section, made by such applicant within two (2) calendar years of the date of such application, except as follows:

DATE	AMOUNT	RECIPIENT
	<u>NONE</u>	

This disclosure is provided pursuant to Borough of Sayreville Code sect. 2-54A.6

Entity: Bob Smith & Associates

Sign 

By: **TIMOTHY M. ARCH**
ATTORNEY AT LAW

Title: **OF THE STATE OF NEW JERSEY**

Date: 3/5/25

POLITICAL CONTRIBUTION DISCLOSURE

The undersigned is an authorized representative of the below indicated entity. This disclosure is submitted in connection with **CP MD JERNEE MILL ROAD LLC**. and their application for development to Sayreville Borough.

The undersigned hereby represents that it has not made contributions to:
(a) any Borough candidate or holder of public office; (b) to any Borough or Middlesex County party committee; or (c) to any PAC referenced in this section, made by such applicant within two (2) calendar years of the date of such application, except as follows:

DATE	AMOUNT	RECIPIENT
<i>Not Applicable</i>		

This disclosure is provided pursuant to Borough of Sayreville Code sect. 2-54A.6

Entity: CP MD Jernee Mill Road LLC

Sign: 

By: Jeff Beston

Title: Authorized Signatory

Date: 4/17/24

Deed of Easement

This Indenture, Made the 27th day of December

One Thousand Nine Hundred and Seventy Eight

Between

PETER ROEHLER & DONNA ROEHLER, husband & wife,

COUNTY OF MIDDLESEX	
CONSIDERATION	
REALTY TRANSFER FEE	<i>1000</i>
DATE	3 29 79 BY <i>[Signature]</i>

And

THE MIDDLESEX COUNTY SEWERAGE AUTHORITY, Sayreville, N. J. 08872 a public corporate agency of the State of New Jersey, known as the GRANTEE:

Whereas, by an Act of the Legislature of the State of New Jersey, entitled "The Sewerage Authorities' Law," being Chapter 138, Laws of 1946, and the several acts supplemental thereto, and amendatory thereof, the said Grantee is empowered to acquire, for the purposes of construction or acquisition, of a sanitary sewerage system, such estate in the parcel of land and hereditaments therein particularly described, as is hereinafter expressed to be hereby conveyed; and

Whereas, the members or commissioners of the Middlesex County Sewerage Authority, in pursuance to authority duly given to it, has determined that one sewer or more shall now and in the future be constructed and maintained through, upon, or in, and under all that certain tract or parcel of land and hereditaments of the said Grantors hereinafter particularly described, situate, lying and being in the Borough of Sayreville, County of Middlesex and State of New Jersey:

BEGINNING at a point, said point being located approximately 80 feet more or less Northeasterly at right angles from Station 78+71 on the proposed South River Interceptor Baseline and running, thence;

1. South 40° - 24' - 13" East a distance of 907 feet more or less to a point, thence;
2. South 86° - 11' - 31" East, a distance of 1,102 feet more or less to a point, thence;
3. Southwesterly along the line common to Plot 1 in Block 58 and Plot 1 in Block 59, a distance of 83 feet more or less to a point, thence;
4. North 86° - 11' - 31" West along an existing Middlesex County Sewerage Authority sewer easement, a distance of 1,076 feet more or less to a point, thence;
5. North 40° - 24' - 13" West, a distance of 935 feet more or less to a point on the Southerly right-of-way line of the Raritan River Railroad, thence;
6. Northeasterly along said right-of-way, a distance of 52 feet more or less to the point and place of BEGINNING.

CONTAINS 100,500 Square Feet More or Less (2.30 Acres.)

BEING a portion of Lot 1 Block 59 on the Borough of Sayreville Tax Map, Middlesex County, New Jersey.

* over

BOOK 3082 PAGE 122

BEING a temporary construction easement situated in the borough of Sayreville, County of Middlesex and State of New Jersey. Despite any language herein to the contrary grantor does grant and convey unto the grantee a temporary construction easement only with full and unobstructed right of entry for men, machinery, materials and equipment in, across and along so much of the land of the grantor as described herein; said temporary construction easement shall remain in full force and effect commencing from January 4, 1978 and termination on January 4, 1981.

Being also known and designated as Parcel SC-12 on a map entitled "South River Interceptor Relief Sewer, Middlesex County Sewerage Authority" filed or about to be filed in the Office of the Clerk of the County of Middlesex.

Despite any language to the contrary, Grantor does not grant, convey or permit the grantee right of ingress, egress or regress into, upon or from said land through, across or upon any other of their lands not dedeed by this or other easements.

Now this Indenture Witnesseth: that the said Grantors for and in consideration of the sum of (\$13,000.00) THIRTEEN THOUSAND and 00/100-----Dollars, lawful money of the United States of America, to them, the said Grantors in hand well and truly paid by the said Grantee, at or before the enseatng and delivery of these presents, the receipt whereof the said Grantors hereby acknowledges, have granted, bargained, sold, aliened, released, conveyed and confirmed unto the said Grantee, and by these presents grant, bargain, sell, alien, release, convey and confirm unto the said Grantee, and to its successors, licensees and assigns forever, the full perpetual right and liberty now and in the future of constructing, maintaining and using a sewer or sewers through, upon, over and under the said lands hereinbefore particularly described, with all and singular its appurtenances to be built of such materials and dimensions and in such manner as shall or may at any time be lawfully determined upon for the flouage of water, fecal matter, sewage or industrial wastes, along and through the same by the said Grantee.

Together with the perpeture rights of ingress, egress and regress into, upon and from said lands aforesaid described by the said Grantee, its contractors, agents, employees, servants and licensees, with tractors, machinery, carts, tools and implements for the purpose of building, maintaining, inspecting, repairing and cleaning said sewer or sewers, and of laying materials therein and thereon of every kind and description necessary for the purposes aforesaid; to have and to hold the premises hereinbefore expressed to be hereby conveyed unto and to the use of said Grantee, its successors and assigns forever.

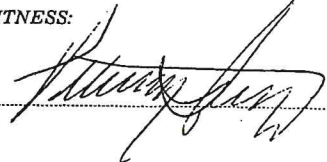
And the said Grantors for their heirs, executors and assigns forever.

Cobenant:


1. That Title to said premises is vested in fee simple in said Grantors.
2. That they have the right and authority to convey the said premises and the interest therein described to the Middlesex County Sewerage Authority.
- 3 That the Grantee shall have peaceable and quiet possession of said premises free from all encumbrances.
4. That the same are now free and clear of all encumbrances whatsoever.

In Witness Whereof, the said Grantors have hereunto set their hand and seals on the day and year first above written.

WITNESS:




Peter Roehsler (L.S.)


Donna Roehsler (L.S.)

08392

Deed of Easement

PETER ROEHSLER & DONNA
ROEHSLER, his wife,

MIDDLESEX COUNTY
SEWERAGE AUTHORITY

DATED: December 27, 1978

HOAGLAND, LONGO, OROPOLLO & MORAN
ATTORNEYS AT LAW
P. O. BOX 400
96 BAYARD STREET
NEW BRUNSWICK, N.J. 08903

1979 MAR 29 AM 8 57
BOOK 3082 PAGE 122
FRANK SERAJZIAN, CLERK

MIDDLESEX COUNTY
SEWERAGE AUTHORITY
RECEIVED
MAR 22 1979
SAYREVILLE, N. J.

5270100004 669536233 555

BOOK 3082 PAGE 125

State of New Jersey, County of _____

19 79, before me, the subscriber,
that on _____ at _____
personally appeared PETER ROEHSLER & DONNA ROEHSLER, his wife,
who, I am satisfied, are the persons named in and who executed the within Deed of Easement
and thereupon I acknowledged that they signed, sealed and delivered the same as
their act and deed, for the uses and purposes therein expressed, and that the full and actual con-
sideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such
consideration is defined in P. L. 1968, c. 49, Sec. 1 (c), is \$ 13,000.00

Prepared by:
KENNETH J. DUKAS, JR., ESQ.

_____ An Attorney at Law of N.J.
before me, the subscriber,
that on _____
State of New Jersey, County of _____

personally appeared
who, being by me duly sworn on h
oath, deposes and makes proof to my satisfaction, that
the Corporation named in the within Deed of Easement
is the
President of said Corporation; that the execution, as well as the making of this Instrument, has
been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that
the deponent well knows the corporate seal of said Corporation, and that the seal affixed to said
Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and
delivered by said
President as and for the voluntary act and deed of said Corpora-
tion, in presence of deponent, who thereupon subscribed h
name thereto as attesting witness;
and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced
by the within deed, as such consideration is defined in P. L. 1968, c. 49, Sec. 1 (c), is \$ _____

Sworn to and subscriber before me,
the date aforesaid.