



181 WEST HIGH STREET
SOMERVILLE, NJ 08876

908 927 0100 p
908 927 0181 f

March 19, 2020
Via 2nd Day Overnight Mail

Paul Menz
New Jersey Department of Transportation
Bureau of Major Access Permits
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625

Re: Proposed Self Storage Facility
Route 17 NB, MP 21.5
Block 1304, Lot 7.01
Upper Saddle River, Bergen County

Dear Mr. Menz:

Dolan & Dean Consulting Engineers, LLC (D&D) represents Krisujen Realty, LP in their effort to redevelop a property along northbound Route 17 in the Borough of Upper Saddle River, Bergen County. The subject property is designated as Block 1304, Lot 7.01 and was formerly occupied by a bowling alley and motel. Access to the site currently exists via an ill-defined right-in/right-out driveway on northbound Route 17.

The proposed development includes construction of a new 99,651 square foot self-storage facility. Access is proposed via a new, improved right-in/right-out driveway on Route 17. The same access was permitted by Major Access Permits (A-17-N-7374-2016) in 2017 for a car dealership but the driveway was never constructed. (Attached is a copy of the permit).

Therefore, please find the following items submitted as part of a Minor Access Permit Application:

1. A *Minor* Access Application (Form MT-32) in the name of the current property owner with our office acting as their authorized representative,
2. An original Power of Attorney Declaration (Form MT-156) from the current property owner designating our office as their authorized representative;
3. A check #1127 for \$465.00 made out to the New Jersey Department of Transportation for the application fee;
4. Copy of the deed in the current property owner's name;
5. Seven (7) copies of the NJDOT Site Plan set, prepared by L2A Land Design;
6. Three (3) copies of the Stormwater Management Report prepared by L2A Land Design.

PROPOSED SELF STORAGE
ROUTE 17 NB, MP 21.5
BLOCK 1304, LOT 7.01
UPPER SADDLE RIVER, BERGEN COUNTY

MARCH 19, 2020

7. Three (3) copies of the Stormwater Management Maintenance Manual prepared by L2A Land Design;
8. A copy of the tax map that shows the property in question as well as the abutting properties;
9. A copy of the completed Hydrology & Hydraulic checklist;
10. Estimates of Total Highway Peak Hour and Daily Traffic are summarized below:

TABLE I
SITE TRIP GENERATION
99,651 SF SELF STORAGE

Time Period	Total
Morning	20
Evening	20
Saturday	31
Weekday	151
Weekend Day	195

Based on the calculations, a Minor Access Permit is required. The types of vehicles anticipated are passenger cars, refuse trucks and moving trucks.

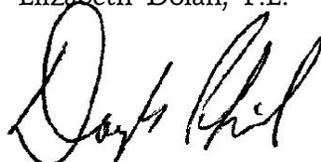
Please review this information at your earliest convenience and advise if there is any additional information necessary. On behalf of Krisujen Realty, LP we appreciate your time and attention to this request.

Very truly yours,

DOLAN & DEAN
CONSULTING ENGINEERS, LLC



Elizabeth Dolan, P.E.



Douglas J. Polyniak, P.E.

cc: Trevor Curtis, P.E. tcurtis@l2alanddesign.com

DJP/lrc
Bergen/UpperSaddleRiver/L2Aland Design/Documents/2020-03-19 NJDOT PermitLetter.doc

MINOR ACCESS PERMIT

APPLICATION RIDER

Applicant: Krisujen Realty LP

Location: Block 1304, Lot 7.01

Upper Saddle River, Bergen County

Route 17, NB, MP 21.5

Application Cover:

17. There are no affordable housing units proposed, thus the checklist is not applicable.

Application Checklist:

7. There is no sidewalk existing or proposed.
8. There are no trees located in the Department right-of-way.
11. There are no highway electrical installations.
20. The site is midblock and therefore corner clearance does not apply.
24. There are no speed change lanes along the frontage.
28. There are no median openings along the frontage.
29. Highway is divided along frontage.
47. No waivers are requested.
49. There are no proposed access easements on the property in question.
50. The subject property is not within the designated Pinelands Area, thus the application checklist is not applicable.
51. There are no exceptions to design standards.

NEW JERSEY DEPARTMENT OF TRANSPORTATION
 DRIVEWAY ACCESS PERMIT APPLICATION

Application No.	_____
Control Section	_____
Amount Received	_____
Check No.	_____
Date Received	_____

Department Use Only

Please Print or Type

APPLICANT INFORMATION

Name of Lot Owner: Krisujen Realty, LP
 Street Address: 985 Route 17 South
 City: Ramsey State: NJ ZIP: 07446
 Telephone No.: 908-927-0100 E-Mail: -

LOCATION INFORMATION

Block: 1304 Lot: 7.01
 Municipality: Upper Saddle River County: Bergen
 Description of Location:
South of Pleasant Avenue and North of East Allendale Road

TYPE OF PERMIT REQUESTED (Check One)

Submit to the REGIONAL MAINTENANCE OFFICE:

- Single Family Residential
 Combined Residence and Business
 Government Driveway
 Minor

Submit to the BUREAU OF MAJOR ACCESS PERMITS:

- Major
 Major with Planning Review
 Concept Review

THIS PERMIT REQUEST INCLUDES: (Check all that apply.)

- Lot Consolidation Lot Subdivision Drainage Curb Sidewalk

PLEASE FILL IN THE FOLLOWING INFORMATION:

(1) Route: 17 (2) Suffix: - (3) Milepost: 21.5 (4) Direction: NB

(5) List the development land use type & size:

Land Use TYPE (ITE LUC)	Land Use SIZE
Existing <u>Motel</u>	<u>30 Rooms</u>
Existing <u>Bowling Alley</u>	<u>32,665 SF</u>
Proposed <u>Mini Warehouse</u>	<u>99,651 SF</u>
Proposed _____	_____

(6) Total size of development the access will serve: 99,651 SF Mini Warehouse

(7) Is the lot a corner lot? No Yes

If yes, is the intersecting road also a State highway? No Yes

(8) Is a traffic signal involved at the lot? No Yes

(9) Is the lot sharing access with a neighboring lot? No Yes

If yes, sharing access with lot on which side? -

(10) How many two-way driveways are requested? One

(on divided highways, two (2) one-way driveways may be substituted for one (1) two-way driveway)

(11) What size is the lot? (to hundredths of an acre) 1.99

(12) Will the lot be served by alternative access? No Yes

(13) If yes, what is the percentage of traffic using the alternative access? -

(14) Does the Department own any denial of access along the lot frontage? No Yes

If yes, is it on the left or right side of the lot when facing the lot? -

For how many feet? - feet.

(15) How many feet of frontage does the lot have on the State highway? 105.91 feet.

(16) Looking at this lot from the highway, what are the frontages of the neighboring lots within 330' and are the lots single family residential?

Left: 100 feet. No Yes Right: 202 feet. No Yes

Left: _____ feet. No Yes Right: _____ feet. No Yes

(NOTE: Not applicable if this application is for a single family residential lot.)

(17) Have you attached an affidavit for any affordable housing on the lot? No Yes

Please provide the information for those items that have check boxes under your application type.

APPLICATION CHECKLIST

For Applicants Use

N.J.A.C 16:47--	Single Family Residential/ Residence & Business 4.9	Other Minor Traffic Generators 4.10	Major 4.12	Major with Planning Review 4.14	Concept Review 4.16	For Department Use
1. Lot location map.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Copy of tax map.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Right of way line from Department desirable typical section.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Topography showing all highway features within 500 feet of the lot frontage on both sides of undivided highways and one side of divided highways.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
5. Setback and location of structures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
6. Curb: existing and proposed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
7. Sidewalks: existing and proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
8. Trees within Department right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
9. Signs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
10. Utility poles.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
11. Highway electrical installations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
12. Locations of all lot driveways -- existing and proposed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Locations of nearest driveway on adjacent lots, including type of operation using adjacent driveways.	---	---	---	<input type="checkbox"/>	---	<input type="checkbox"/>
14. Driveway / street width.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Driveway / street alignment with respect to the highway.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Curblin openings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Edge clearance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
18. Type of driveway / street.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Contours: existing and proposed.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
20. Corner clearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
21. Driveway / street & island radii.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
22. Estimated 24-hour & highway peak-hour traffic count for the lot & access point.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Number of lanes on the highway.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Speed-change lanes (acceleration, deceleration, left-turn)	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Lane and shoulder widths.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. Typical highway pavement sections.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. Location of centerline on undivided highways and median on divided highways.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Location of existing median opening on divided highways.	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. Location of existing driveways on opposite side of undivided highways.	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Form MT-32 (12/2014) <i>For Applicants Use</i>	Single Family Residential/ Residence & Business 4.9	Other Minor Traffic Generators 4.10	Major 4.12	Major with Planning Review 4.14	Concept Review 4.16	<i>For Department Use</i>
N.J.A.C 16:47--	---	---	---	---	---	---
30. Dimensions from the lot line to the edge of pavement.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Number of new units for residential units; rooms for hotels; square footage for retail, office or warehouse; or appropriate unit of measure for other land uses.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Parking facilities & internal traffic circulation.	---	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Traffic patterns: existing and proposed.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Highway traffic striping: existing and proposed.	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
35. Construction details	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
36. Type of vehicles anticipated.	---	---	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
37. Attachments to Department drainage system: existing and proposed.	---	---	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
38. Drainage calculations: existing and proposed.	---	---	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>
39. Changes to existing traffic signals.	---	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40. New traffic signals & MUTCD warrant numbers.	---	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
41. Proposed lot and highway transportation improvements	---	---	---	<input type="checkbox"/>	---	<input type="checkbox"/>
42. Length of frontage along highway.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43. Distance to nearest traffic signal if less than 250 feet - preceding (in feet), following (in feet).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	---	---	---	<input type="checkbox"/>
44. Distance to nearest traffic signal if less than 500 feet - preceding (in feet), following (in feet).	---	---	<input type="checkbox"/>	---	---	<input type="checkbox"/>
45. Distance to nearest traffic signal - preceding (in feet), following (in feet).	---	---	---	<input type="checkbox"/>	---	<input type="checkbox"/>
46. Zoning designation for lot.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
47. Waivers requested.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
48. Copies of transmittals of duplicate applications to the municipal clerk and county planning board.	---	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
49. Location of any access easement on the lot.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
50. Applicability of Pinelands Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
51. Justifications for exceptions to design standards.	<input type="checkbox"/>	<input type="checkbox"/>	---	---	---	<input type="checkbox"/>
52. Proposed use and size of buildings.	---	---	---	---	<input type="checkbox"/>	<input type="checkbox"/>
53. Detailed plan or sketch: scale 1 inch = 30 feet or 1 inch = 50 feet. (Plan sheets shall not exceed 24 inches by 36 inches.) Number of sets.	<input type="checkbox"/> 6	<input checked="" type="checkbox"/> 6	<input type="checkbox"/> 7	<input type="checkbox"/> 7	---	<input type="checkbox"/>
54. Submitted plan sets 1 inch = 100 feet or 1 inch = 50 feet. (Plan sheets shall not exceed 24 inches by 36 inches.) Number of sets.	---	---	---	---	<input type="checkbox"/> 9	<input type="checkbox"/>
55. Traffic impact studies. Include TIS if concept review requires a planning review. Number of copies.	---	---	---	<input type="checkbox"/> 3	<input type="checkbox"/> 3	<input type="checkbox"/>
56. A copy of current deed for lot.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLEASE SUBMIT ONLY THE APPLICATION FEE WITH THIS APPLICATION
SUBMIT CHECK OR MONEY ORDER, PAYABLE TO:

NEW JERSEY DEPARTMENT OF TRANSPORTATION

**CASH WILL NOT BE ACCEPTED
 FEES ARE NOT REFUNDABLE**

FEES:			
APPLICATION TYPE	APPLICATION FEE EACH LOT	PERMIT FEE EACH LOT	RENEWAL FEE EACH LOT
Single Family Residential Driveway	\$60.00	\$25.00	\$25.00
Residence and Business Driveway	\$130.00	\$45.00	\$45.00
Government Driveway	\$265.00	\$880.00	\$440.00
Minor	\$465.00	\$150.00	\$150.00
Major	\$6,600.00	\$2,200.00	\$440.00
Major with Planning Review	\$15,800.00	\$5,300.00	\$440.00
Concept Review	\$880.00	---	---

FEES FOR LOW AND MODERATE INCOME HOUSING ONLY

For applications with low and moderate income housing, the applicant should submit an affidavit from the Municipal approving authority with his application, certifying to the Department that the development contains at least 10 percent set-aside for low and moderate income housing pursuant to the Fair Housing Act P.L.1985, c222(N.J.S.A. 52:27D-301 et seq.) or court settlement as per N.J.A.C. 16:41-2 et seq. The Department, upon approval of access, will reduce the permit fee by 10 percent of the total application and permit fees combined. The renewal fees are not subject to reduction.

APPLICATION TYPE	APPLICATION FEE	PERMIT FEE	RENEWAL FEE
Minor	Same as above	\$88.00	\$150.00
Major	Same as above	\$1,320.00	\$440.00
Major with Planning Review	Same as above	\$3,190.00	\$440.00

THE DEPARTMENT WILL NOT ACCEPT THIS APPLICATION IF IT IS NOT SIGNED.

IF THE SIGNATURE BELOW IS AN AUTHORIZED REPRESENTATIVE OF THE LOT OWNER, PLEASE ATTACH A COMPLETED POWER OF ATTORNEY FORM.

AUTHORIZED REPRESENTATIVE: Dolan & Dean Consulting Engineers, LLC
(Name of Lot Owner)

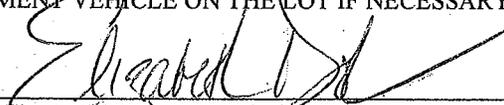
Street: 181 West High Street

City: Somerville State: NJ ZIP: 08876

Telephone: 908-927-0100 E-Mail: betsy@dolandean.com

ENCLOSED IS THE \$ 465.00 APPLICATION FEE.

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE. I AM AWARE THAT, IF ANY OF THE ABOVE INFORMATION IS FALSE, I AM SUBJECT TO PUNISHMENT. I AGREE NOT TO PERFORM ANY WORK WITHIN STATE RIGHT OF WAY UNLESS IT AUTHORIZED BY A PERMIT ISSUED BY THE DEPARTMENT. THE APPLICANT ALSO AUTHORIZES DEPARTMENT REPRESENTATIVES TO ENTER UPON THE LOT FOR THE PURPOSE OF PERFORMING A SITE INVESTIGATION. FURTHERMORE, THERE ARE NO OBJECTIONS IN PARKING OF A DEPARTMENT VEHICLE ON THE LOT IF NECESSARY WHILE TAKING FIELD MEASUREMENTS AND OTHER DATA.



(Signature of Owner or Authorized Representative)

3-18-2020

(Date)

Elizabeth Dolan, PE

(Print or Type your Name)

Authorized Rep. for the Property Owner

(Title)

NEW JERSEY DEPARTMENT OF TRANSPORTATION
ACCESS PERMIT APPLICATION
POWER OF ATTORNEY DECLARATION

ROUTE NO. 17 MILE POST: 21.5 DIRECTION: NB

I, Krisuyen Realty, L.P.
(GRANTOR)

OF THE Borough of Upper Saddle River OF County of Bergen
(CITY/BORO/TOWNSHIP) (MUNICIPALITY)

AND STATE OF New Jersey HEREBY APPOINT
(NAME OF STATE)

Dolan & Dean Consulting Engineers, LLC

(GRANTEE)

181 West High Street Somerville, New Jersey 08876

(ADDRESS)

PHONE NO. (908) 927-0100

AS MY TRUE AND SUFFICIENT AND LAWFUL ATTORNEY FOR ME AND IN MY NAME TO FILE WITH THE STATE OF NEW JERSEY ALL PERMIT APPLICATIONS

PERTAINING TO LOT NO. 7.01 BLOCK NO. 13.04

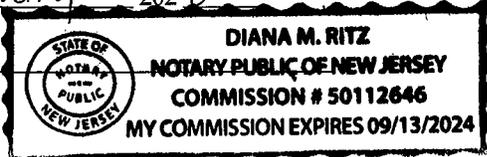
IN Upper Saddle River IN THE COUNTY OF Bergen
(MUNICIPALITY) (COUNTY)

TO ACT IN ALL MANNERS RELATED TO SAID APPLICATIONS AND TO MAKE BINDING COMMITMENTS WITH REGARD TO ANY FAIR SHARE CONTRIBUTIONS OR OTHER OBLIGATIONS THAT I MAY OWE THE STATE AS THE RESULT OF SAID APPLICATIONS.

[Signature] Krisuyen Realty L.P.
(SIGNATURE OF GRANTOR) Christopher Turner, Vice President

SIGNED AND SEALED 28th DAY OF January 2020

Diana M. Ritz
(NOTARY PUBLIC)



DEPARTMENT USE ONLY

APPLICATION NUMBER: _____

PSI ATLANTIC HOLDINGS VI LLC

530 OAK COURT DR. STE 185
MEMPHIS, TN 38117-3731

1127

26-2/840
8013

DATE Mar 12, 2020



PAY TO THE
ORDER OF

New Jersey Department of Transportation

\$ 465.00 -

four hundred sixty-five and 00/100's

DOLLARS



www.firsthorizon.com

[Signature]

FOR _____

⑈001127⑈ ⑆084000026⑆ 220001374443⑈



Consideration : \$2,540,000.00
 Realty Transfer Fee : \$28,209.00
 State Portion : \$20,814.00
 County Portion : \$3,810.00
 Municipality Portion : \$3,585.00

DEED

THIS DEED is made on February²⁶, 2015, but delivered on February 26, 2015

BETWEEN ATRIMEC REALTY CORP., whose address is PO Box 475, Jersey City, New Jersey 07301, referred to as the Grantor,

AND KRISUJEN REALTY, L.P., whose post office address is 985 Route 17 South, Ramsey, New Jersey 07446, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of TWO MILLION FIVE HUNDRED FORTY THOUSAND DOLLARS (\$2,540,000.00).
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A.46:15-2.1) Borough of Upper Saddle River
Block No. 1304 Lot No. 7.01 Account No.

() No property tax identification number is available on the date of this deed. (Check box if applicable)

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Upper Saddle River, County of Bergen and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the easterly line (as widened to 69.00 feet from centerline at station 300 + 76+/-) of New Jersey State Highway Route 17 (120' ROW). Said Point being the common corner of New Tax Map Lot 7.01 (formerly Lot 8), Block 1304 in the Borough of Upper Saddle River and Lot 1, Block 5504 in the Borough of Ramsey and running; thence

1. North 08 degrees 57 minutes 08 seconds West, along the aforesaid easterly line of NJ State Highway Route 17 in the Borough of Upper Saddle River, a distance of 106.27 feet to a point being the common corner of New Tax Map Lot 7.01 (formerly Lot 8) and 6, Block 1304 (an unnamed 50' ROW); thence

2. North 81 degrees 02 minutes 52 seconds East, along the common line of Lots 6 and New Tax Map Lot 7.01 (formerly Lot 8), then 6.09 and 7, Block 1304, a distance of 490.42 feet to a point being the common corner of New Tax Map Lot 7.01, 6.09 and 6.08, Block 1304; thence

3. South 08 degrees 57 minutes 08 seconds East, along the common line of New Tax Map Lot 7.01 and 6.08, Block 1304, a distance of 188.41 feet to a point being the common corner of New Tax Map Lots 7.01 and 7.02, Block 1304 in the Borough of Upper Saddle River; thence

4. South 81 degrees 04 minutes 29 seconds West, along the common line of New Tax Map Lot 7.01 and 7.02, a distance of 350.00 feet to an angle point (former easterly line of Lot 8), Block 1304; thence

5. South 08 degrees 57 minutes 08 seconds East, along the common line of New Tax Map Lots 7.02 and 7.01 (formerly Lot 8), Block 1304 a distance of 6.59 feet to a point in the northerly line of Lot 1, Block 5504 in the Borough of Ramsey; thence

6. North 66 degrees 42 minutes 45 seconds West, along the common line of New Jersey Map Lot 7.01 (formerly Lot 8), Block 1304 in the Borough of Upper Saddle River and Lot 1, Block 5504 in the Borough of Ramsey a distance of 166.01 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 100 Route 17 North, Borough of Upper Saddle River, New Jersey 07458.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 7.01, Tax Block 1304 on the Official Tax Map of Borough of Upper Saddle River, New Jersey.

NOTE: Lot and Block shown for informational purposes only.

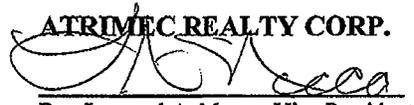
BEING the same premises conveyed to Atrimec Realty Corp. under Deed of Conveyance from 17 Alley Limited Partnership, dated 06/03/1987 and recorded in the Bergen County Clerk's Office on 10/22/1987 in Book 7154, Page/Instrument No. 934.

ATRIMEC REALTY CORP. under Deed of Conveyance from 17 ALLEY LIMITED PARTNERSHIP, dated 07/11/1986 and recorded in the Bergen County Clerk's Office on 07/14/1986 in Deed Book 7022, Page 553. (Said deed had a corrective re-recording in Deed Book 7154, Page 934. The property conveyed hereby is the subject property and additional property)

NOTE: Excepting out and therefrom the portion of the property conveyed to ESA NEW JERSEY, INC. under Deed of Conveyance from ATRIMEC REALTY CORP., dated 03/2001 and recorded in the Bergen County Clerk's Office on 05/08/2001 in Deed Book 8365, Page 424.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A.46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

ATRIMEC REALTY CORP.

By: Leonard A. Mecca, Vice President

STATE OF NEW JERSEY,
COUNTY OF *Hudson* SS:

I CERTIFY that on February *24*, 2015, Leonard A. Mecca, Vice President, ^{of Atrimec Realty Corp.} personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his act and deed; and

(c) made this Deed for \$2,540,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


Joseph H. Cucco
Attorney Registered in
The State of New Jersey

Record and Return to:
Cooke & Santomauro, P.C.
Cynthia D. Santomauro, Esq.
3 University Plaza, Suite 207
Hackensack, NJ 07601



**SCHEDULE C
LEGAL DESCRIPTION**

File No.: TT-23804

All that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in Upper Saddle River Borough, County of Bergen and State of New Jersey and is bounded and described as follows:

BEGINNING at a point in the easterly line (as widened to 69.00 feet from centerline at station 300 + 76+/-) of New Jersey State Highway Route 17 (120' ROW). Said Point being the common corner of New Tax Map Lot 7.01 (formerly Lot 8), Block 1304 in the Borough of Upper Saddle River and Lot 1, Block 5504 in the Borough of Ramsey and running; thence

1. North 08 degrees 57 minutes 08 seconds West, along the aforesaid easterly line of NJ State Highway Route 17 in the Borough of Upper Saddle River, a distance of 106.27 feet to a point being the common corner of New Tax Map Lot 7.01 (formerly Lot 8) and 6, Block 1304 (an unnamed 50' ROW); thence

2. North 81 degrees 02 minutes 52 seconds East, along the common line of Lots 6 and New Tax Map Lot 7.01 (formerly Lot 8), then 6.09 and 7, Block 1304, a distance of 490.42 feet to a point being the common corner of New Tax Map Lot 7.01, 6.09 and 6.08, Block 1304; thence

3. South 08 degrees 57 minutes 08 seconds East, along the common line of New Tax Map Lot 7.01 and 6.08, Block 1304, a distance of 188.41 feet to a point being the common corner of New Tax Map Lots 7.01 and 7.02, Block 1304 in the Borough of Upper Saddle River; thence

4. South 81 degrees 04 minutes 29 seconds West, along the common line of New Tax Map Lot 7.01 and 7.02, a distance of 350.00 feet to an angle point (former easterly line of Lot 8), Block 1304; thence

5. South 08 degrees 57 minutes 08 seconds East, along the common line of New Tax Map Lots 7.02 and 7.01 (formerly Lot 8), Block 1304 a distance of 6.59 feet to a point in the northerly line of Lot 1, Block 5504 in the Borough of Ramsey; thence

6. North 66 degrees 42 minutes 45 seconds West, along the common line of New Jersey Map Lot 7.01 (formerly Lot 8), Block 1304 in the Borough of Upper Saddle River and Lot 1, Block 5504 in the Borough of Ramsey a distance of 166.01 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 100 Route 17 North, Borough of Upper Saddle River, New Jersey 07458.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 7.01, Tax Block 1304 on the Official Tax Map of Borough of Upper Saddle River, New Jersey.

NOTE: Lot and Block shown for informational purposes only.

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY } COUNTY <u>BERGEN</u> } Municipality of Property Location: <u>Upper Saddle River</u>	County Municipal Code SS. <u>0263</u>	FOR RECORDER'S USE ONLY Consideration \$ <u>2,540,000.00</u> RTF paid by buyer \$ _____ Date <u>2/27/15</u> By <u>[Signature]</u>
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(1) **PARTY OR LEGAL REPRESENTATIVE** (See instructions 3 and 4 on the reverse side.) XXX-XX-X 419 7
Deponent, Christopher Turner **Vice President**, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantee in a deed dated 2-26-15 transferring real property identified as Block No. 1304, Lot No. 7.01 located at 100 Route 17 North, Upper Saddle River and annexed thereto.

(2) **CONSIDERATION \$ 2,540,000.00** (See instructions 1, 6 and 11 on the reverse side.)
Entire consideration is in excess of \$1,000,000:
PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. Refer To N.J.A.C. 18:12-2.2 et seq.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
 Class 2 - Residential
 Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
 Class 4A - Commercial Properties (if checked, calculation on (E) required below)
 Cooperative Unit (four families or less) (See C. 46:2D-3.) Cooperative Units are Class 4C.

(B) Grantee is not required to remit the 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below:
 Property class. Circle applicable class or classes: 1 3B 4B 4C 15
 Property classes: 1 - Vacant Land; 3B - Farm Property (Qualified); 4B - Industrial Properties; 4C - Apartments; 15 - Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
 Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
 Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4**.

(C) When Grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).
 Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) **EQUALIZED VALUE CALCULATION** for all properties conveyed, whether the 1% fee applies or does not apply

Property Class	Total Assessed Valuation	Director's Ratio	=	Equalized Valuation
Property Class	\$ _____	% _____	=	\$ _____
Property Class	\$ _____	% _____	=	\$ _____
Property Class	\$ _____	% _____	=	\$ _____
Property Class	\$ _____	% _____	=	\$ _____

(E) **REQUIRED EQUALIZED VALUE CALCULATION** for all Class 4A (commercial) property transactions:
 (See instructions 6 and 7 on the reverse side.)
 Total Assessed Valuation + Director's Ratio = Equalized Value
 \$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) **TOTAL EXEMPTION FROM FEE** (See instruction 5 on the reverse side.)
 Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail.

(4) Deponent makes this Affidavit of Consideration for Use by Buyer to induce the county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this Twenty-Third day of February, 2015

<u>[Signature]</u> Signature of Deponent	<u>[Signature]</u> Grantee Name Krisujen, L.P.
<u>985 Route 17 South, Paramus, NJ 07652</u> Deponent Address	<u>985 Route 17 South Paramus, NJ 07652</u> Grantee Address at Time of Sale

Notary Public of New Jersey
JENNIFER MARIE APPLIGAT
 Trenton, NJ 08639-0251
 Attention: Realty Transfer Fee Unit

FOR OFFICIAL USE ONLY

Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

This document is a form prescribed by the Department of the Treasury as required by law. It may not be altered or amended without prior approval of the Department of the Treasury. For more information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit www.state.nj.us/treasury/taxation/rtf/realtax.html.

Commission Expires 8/7/2018

Hydrology and Hydraulics Checklist for Access or Operations Permits (Developers)

Developers/designers who are proposing the development of properties adjacent to State roads/ROW that requires connection of their drainage system or that may hydraulically impact NJDOT drainage systems or roadways must comply with the NJDOT drainage standards. The developer/designer must also submit and address all items in this Hydrology and Hydraulics Checklist in order to obtain approval from NJDOT Hydrology and Hydraulics Unit necessary for Access, Operations, or Drainage Permits.

	Hydrology and Hydraulics Checklist for Permits	YES	NO	N/A
1	The following items are required with each submission:			
	<ul style="list-style-type: none"> • Hydrology and Hydraulics Checklist and Supporting information 	X		
	<ul style="list-style-type: none"> • Stormwater Management (SWM) Report including the following: <ul style="list-style-type: none"> ○ Project description including total area of disturbance and net increase in impervious area ○ Summary tables demonstrating compliance with quality, quantity and groundwater recharge criteria ○ All supporting data and detailed calculations ○ Soil profile pit testing results ○ Pipe and inlet analysis 	X		
	<ul style="list-style-type: none"> • Plan Sheets: <ul style="list-style-type: none"> ○ Existing and Proposed Drainage, Grading and Utility Plans ○ Construction Details 	X		
	<ul style="list-style-type: none"> • Maintenance Plan and Schedule for all Best Management Practices (BMPs) 	X		

2	For new drainage which ties into existing roadway systems, demonstrate that the existing drainage system has adequate capacity and is free of any siltation or blockages. Reconstructed inlets or manholes, along with all of their associated pipes, must be cleaned (to the outfall). Whenever possible, eliminate proposed manholes or inlets within the traveled way of the road.	X		
3	Water has not been trapped on or diverted to another private property or another watershed.	X		
4	The project triggers NJDEP Stormwater Management (SWM) Regulations (Major Development: One acre or more of disturbance or 1/4 acre or more of new impervious)	X		
4A	Quantity (Major Development) in accordance with N.J.A.C. 7:8-5.4.	X		
4B	Quality (only if net increase of impervious by 1/4 acre or more) in accordance with N.J.A.C. 7:8-5.5.			X
4C	Groundwater Recharge (Major Development) in accordance with N.J.A.C. 7:8-5.6.			X
4D	Discharges within a 300-foot riparian zone provide 95% TSS reduction in accordance with N.J.A.C. 7:8 and 7:13.			X
5	Quantity: No increase in the peak flow rates in the post-developed conditions is permitted to the NJDOT Drainage System. Quantity impacts are addressed at each discharge to the NJDOT drainage system. Calculations are shown for the 2, 10, 25, and 100-year storms. Please refer to Table 10-2 of the <i>NJDOT Roadway Design Manual</i> to determine if additional storm events need to be analyzed.	X		
6	Quantity: No increase in flooding to the NJDOT drainage system or roadway is permitted from adjacent drainage or streams for the 2, 10, 25, and 100 year storms. Please refer to Table 10-2 of the <i>NJDOT Roadway Design Manual</i> to determine if additional storm events need to be analyzed.	X		

7	<p>Quality: Even if there is no increase in impervious cover:</p> <ul style="list-style-type: none"> - If a project proposes storage or transport of petroleum products on areas which drain to any NJDOT drainage system, water quality mitigation will be required. - If the applicant proposes to change existing drainage patterns which may increase pollutant loads to the NJDOT drainage system, water quality treatment must be implemented. 			X
8	The NRCS method is utilized for stormwater management calculations OR where the rational method is used, the modified rational method is utilized to establish runoff volume for the critical duration as described in Appendix A9 of the <i>Soil Erosion and Sediment Control Standards in New Jersey</i> .	X		
9	All proposed basins utilizing infiltration meet the criteria of the groundwater mounding analysis as required by N.J.A.C. 7:8-5.4(a)2.iv. Infiltration basin drain down times utilize the reduced infiltration rate due to mounding to demonstrate that infiltration BMPs drain within 72 hours.			X
10	Even if the project is not a major development, all BMPs are designed in accordance with the <i>NJ Stormwater Best Management Practices (BMP) Manual</i> .	X		
11	<p>Drainage area maps are provided:</p> <ul style="list-style-type: none"> - Inlet Drainage Area Maps - Existing and proposed sub-drainage area maps with Tc flow paths. 	X		
12	All soil evaluation for establishing permeability rates, Seasonal High Water Table (SHWT), and Hydrologic Soil Groups is done in accordance with Appendix E of the <i>NJ Stormwater BMP Manual</i> . Soil logs provide ground elevations and all relevant elevations.	X		
13	The SHWT elevations, locations for the soil borings and profile pits, as well as locations of all stormwater management BMPs are shown on the plan sheets.	X		

14	The SHWT is at least 1 foot below any proposed detention basin and 2 feet below the bottom of any proposed infiltration BMP (infiltration basin, bio-retention with infiltration, underground infiltration structures, etc.)	X		
15	Outfall protection has been specified and shown on the construction plans where needed (length, width, and D50 stone size) with appropriate details.			X
16	Drainage pipe sizes and inverts are shown on the plans (existing and proposed). This includes existing drainage infrastructure downstream of the site.	X		
17	Inlet Details for Type B and C Inlets are incorporated into the plan.	X		
18	Rights-of-way (ROW) are clearly shown on the plans.	X		
19	The maintenance schedule and plan are written according to Chapter 8, the chapter pertaining to the applicable BMP of the <i>NJ Stormwater BMP Manual</i> , as well as N.J.A.C. 7:8-5.8.	X		
20	Basins or other stormwater management measures are placed on the developer's property or ROW with an agreement for the developer or owner to maintain with details in the maintenance plan.	X		
21	The approved maintenance schedule and plan will be recorded as a part of the property's deed.	X		
22	Evidence of all applicable permit submissions or prior approvals provided to the NJDOT. Criteria from all relevant permitting agencies including, but not limited to Pinelands Commission, NJDEP, etc., have been applied in the design including any associated permit conditions.	X		
23	Two sets of calculations (stormwater management, drainage, and flood analysis, as necessary) and two sets of signed and sealed plans are included with the submission. Copies of executable H&H models are provided.	X		

24	Upon successfully addressing all hydrologic and hydraulic comments, the applicant/designer will submit a final electronic signed and sealed copy of all plan sheets, the drainage report, and any other relevant supporting materials to the NJDOT Hydrology and Hydraulics Unit before the approval of any access, operation or drainage permit.	X		
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No portion of the project which may result in impacts to the NJDOT roadway or drainage system should be constructed prior to approval from NJDOT.
The applicant/designer acknowledges that any construction is at their own risk and that the construction of portions of the project prior to the issuance of any approval does not obligate the NJDOT to approve the constructed project.

Designer provides "yes", "no", or "not applicable" response for each checklist item.

"N/A or not applicable" response — indicates checklist item does not apply to the project.

"No" response — indicates the checklist item was not provided as required — an explanatory comment is required.

Should the applicant/designer encounter any site conditions or additional information which would render inaccurate any portion of the hydrologic and hydraulic analysis submitted, the applicant agrees to immediately contact the NJDOT office issuing the permit in order to determine whether design changes are warranted prior to continuing construction. (Examples of site conditions which may significantly impact the submitted information include, but are not limited to, SHWT at higher elevations than anticipated, encountering a restrictive layer, and permeability rates inconsistent with design permeability rates, etc.)



Engineer Signature

24GE04081200

NJPE License Number

3/16/2020

Date



State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600



CHRIS CHRISTIE
Governor
KIM GUADAGNO
Lt. Governor

RICHARD T. HAMMER
Commissioner

January 12, 2017

RECEIVED

JAN 16 2017

DOLAN & DEAN
CONSULTING ENGINEERS, LLC

Ms. Elizabeth Dolan, P.E.
C/o Dolan & Dean Consulting Engineers, LLC
792 Chimney Rock Road, Suite B
Martinsville, NJ 08836

Re: A-17-N-7374-2016
26,990 SF Car Dealer, New or Used
Rte. 17; NB; MP 21.50; Block-1304; Lot-7.01
Upper Saddle River Borough; Bergen County

Dear Ms. Dolan:

The Department is pleased to forward to you one fully executed original counterpart of the above referenced access permit. This permit and plans should be kept on the job site during construction.

Before beginning construction within the State right-of-way, contact Carl Kneidinger, Region North Permits Office at 973-601-6601, to schedule a coordination meeting to discuss the proposed work and make arrangements for inspection of the work.

When all construction has been completed, please forward the attached letter, or similar, to the Department, so that a final inspection can be performed. If you have any questions, please don't hesitate to contact me at 609-530-2512 or your case manager, Kaushik Patel at 609-530-2726.

Sincerely,

Anil Desai
Project Engineer
Major Access Permits

ACCESS NON-CONFORMING LOT
PERMIT NUMBER: A-17-N-7374-2016

The rights accorded and obligations imposed by this permit are binding upon all successors in interest in the lot(s) referenced below.

PERMITTOR: NEW JERSEY DEPARTMENT OF TRANSPORTATION

PERMITTEE: Krisujen Realty, LP
985 Route 17 South
Ramsey NJ 07446

PERMIT CATEGORY: Major
PERMIT TYPE: Driveway

LOCATION: Pleasant Ave & East Allendale Road
MUNICIPALITY: Ramsey Borough COUNTY: Bergen
ROUTE: 17 SUFFIX: DIRECTION: NB MILEPOST: 21.50

Block/Lot: 1304/7.01

The Permittee is hereby granted the right to construct the improvements in the State right of way as shown on the attached plan and after acceptance of the construction work by the State, maintain, and use access connecting to the State highway system under the terms and conditions of this permit and attached plan, which is made a part hereof.

This permit is for 1 driveways as shown on the attached plan which provide access between this site and the State highway system. This permit addresses traffic which accesses the State highway system.

Description of development land uses and sizes:

Unit	Quantity	Land Use Description
SQ. FEET	26990.00	Car Dealer, New or Used

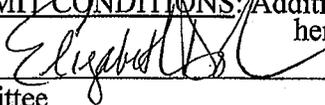
TRAFFIC VOLUMES: This permit is valid for the traffic volumes which follow.

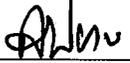
PEAK HOUR VOLUME: 59 AM 75 PM 108 WEEKEND
DAILY TRAFFIC VOLUME ~ 871 WEEKDAY 802 WEEKEND

EXPANSION LIMIT VOLUMES: A violation of this permit will occur if there is an expansion or change of use which will result in the traffic volumes exceeding one of the peak hour volumes listed below:

PEAK HOUR VOLUMES 59 AM 75 PM 108 WEEKEND

PERMIT CONDITIONS: Additional permit conditions are attached hereto and incorporated herein.

 12/1/16 AUTHORIZED REPRESENTATIVE
Permittee Date Title

Approved By:  Date: 1/12/17
Anil Desai

CONDITIONS

- 1 This Permit shall expire if; 1. the Permittee violates any permit condition; 2. the Permittee: A. changes the number of driveways, B. changes the width of any driveway by more than 5 feet, C. changes the location of any driveway by more than 10 feet, D. locates any driveway within 12 feet of the extended property line, E. locates any driveway within 24 feet of another driveway, F. changes the materials which comprise the driveway; 3. the use of the lot served by the permit is expanded or changed resulting in a significant increase in traffic; 4. the lot covered by the permit is subdivided or consolidated with another lot; 5. work is not started within two years of the date this permit was issued unless stated otherwise in this permit.
- 2 The Permittee may perform maintenance and in-kind replacement of the driveways. Maintenance work may be done anytime within daylight hours as long as no interference to traffic is caused. No changes or alterations to driveways may be made at any time without permission from the Department. The Permittee shall be responsible for perpetual maintenance of curb and sidewalk and for landscape maintenance including irrigation, litter removal, weed control and mowing from edge of pavement to the right-of-way line.
- 3 Adequate advance warning for motorists approaching the construction site is required at all times during access construction, in conformance with the "NJDOT Standard Roadway Construction/Traffic Control/Bridge Construction Details" and the "Manual on Uniform Traffic Control Devices for Streets and Highways". This may include the use of signs, flashers, barricades, drums, and flaggers.
- 4 The Permittee shall make a copy of this permit available for review at the construction site.
- 5 The Department may revoke this permit; reconstruct, remove, or replace the access; and then issue a new permit, all without cost to the lot owner.
- 6 The cost of construction work and material shall be entirely at the Permittee's expense. The Department will not share in any expense whatsoever or do any construction work pertaining to access driveways.
- 7 The Permittee shall defend, indemnify, protect and save harmless the State and its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages of whatever kind or nature arising out of or claimed to arise out of, any negligent act, error, or omission of the Permittee, its agents, servants, and employees in the performance of the work covered by this permit.
- 8 The Permittee shall properly safeguard all work performed under this permit and when necessary, maintain sufficient warning lights, and Department approved signs and safety devices for the protection of the general public until all work has been completed
- 9 There shall be no interference with structures on, over, or under the highway. Interference with drainage installations shall be avoided. The existing cross section and drainage of the highway shall not be disturbed. The longitudinal flow of water along the gutter line shall not be interrupted. The Permittee is responsible to make adequate provision for all transverse, lateral, and longitudinal

drainage affected by construction.

- 10 Where it is necessary to depress existing curbs for the purpose of constructing access, the full section of curb shall be entirely removed and a depressed curb constructed in accordance with Department and standards. The top of the depressed section shall be 1-1/2 inches higher than, and parallel to, the established gutter grade. The dimensions shall be 4" x 9" x 16" and the concrete proportions shall consist of one part Portland cement, one and three-fourths parts sand, and three and one-half parts crushed stone or washed gravel. Curved sections of existing curbs shall not be broken or depressed except under very exceptional conditions. Depressed curb shall be constructed as a continuation of the concrete vertical curb. Driveway curb returns (radii) shall be separated from the highway curb by means of a piece of 1/2" thick preformed expansion joint filler butting to the back of the longitudinal curb. All existing curb depressions other than those covered by this permit shall be closed by the construction of standard (9" x 16") white concrete vertical curb, in accordance with the Department's specifications and attached details.
- 11 Driveways shall be constructed in accordance with locations, dimensions, and materials shown on the attached plans
- 12 When the construction work under this permit is started within two years of the date of permit issuance but cannot be completed in the indicated time, the permit shall expire or the Permittee shall request an extension of time in writing from the appropriate Regional Maintenance Office and submit the required renewal fee in the form of a check or money order. The Department may approve one one-year extension
- 13 There shall be no parking on any unpaved portions of Department right of way.
- 14 Materials and workmanship used in construction within Department right of way shall be in accordance with the Department's Standard Specifications and are subject to inspection and approval of the Department. Where conditions warrant, the Department may assign an inspector to the project at the expense of the Permittee. The Department shall reserve the right to demand from the Permittee as a condition of this permit, a bond or certified check in an amount sufficient to guarantee or insure the proper maintenance or restoration of the area disturbed.
- 15 All equipment shall be installed in accordance with the Department Standards and Specifications under Department supervision. At the request of the Permittee, the Department may perform the signal modification. The cost of the signal modification work and all electrical equipment will be entirely at the Permittee's expense. Any damages to Department traffic signal detection equipment or other electrical facilities will be repaired by the Department and the Permittee shall pay for the costs of the repairs.
- 16 Advertising signs shall not be erected on or overhang any portion of the Department right of way. Small signs with the message "Enter", "In", "Exit", "Out", designating access are permitted if shown on the attached plans. Signs shall be in accordance with all Department regulations including those for size, shape, color, and height.
- 17 The Permittee authorizes Department representatives to enter upon the lot for the purpose of performing a site investigation. Furthermore, there are no objections in parking of a Department

vehicle on the lot if necessary while taking field measurements and other data.

- 18 Ground cover within Department right of way shall consist of topsoil, fertilizer, and seeding or topsoil and sodding. No shrubs, gravel, or railroad ties are permitted.
- 19 The Permittee shall remove all existing curb to the nearest expansion joint and replace it with new standard and depressed curb conforming to the approved plan. Curb, apron, gutter or sidewalk shall not be poured monolithically. Depressed curbing shall not be constructed as an integral part of concrete ramps. When transition from 8" to 6" curb face is required, this will be accomplished within not less than 10', but not more than 20', as field conditions permit, or as directed by the permit inspector. Curb, sidewalk, and other concrete facilities shall not be constructed within the Department right of way between November 1st and March 15th.
- 20 When proposed sidewalk is to be placed adjacent to areas that have 8" curb face, the transition of the sidewalk will be at the same rate as the transition from the 8" to 6" curb face, or as directed by the permit inspector. Sidewalk shall be Class B air entrained concrete, four inches thick, except at the driveway apron. This concrete shall be six inches thick on a properly prepared subbase and in accordance with Department specifications and the attached detail. Sidewalk disturbed by work related to this permit shall be replaced to match the adjacent existing sidewalk in width and color, and shall be Class B concrete at a minimum of four inches thick.
- 21 No additional surface water will be accepted on the Department right of way. Surface water shall continue to follow its existing flow pattern.
- 22 Excavations within the existing roadway or shoulder shall be sawcut on a line parallel to the curb prior to final restoration.
- 23 This permit is issued in accordance with the State Highway Access Code, and is based upon the information submitted by Permittee. Any changes in traffic volumes, drainage, type of traffic or other operational aspects may cause this permit to expire, requiring a new permit to be issued based upon existing conditions. This permit is only for the use and purpose stated in the application and permit
- 24 Existing cross slopes and gutter grades shall be maintained except where specifically approved to be changed.
- 25 All bituminous surfaces disturbed during the construction of curb shall be restored to original conditions or better.
- 26 In the event of a snow alert, the Permittee shall be required to take whatever steps are necessary to secure the traveled way for snow removal operations.
- 27 The Department may restrict the hours of work on or immediately adjacent to a State highway due to peak-hour traffic demands or other pertinent roadway operations. The Permittee shall not interfere with the normal flow of traffic, reduce the number of traffic lanes, or change any traffic pattern prior to 9:00 AM or beyond 3:30 PM on weekdays and all day on weekends and holidays. If work is performed during other than the normal weekday working day (8 am to 4:30 pm), the Permittee shall

- deposit sufficient funds with the Department to pay all costs for the time that is required to be spent on the job by the Department's Permit Inspector.
- 28 Competent uniformed traffic directors shall be employed at every location where equipment is working immediately adjacent to, or is entering, leaving, or crossing active traffic lanes. Traffic directors shall be utilized while all such conditions exist. Uniformed trained traffic directors are to be provided, as required or requested by Department Representatives.
 - 29 Access Points with radius curbing within an area which has existing or proposed sidewalks shall be constructed or reconstructed to provide ramps for the handicapped conforming the Department's standard detail CD-606-1.
 - 30 The Permittee shall reimburse the Department for all costs incurred for the relocation and/or replacement of its utility lines and equipment.
 - 31 The Permittee shall provide sufficient advance warning signs, lights, cones, barricades, and other approved safety devices in accordance with "The Manual on Uniform Traffic Control Devices." Two-way traffic shall be maintained at all times. Not more than one-half of the State highway shall be occupied at any time. No portion of trench over 2 inches in depth shall be left open overnight, on weekends, or holiday. Any trench or excavation within 30 feet of the traveled way shall have escape ramps at 6:1 slope provided overnight. Uniformed trained traffic directors are to be provided, as required or requested by Department representatives.
 - 32 The Department has no objection to the removal of the tree(s) as shown on the plans at the Permittee's cost and expense.
 - 33 The Permittee will properly restore to the satisfaction of the Department any portion of the State highway which it may have disturbed, and will maintain it to the satisfaction of the Department from any settlement or depression resulting from this work for a period of one year after approval of such restoration by the Department. If settlement occurs during the one-year period of time the Department will require that the necessary restoration be made by the Permittee.
 - 34 All work shall be done to the satisfaction of the Department. No work in connection with this permit shall be started until the permit is effective. The Permittee shall notify the Department's Regional Permits Office at least 2 weeks prior to beginning any work authorized by this permit. The Permittee shall complete the access in an expeditious and safe manner and according to the terms and conditions of this permit.
 - 35 The Department will hold the Permittee responsible for a period of two years to guarantee the life of the trees which are encountered within the limits of construction. Any tree that is destroyed shall be replaced by type of species. The size of the tree will be determined by the Department landscape forces.
 - 36 The Permittee is responsible for maintenance of the access point to the longitudinal gutterline of the State highway.

- 37 The Permittee shall maintain any drainage facilities outside the Department right of way.
- 38 The Permittee will not be permitted to store material or park equipment within Department right of way or within 30 feet of the edge of the traveled way except as necessary during actual working operations and then only by permission of the Permit Inspector. All work is subject to inspection by Department personnel to insure that adequate traffic protection devices are being used and are properly placed and maintained. If it is found that insufficient traffic protection is provided, the Permit Inspector will advise the Permittee of the deficiencies. If the deficiencies are not immediately corrected, the Permit Inspector will advise the Permittee that he is prohibited from further work within the Department's jurisdiction until such time as approved and adequate traffic protection is provided. Trenches shall not be left open overnight. Steel plating shall not be utilized between November 1st and April 30, inclusive. The Permittee shall contact all utilities for location and mark out.
- 39 All work shall conform to the plans on file with the Department (if discrepancies arise, this permit shall take precedence over plans). The Department plan review is only for the general conformance with the Department design and Access Code requirements. The Department is not responsible for errors, omissions, or the accuracy adequacy of the design, of dimensions, and elevations which shall be confirmed and correlated at the site. The Department through the approval of the permit, assumes no responsibility other than stated above and completeness and/or accuracy of the plans.
- 40 The work shall follow the applicable construction specifications set forth by the Department in the latest "Standard Specifications for Road and Bridge Construction", and the M.U.T.C.D. Construction signs, when not in use, shall be covered as specified in the Standard Specifications.
- 41 Any damage to any present highway facilities shall be repaired immediately and prior to continuing other work. Any mud or other material tracked or otherwise deposited on the roadway shall be removed daily or as ordered by the Inspector.
- 42 If, at any time after the date of issuance of this permit, the Commissioner, in his sole discretion, determines that public safety or highway efficiency warrants the installation of a traffic signal at any access point that is the subject of the permit, the Permittee shall allow the placement of any component associated with such a traffic signal on the lot to which this permit pertains. If any such components are placed on the subject lot, the Permittee shall maintain its roadway pavement and property in a manner conducive with the satisfactory operation of the components and the signal. Further, prior to the installation of any such signal, the Permittee shall enter into an agreement with the Department incorporating other conditions pertaining to the cost, installation, and maintenance.
- 43 The Permittee shall provide a bond or certified check to New Jersey Department of Transportation in the amount of \$10000.00 to guarantee or to insure proper maintenance or restoration of the area disturbed by the Permittee for a period of one year after the Department's acceptance of the construction. If it becomes necessary for Department forces or contractors to make such repairs, for any reason, the cost of such work shall be borne by the Permittee.
- 44 A certified check, money order, or bond, in the amount of \$20000.00, shall be secured in the name of the New Jersey Department of Transportation to guarantee that all work (including restoration) will

- be in accordance with Department specifications. The Restoration Guarantee will be released upon the Department's acceptance of the construction.
- 45 After the Permittee constructs the access and meets all conditions of the permit, the Permittee shall notify the Regional Maintenance Office, in writing. Within 30 calendar days of its receipt of the notice, the Regional Maintenance Office will notify the Permittee if any corrective action is required by the Permittee.
 - 46 All utility poles shall be relocated behind the proposed curbline prior to the construction of new curb.
 - 47 All traffic stripes to be removed or changed are to be removed by the grinding method only. Blacking out with paint is unacceptable.
 - 48 If traffic is diverted from normal travel lanes during the hours of darkness, raised pavement markers within the limits of the diversion shall be deactivated.
 - 49 The Permittee shall maintain the uninterrupted flow of traffic at all times and no operation which will interfere with traffic or restrict the available pavement width shall be performed. On roadway widths of 40 feet or greater, two lanes of traffic will be maintained at a minimum of 10 feet each. On roadway widths of less than 40 feet, when construction work necessitates the closing of one lane of traffic, thereby causing vehicles travelling in both directions to alternately use one lane, the Permittee shall insure that said vehicles will be delayed for a period not to exceed five minutes. The Permittee shall be responsible for maintaining approved construction warning signs in each direction of travel. All signs and other protective devices provided by the Permittee, unless otherwise directed by the permit inspector, shall comply with the requirements of the "Manual on Uniform Traffic Control Devices for Streets and Highways", published by U.S.D.O.T, Federal Highway Administration. Competent uniformed traffic directors shall be employed at every location where the Permittee's equipment is working immediately adjacent to, where entering, leaving or crossing active traffic lanes. The traffic directors shall be employed continuously for the full time such conditions exist. Should it become necessary to leave a project unfinished, it shall be protected during the hours of darkness by flashing warning lights to be maintained by the Permittee at each location where it is necessary to warn oncoming traffic of any existing danger area. Lights shall also be used to define the edge of usable pavement throughout the construction area. In addition, standard barricades or drums shall be utilized as required. When battery operated flashing warning lights are used, they shall conform to Department Standard Specifications. Inspection and cleaning shall be conducted daily to provide for optimum efficiency. When work is in progress during hours of darkness, special traffic protection precautions shall be in effect as deemed necessary by the permit inspector. In substance, the Permittee shall provide special signs approved by the permit inspector with a legend warning motorists that night work is in progress, and such shall be displayed in conjunction with high intensity flashing warning lights. Special signs applying only to night time work shall be covered during the daytime hours.
 - 50 If future traffic volumes could warrant installing a traffic signal at an access point covered by this permit and signalized spacing requirements cannot be met, the Department may, at such time as future traffic volumes are reached, close the left-turn access in accordance with N.J.A.C. 16:47-

- 4.33(b). If an undivided highway becomes divided, the Department may at such time close the left-turn in accordance with N.J.A.C. 16:47-4.33(b).
- 51 This permit is not valid until the confirmation number obtained from the one call system is supplied to the Regional Permits Office in accordance with P.L. 1994, Chapter 118, Item #11 of the Underground Facility Protection Act.
- 52 This permit is for only the lot noted above. The Permittee is responsible for all traffic crossing the frontage of the lot regardless of the origin or destination of the traffic. This includes all traffic crossing the lot frontage over an easement.
- 53 The Permittee agrees to comply with the rules and regulations of the New Jersey Department of Transportation as set forth in the State Highway Access Code, N.J.A.C. 16:47, and the conditions included on this permit. This permit is only for the use and purpose stated in the application and permit. In addition, the Permittee understands N.J.S.A. 27:7-44.1 makes any violation of the provisions of this permit subject to a fine (not exceeding \$100 per day) and civil action for the costs of prosecution as well as civil action for trespass to remove any access which does not meet these requirements.
- 54 This permit is granted subject to the covenants, premises, terms and conditions set forth herein and made a part of this revocable permission or privilege. This permit cancels and supersedes any and all permits that may have been previously issued for this lot. This permit does not relieve the Permittee from obtaining necessary permits from other agencies or governments.
- 55 All conditions of this permit are subject to modification by the Department to suit any unforeseen traffic and/or field conditions. When work authorized herein is not performed in conformance with the required conditions of this permit, the Department may order the Permittee and his contractor to cease work and remove his equipment from Department right of way.

12/1/16

DATE



SIGNATURE OF PERMITTEE

Proposed Self-Storage Facility

100 N.J.S.H. Route 17 North
Borough of Upper Saddle River
Bergen County, NJ

Stormwater Management Maintenance Manual

March 16, 2020

Prepared for:

PSI Atlantic USR NJ, LLC
530 Oak Court Drive, Suite 185
Memphis, TN 38117

Prepared by:

L2A
LAND DESIGN / LLC

60 Grand Avenue
Englewood, NJ 07631



Michael E. Dipple, PE
NJ PE Lic. No. 24GE04081200
L2A Auth No. 24GA28130900

Proposed Self-Storage Facility

100 N.J.S.H. Route 17 North
Borough of Upper Saddle River
Bergen County, NJ

Stormwater Management Report

January 17, 2020

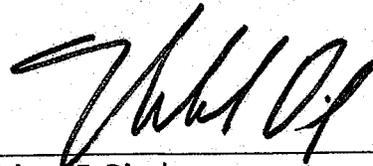
Prepared for:

PSI Atlantic USR NJ, LLC
530 Oak Court Drive, Suite 185
Memphis, TN 38117

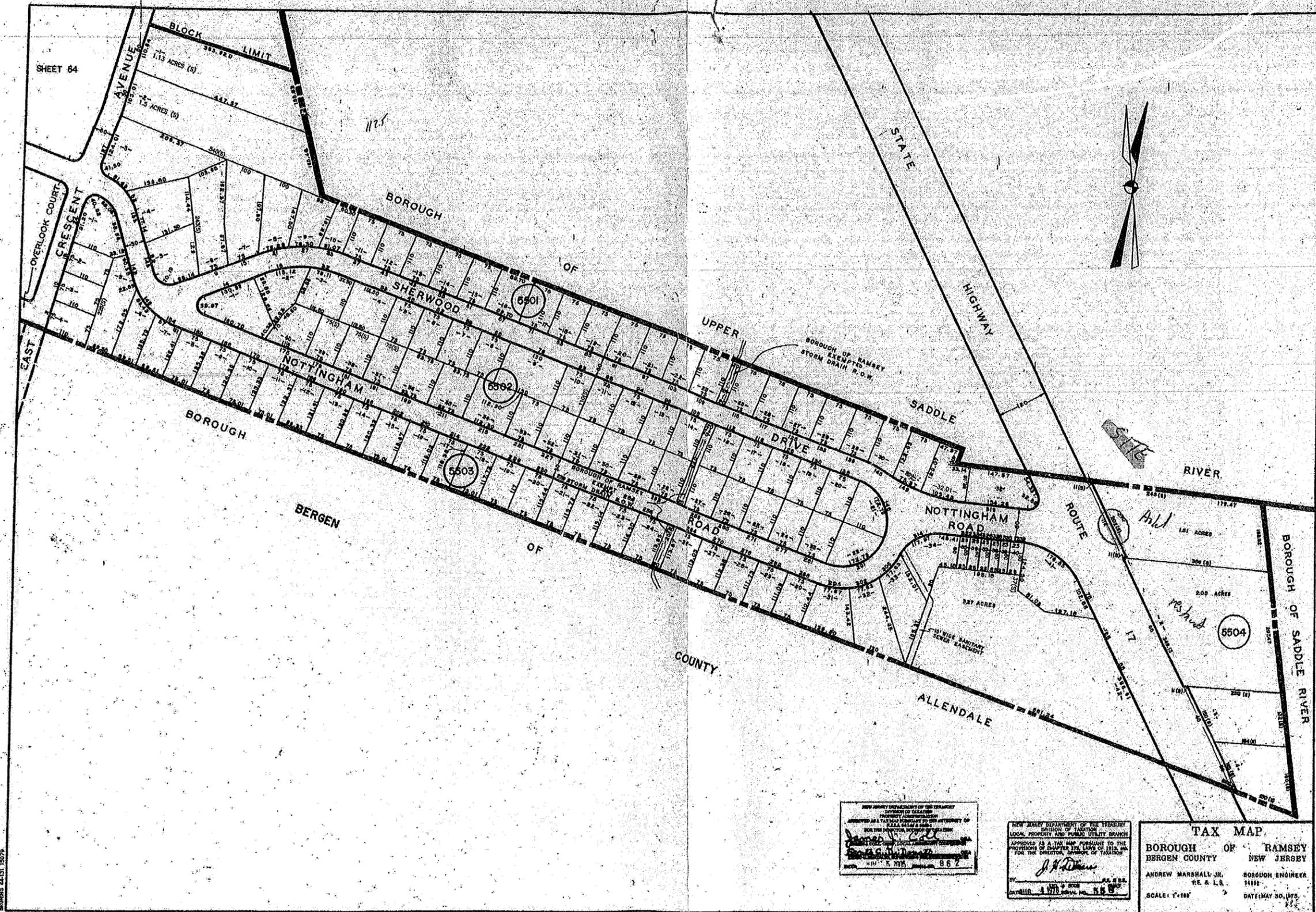
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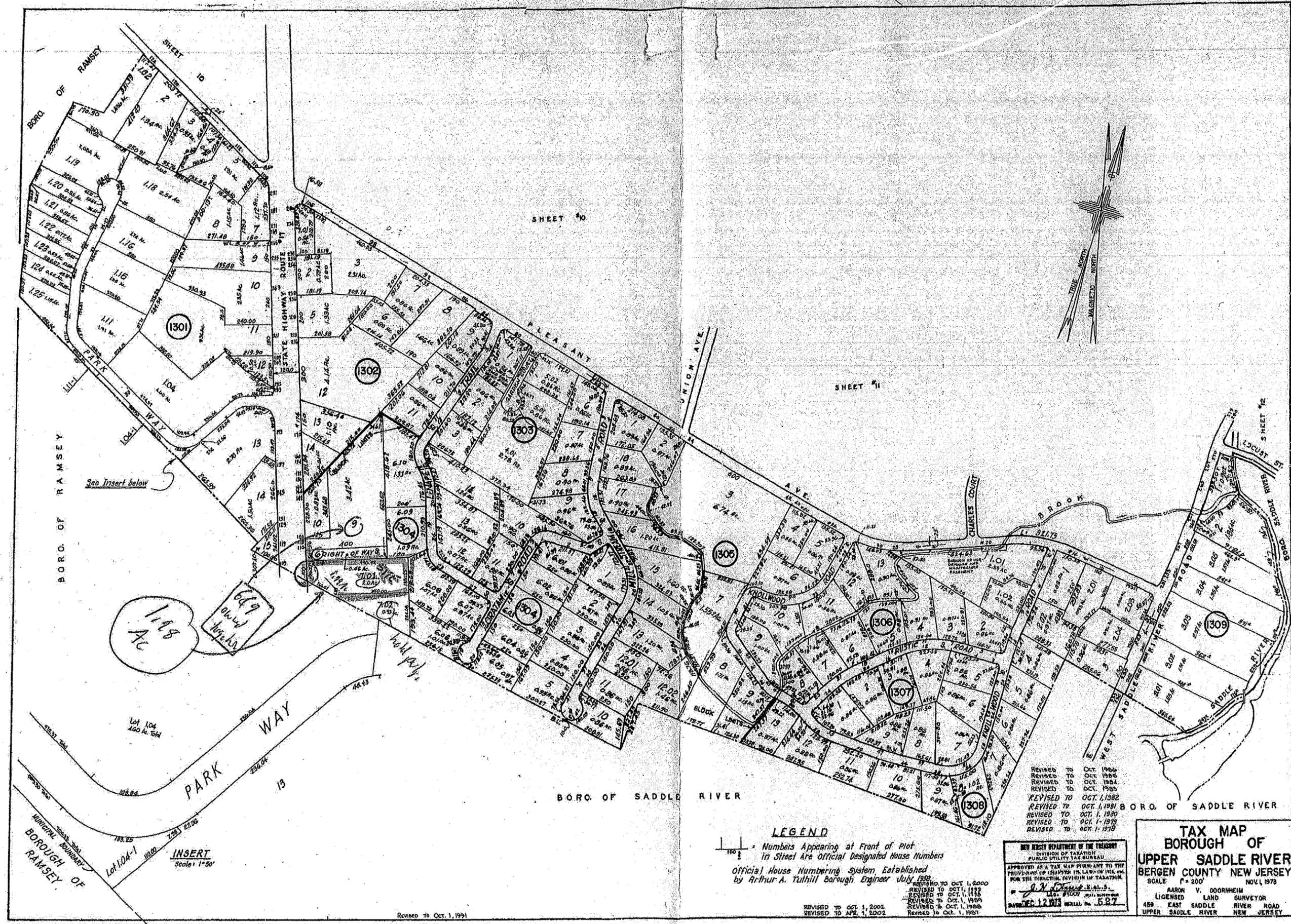


BRUNING 64-131 15079

NEW JERSEY DEPARTMENT OF THE TREASURY
 DIVISION OF TAXATION
 PROPERTY LIEN ENFORCEMENT
 APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF
 P.L. 1997, C. 123 (N.J.A.C. 17:27)
 FOR THE DIRECTOR, DIVISION OF TAXATION
[Signature]
 DATE: 11/15/95

NEW JERSEY DEPARTMENT OF THE TREASURY
 DIVISION OF TAXATION
 LOCAL PROPERTY AND PUBLIC UTILITY BRANCH
 APPROVED AS A TAX MAP PURSUANT TO THE
 PROVISIONS OF CHAPTER 123, LAWS OF 1997,
 FOR THE DIRECTOR, DIVISION OF TAXATION
[Signature]
 DATE: 11/15/95

TAX MAP
 BOROUGH OF RAMSEY
 BERGEN COUNTY NEW JERSEY
 ANDREW MARSHALL, JR. BOROUGH ENGINEER
 P.E. & L.S. 3449
 SCALE: 1"=100' DATE: MAY 20, 1975



REVISED TO OCT. 1966
 REVISED TO OCT. 1966
 REVISED TO OCT. 1964
 REVISED TO OCT. 1955
 REVISED TO OCT. 1, 1982
 REVISED TO OCT. 1, 1981
 REVISED TO OCT. 1, 1980
 REVISED TO OCT. 1, 1978
 REVISED TO OCT. 1, 1978

LEGEND
 Numbers Appearing at Front of Plot
 in Steel Are Official Designated House Numbers
 Official House Numbering System Established
 by Arthur A. Tutill Borough Engineer July 1982

NEW JERSEY DEPARTMENT OF THE TREASURY
 DIVISION OF TAXATION
 PUBLIC UTILITY TAX BUREAU
 APPROVED AS A TAX MAP PURSUANT TO THE
 PROVISIONS OF CHAPTER 124, LAWS OF 1978, AND
 FOR THE DIRECTING DIVISION OF TAXATION
 AARON V. DOORHEIM, E.S., L.S.
 LICENSED LAND SURVEYOR
 459 EAST SADDLE RIVER ROAD
 UPPER SADDLE RIVER, NEW JERSEY
 SERIAL NO. 527

TAX MAP
BOROUGH OF
UPPER SADDLE RIVER
 BERGEN COUNTY NEW JERSEY
 SCALE 1" = 200'
 NOV. 1, 1978
 AARON V. DOORHEIM
 LICENSED LAND SURVEYOR
 459 EAST SADDLE RIVER ROAD
 UPPER SADDLE RIVER, NEW JERSEY

REVISED TO OCT. 1, 2002
 REVISED TO APR. 1, 2002

REVISED TO OCT. 1, 2000
 REVISED TO OCT. 1, 1998
 REVISED TO OCT. 1, 1995
 REVISED TO OCT. 1, 1988

Revised to Oct. 1, 1991