

TOWNSHIP OF PARSIPPANY-TROY HILLS
DIVISION OF ENGINEERING
INTEROFFICE MEMORANDUM

To: Terry Coletta, Construction Official

From: Justin Lizza, Municipal Engineer

Date: June 26, 2020

Subject: Certificate of Occupancy
Caggiano Properties, LLC
272 Parsippany Road
Block 393 Lot I

This office conducted an inspection at the referenced site to determine compliance for the issuance of a certificate of occupancy. All work has been substantially completed and we have no objection to the issuance of a Certificate of Occupancy.

Please contact me if you have any questions.

cc: Jennifer Vealey – Director of Planning, Zoning & Housing

Application ID	Permit Number	Permit Type	Work Description	Permit Class	Permit Status	Application Date	Applicant Name	Property ID	Property Street Name	Property Address	Balance Due
108718	20200373	Construction Permit	49.64 sq. ft. Wall Sign, Cagliano Orthodontics, No Electric	B	Closed	1/27/2020	Mark-O-Lite Sign Co.	393.1	272	Parsippany Road	0.00
108716	20200372	Construction Permit	37.44 sq. ft. Illuminated Wall Sign Cagliano Orthodontics	B E	Closed	1/27/2020	Mark-O-Lite Sign Co.	393.1	272	Parsippany Road	0.00
108635	20192299	Construction Permit Update	Construct a Free Standing Sign Foundation & base for a monument sign, from the Stone Sill down to the bottom of the footing; Building and Electric Update for 42.75 sq. ft. illuminated; Freestanding Sign, Cagliano Orthodontics	B E	Closed	1/16/2020	Mark-O-Lite Sign Co.	393.1	272	Parsippany Road	0.00
107913	20192299	Construction Permit	Construct a Free Standing Sign Foundation & base for a monument sign, from the Stone Sill down to the bottom of the footing. The 42.75 sf sign has not been applied for.. An update will be required for the actual sign.	B E	Closed	11/13/2019	Abatara Builders	393.1	272	Parsippany Road	0.00
106311	20182292	Construction Permit Update	New Two-Story Building, Cagliano Orthodontics; Electric Update, Communication Points	E	Closed	6/17/2019	Abatara Builders	393.1	272	Parsippany Road	0.00
106191	20182292	Construction Permit Update	New Two-Story Building, Cagliano Orthodontics; Install Building Fire Alarm system, CCTV, Burglar Alarms and Card Readers	E F	Closed	6/14/2019	ADT, LLC	393.1	272	Parsippany Road	0.00
105424	20182292	Construction Permit Update	New Two-Story Building, Cagliano Orthodontics; Elevator Update, Hydraulic Elevator	V	Closed	3/22/2019	Abatara Builders	393.1	272	Parsippany Road	0.00

105082	20182292	Construction Permit Update	New Two-Story Building, Caggiano Orthodontics. Fire update for electromagnetic locks and required domestic kitchen hood.	F	Closed	2/21/2019	Abatate Builders	393.1	272	Partispany Road	0.00
105083	20182292	Construction Permit Update	New Two-Story Building, Caggiano Orthodontics. Fire update for three (3) electromagnetic locks.	F	Closed	2/21/2019	Abatate Builders	393.1	272	Partispany Road	0.00
103912	20182292	Construction Permit	New Two-Story Building, Caggiano Orthodontics	B	Closed	10/16/2018	Abatate Builders	393.1	272	Partispany Road	0.00
103908	20182292	Construction Permit Update	New Two-Story Building, Caggiano Orthodontics; Electric Update, 200 AMP Temporary Electric Service	E	Closed	10/15/2018	Abatate Builders	393.1	272	Partispany Road	0.00
103558	20182032	Construction Permit	New Office Building, Site Water and Sewer Connections Only	P	Closed	9/13/2018	Total Site Improvements	393.1	272	Partispany Road	0.00
102497	20182292	Construction Permit Update	New Two-Story Building, Caggiano Orthodontics. Additional Inspection Requirement Notice.	B E F P	Closed	6/18/2018	Abatate Builders	393.1	272	Partispany Road	0.00
101650	20180641	Construction Permit	Demolish Single Family Dwelling	B	Closed	3/29/2018	Caravella Contractors Inc	393.1	272	Partispany Road	0.00
9892	20120629	Construction Permit	200 AMP Service	E	Closed	3/17/2012	Mandel Electric Co. Inc.	393.1	272	Partispany Road	0.00
4548	19921362	Construction Permit	2nd Floor Renovation	B E	Closed	7/27/1992	#581 I.B.E.W.	393.1	272	PARSPANY ROAD	0.00
4091	19900731	Construction Permit Update	Addition, Interior Renovation, Update	P	Closed	9/19/1990	IBEW	393.1	272	PARSPANY ROAD	0.00
3550	19900731	Construction Permit	Addition, Interior Renovation	E	Closed	7/24/1990	IBEW	393.1	272	PARSPANY ROAD	0.00
6230	19900731	Construction Permit	Demolition, Fire Damage, Update	B E F P	Closed	5/16/1990	IBEW	393.1	272	PARSPANY ROAD	0.00
6463	19891625	Construction Permit	Fill Underground Storage Tank	E	Closed	10/11/1989	LOCAL 581	393.1	272	PARSPANY ROAD	0.00
6076	19891300	Construction Permit	Demolition, Fire Damage	B F	Closed	10/9/1989	LOCAL 581	393.1	272	PARSPANY ROAD	0.00
	19891300	Construction Permit	Demolition, Fire Damage	B	Closed	9/19/1989	LOCAL 581	393.1	272	PARSPANY ROAD	0.00

PARSIPPANY-TROY HILLS SEWER DEPARTMENT

Sewer Inspection Order and Inspection Report

Street No. 272 Parsippany Rd. Block 280 Lot 9B Acct. No. 21548
 Contractor Frontier Sewer Plumber Same Owner FRIEDMAN
 Date Ordered 5/13/66 Date Inspected 5/16/66 Inspector G. Colaninno
 Entered in Field Book 38 Page 77 Date 3-4-68 By 5/17/66

Type of Pipe: ☒ CISP ☐ ACP ☐ Tap: ☒ Original ☐ Saddle

Soil Conditions: ☒ Dry ☐ Wet ☒ Sand ☒ Clay ☐ Rock

Distance to Upstream MH _____ Ft. Distance to Downstream MH _____ Ft.

INSTRUCTIONS

Show the following details:

1. Depth at house wall 2'
2. Depth at curb line 7 1/2'
3. All changes in grade between points.
4. Location of changes in direction and angle.
5. Location of cleanout and inspection risers.
6. Measurements to building corners or other fixed points.

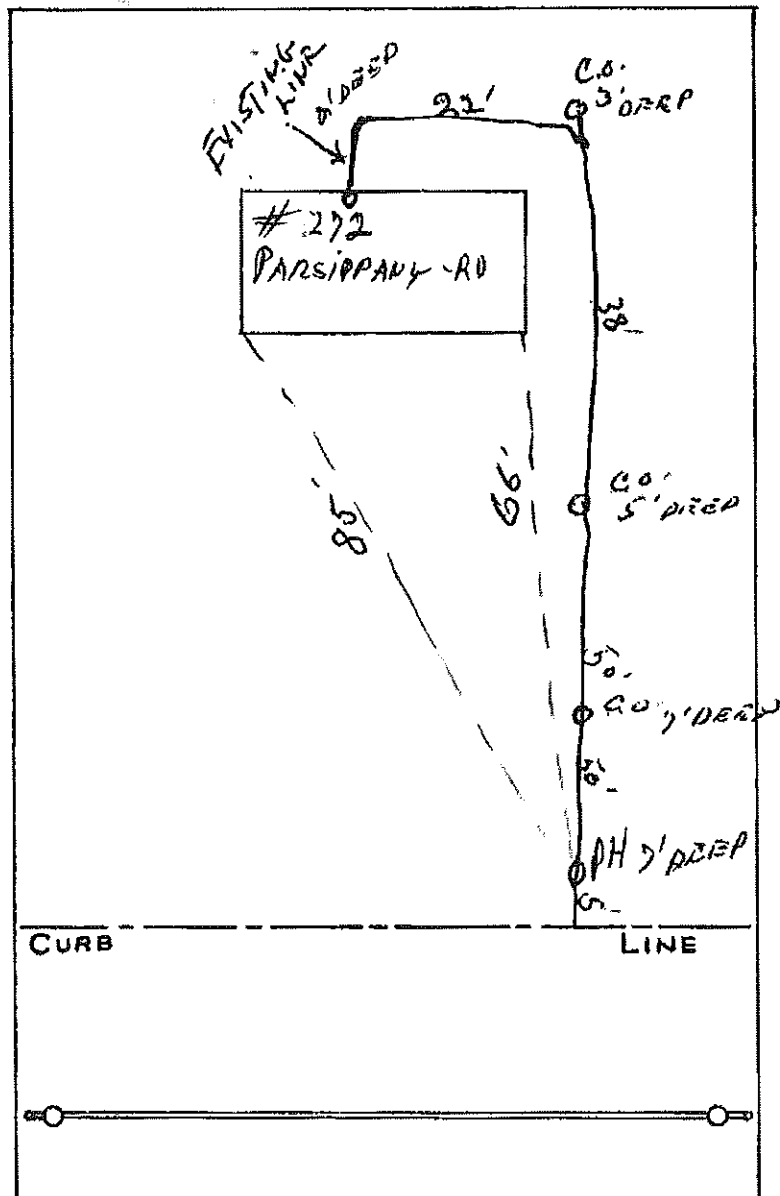
Check the following items:

1. Collar Blocks ☐
2. Encasement ☒
3. Pipe Bedding ☒
4. Backfilling ☐

FIXTURES

Kitchen Sink _____
 Lavatory _____
 Bath Tub _____
 Shower _____
 Toilets _____
 Urinals _____
 Utility Sink _____
 Laundry Tubs _____

Detailed Sketch of Connection



21548

TOWNSHIP OF
PARSIPPANY-TROY HILLS
SEWER DEPARTMENT

HOUSE OR BUILDING SEWER INSPECTION PERMIT

NO. 1633

Parsippany, N.J. 5-13, 1966

Received from Frontier Sewer (Mr. Hisinger)

Address _____

For house or building sewer inspection for premises known as:

Block No. 280 Lot No. 9B Township of Parsippany-Troy Hills

Located at 272 Parsippany Rd.

In accordance with the provisions set forth in the Ordinance adopted by the Township of Parsippany-Troy Hills on 8/18/64.

☒ CAST IRON

FEE: \$5.00

By: R. M. Keane (P.D.)

☐ ASBESTOS CEMENT

Connection Charge Application No. 1633

NOTE: IT IS THE INSTALLER'S RESPONSIBILITY TO REQUEST ALL INSPECTIONS

TOWNSHIP OF
PARSIPPANY - TROY HILLS
SEWER DEPARTMENT

Municipal Building
Parsippany, N.J.

Print in Ink or Type
this Application

INSPECTION PERMIT FEE: \$5.00

Parsippany, N.J. 5/13, 1966

APPLICATION FOR SEWER INSPECTION
THIS IS NOT A PERMIT

Application is hereby made for a house or building sewer inspection permit for premises known as:

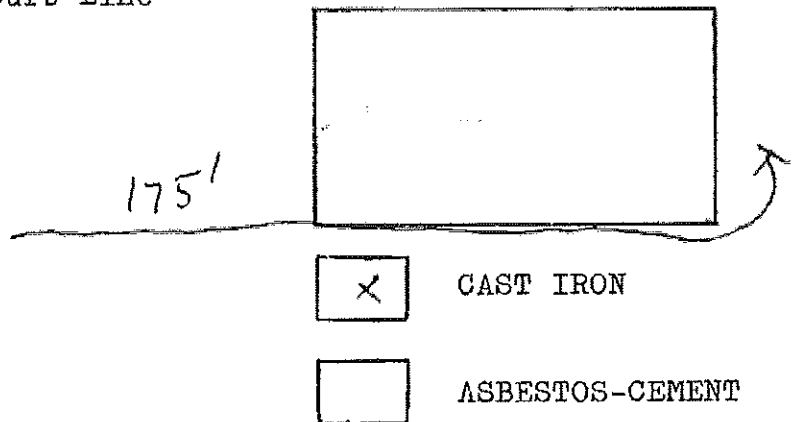
Block No. 280 Lot No. 9B

Street Address 272 Parsippany Rd.

Describe below in accordance with and subject to the regulations and specifications by the Sewer Department.

Sewer

Curb Line



NOTE: Indicate on the diagram, as fully as possible, the location of the house or building sewer line.

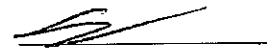
Owner Mr Fiesinger Address 272 Parsippany Rd.

Contractor Frontier Sewer Address Hanover, N.J.

Sewer Clerk R. M. Lemaire (P.H.)

Connection Charge Application No. 1633

Prepared by:


Eugene Huang, Esq.

DEED

This Deed is made on July ^{19th} 2012,

BETWEEN: CERBONE-PRISCO MANAGEMENT ASSOCIATES, L.L.C., a New Jersey Limited Liability Company,

Whose address is 44 Middle Avenue, Summit, New Jersey 07901,

Referred to as the Grantor,

AND: CAGGIANO PROPERTIES, LLC, a New Jersey Limited Liability Company,

Whose address is about to become 272 Parsippany Road, Parsippany, New Jersey 07054,

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 NINE HUNDRED NINETY NINE THOUSAND AND NO/100 -----DOLLARS (\$999,999.00). The Grantor acknowledges receipt of this money.

Tax map Reference. (N.J.S.A. 46:15-2.1) Municipality of Parsippany-Troy Hills,

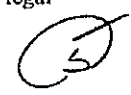
Block No. 393

Lot No. 1

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

Property. The property consists of the land and all the buildings and structures on the land in the Township of Parsippany-Troy Hills, County of Morris and State of New Jersey. The legal description is:

See description attached hereto as Schedule A.



BEING the same premises conveyed to Cerbone-Prisco Management Associates, L.L.C., by deed from The Provident Bank, dated March 26, 2010 in the Office of the Morris County Clerk in Deed Book 21520, Page 1660.

COMMONLY known as 272 Parsippany Road, Parsippany, New Jersey 07054.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File Number: 11-25392

SCHEDULE C LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Parsippany-Troy Hills, County of Morris, State of New Jersey and being more particularly described as follows:

BEGINNING at a point in the easterly side line of Parsippany Road (width varies) said point being distant 237.68 feet southerly along the same from its intersection with the southerly side line of Alexander Avenue, if both sidelines were extended to intersect and from said point of beginning; thence

1. South 86 degrees 01 minutes 21 seconds East 446.28 feet to a monument; thence
2. South 03 degrees 58 minutes 39 seconds West 124.75 feet to a monument; thence
3. North 86 degrees 01 minutes 21 seconds West 439.60 feet to a point in the easterly side line of Parsippany Road; thence
4. Along the same, North 00 degrees 54 minutes 45 seconds East 124.93 feet to the point and place of **BEGINNING**.

The above description being in accordance with a survey made by Morgan Engineering, LLC dated November 3, 2011.

NOTE: Tax Lot 1, Tax Block 393; in the Township of Parsippany-Troy Hills, County of Morris, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

MORRIS COUNTY, NJ
JOAN BRAMHALL, COUNTY CLERK
DEED-DR BOOK 22101 PG 0110
RECORDED 07/31/2012 15:22:11
FILE NUMBER 2012058466
RCPT #: 7704151 RECD BY: ansgela
RECORDING FEES 80.00
MARGINAL NOTATION 0.00
TOTAL TAX 9,575.00

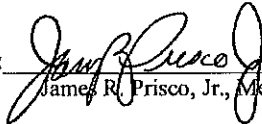
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain legal rights which affect the property (such as by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

Cerbone-Prisco Management Associates, L.L.C.

Witnessed by:

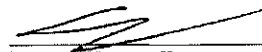

Eugene Huang, Esq.
Attorney At Law of New Jersey

By:  (seal)
James R. Prisco, Jr., Member
By:  (seal)
Carl A. Cerbone, Member

STATE OF NEW JERSEY, COUNTY OF MORRIS SS:

I CERTIFY that on July 13, 2012, James R. Prisco, Jr. and Carl A. Cerbone, the only Members of Cerbone-Prisco Management Associates, L.L.C., 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 the act and deed of Cerbone-Prisco Management Associates, L.L.C.; and
- (c) made this Deed for \$999,000.00 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.)


Eugene Huang, Esq.
An Attorney at Law of New Jersey

Record and return to:

William S. Barrett, Esq.
Mandelbaum Salsburg, P.C.
155 Prospect Avenue
West Orange, NJ 07052



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Cerbone-Prisco Management Associates, L.L.C.

Current Resident Address:

Street: 44 Middle Avenue

City, Town, Post Office

Summit

State

NJ

Zip Code

07901

PROPERTY INFORMATION (Brief Property Description)

Block(s)

393

Lot(s)

1

Qualifier

Street Address:

272 Parsippany Road

City, Town, Post Office

Parsippany-Troy Hills

State

NJ

Zip Code

07054

Seller's Percentage of Ownership

100%

Consideration

\$999,999.00

Closing Date

07/19/2012

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☒ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
☐ No non-like kind property received.
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

July 13, 2012
Date
July 13, 2012
Date

Carl A. Cerbone
Signature
(Seller) Please indicate if Power of Attorney or Attorney In Fact
[Signature]
Signature
(Seller) Please indicate if Power of Attorney or Attorney In Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

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

STATE OF NEW JERSEY

COUNTY

MORRIS

1424

SS. County Municipal Code

FOR RECORDER'S USE ONLY

Consideration \$ 999,999.00
RTF paid by seller \$ 2525.00
Date 7/31/12 By [Signature]

*Use symbol "C" to indicate that fee is exclusively for county use.

MUNICIPALITY OF PROPERTY LOCATION 1429 Parsippany-Troy Hills

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, James R. Prisco, Jr., being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the Member of Grantor In a deed dated July 19, 2012 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 393 Lot number 1 located at
272 Parsippany Road, Twp. of Parsippany-Troy Hills and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ 851,700.00 + 80.74% = \$ 1,054,867.48

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

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed *
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 13 day of July, 2012

EUGENE HUANG
ATTORNEY-AT-LAW
STATE OF NEW JERSEY

[Signature]
Signature of Deponent
44 Middle Ave., Summit, NJ
Deponent Address
XXX-XXX-274
Last three digits in Grantor's Social Security Number

Cerbone-Prisco Mgmt. Assoc., LLC
Grantor Name
44 Middle Ave., Summit, NJ 07901
Grantor Address at Time of Sale
Wm. Barrett, Mandelbaum Salsburg
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number 2012058466 County Morris
Deed Number Book 2310 Page 2110
Deed Dated 7/19/12 Date Recorded 7/31/12

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:
www.state.nj.us/treasury/taxation/rtf/localtax.shtml

Block 393, lot 1, 272 Parsippany Rd., Caggiano Dentist's office, preliminary punch list.

Salvatore Poccia <SPoccia@Parsippany.net>

Mon 3/16/2020 12:20 PM

To: Justin Lizza <JLizza@parsippany.net>; Paul Niehoff <PNiehoff@parsippany.net>; Brandon Krysa <BKrysa@parsippany.net>; Kevin Donaldson <KDonaldson@parsippany.net>; Johna@abatarebuilders.com <johna@abatarebuilders.com>; Karen Savis <KSavis@Parsippany.net>; Emily Greuter <EGreuter@parsippany.net>

Good morning everyone,

John Arnold of Abatare builders, and I walked the site for punch list items, he is requesting the TCO. We used his plans and listed the following items:

- 1, The extra manhole in the parking lot, as part of the drainage shall be on the as built plans.
- 2, The 6 foot chain link fence at the rear lot has not been constructed, not to be confused with the existing chain link fence, at the property line.
- 3, The rear lot area needs to be fine graded, lots of highs and lows.
- 4, Left side property area, clean up debris, remove partially covered filter fabric fence, tree knocked over to be cleared away with stump, fence posts.
- 5, Each inlet as needed: trim pipes flush to wall, construct bench, grout base smooth, remove filter screen for inspection.
- 6, All paint relating to the speed bump has not been constructed.
- 7, The curb sidewalk area makes me feel as though it is a dangerous trip hazard. I request an Engineer review this. It is to the right as soon as you turn in from the road. See picture on the Engineering block 393 lot 1 file.
- 8, Repair ruts to front lawn.
- 9, Sewer cap shall be brass with concrete ring around it, flush grade, lawn mower safe.
- 10, Ada damaged arrow sign shall be replaced.
- 11, Ada signs at the parking stalls, not constructed with required bollard.
- 12, Stop signs should be 7 feet to bottom edge of sign.
- 13, All signs have not been constructed as per post in concrete details.
- 14, As built site plan require.

Thank you,
Salvatore

Salvatore Poccia
Supervisor Road Inspector
Township of Parsippany-Troy Hills
1001 Parsippany Blvd.
Parsippany NJ, 07054
Office: 973-263-7266
Fax: 973-299-1416
Cell: 973-409-7500

May 24, 2018

Precon 272 Parsippany ~~ROAD~~

Munster Cossano Properties

Paul: Introductions, Agenda

Luigi: Before All paper work is order

SAL: Need Certificate to run PTH as additional this.

Paul: General review of project, Part of existing Bldg to new Building.

Water: 4" Water line to Building.

Paul: Site inspection for inspection.

SAL Kevin Daniel, will be inspector for site, as close to other sites.

Paul schedule?

Luigi starting around June 15, 18. Work about 9 months. Will get estimate to know the Cost. We have a soils part in order. We will try to use that soils existing on the site.

Paul Inspection items reviewed for the Agenda. Any change request to be no contrain.

Luigi: Changes to go to the Board?

Paul: If the office can approve we will get it to the Board.

Water Try to reduce the 4" line.

Luigi OK No Hydrant, needed.

Signature

5/24/18

272 Parsippany Blvd.

Water must use the proper solutions for bacteria, respectively by David Bishop Plumbing Inspector. Then provide the laboratory tests. We operate the valves.

Large Do you want us to install a valve on the property.

Water That's up to you, I returned the valve onto your property. Plumbing code requires water line into the property.

Sewers to ROW. As the sewer dept, Straight Tee with elbows out. Plumbing code official is on private property.

Water Cast iron water, no meter needed,

Install a gate valve, then backflow preventer valve and a hand valve.

Sewer 6" or smaller is sch 40 pipe, inspected nearest to address.

SAL Call for scheduled inspection.

Paul D notifying for DPW.

DPW further above on Township water, then we will look into it. Road way to be kept clear. Large We cut and capped water and sewer on property permitted.

Forestry Needed is tree permits not approved yet. Some trees may be saved.

Forestry Dept 973 - 263-7254

Paul D sent Deirdre for plans with out memo. Communication is key.

Police Need 24 hours notice for work, must have escrow set up. All lines and meters removed needed by contractor. Monthly dividend pass memo 9am to 4pm.

SAL - from 2pm 7am - 7pm No work on Sundays.

Paul D We will also pocket soil controls on trenching on road ways. As Bursts will always be required.

Signature

3

272 Amosway Blvd.

5/24/18

Large - CO Expectations near the end.

Paul We need ABOUT 10 days.

Screen will require Metal cap with concrete
ring.

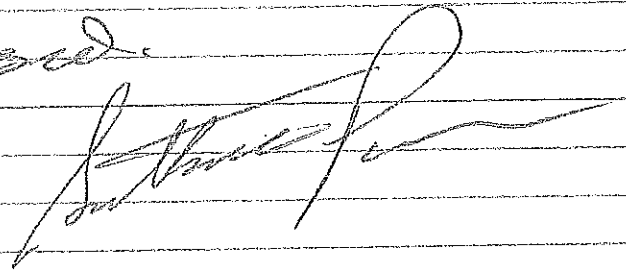
Water Call us when you ready with core
you contact for the meter. Will come to
inspect the water meter. Will provide it for
you.

Forestry may have to band for landscape
working it its not planting season.

Large Do you do T.C.O.

Paul ADA is required please do the per
plans.

Closed.



Preconstruction Meeting Agenda

SITE PROJECT: Caggiono Properties, Block 393 Lot 1, 272 Parsippany Road

DATE: May 24, 2018

1. Introductions
2. Board approved plans
3. Bond
4. Inspector Escrow: OT hours
5. Inspector Supervisor: Salvatore Poccia 973-409-7500
6. Project Description
7. Schedule
8. Items we inspect: Call one day before for form/trench/proof roll inspection:
 - a. Curb
 - b. Sidewalk
 - c. Striping
 - d. Drainage
 - e. Pavement – Proof Roll
 - f. Signage
9. Items we do not inspect:
 - a. Electrical Trenches
 - b. Water Lines
 - c. Sanitary Sewer Lines
 - d. Retaining walls over 4 feet
 - e. Lighting
 - f. Landscaping
10. Change Orders
11. Water Dept. Approval – John Wieworka, 973-263-7099
12. Plumbing Subcode Official – Dave Bishop, 973-263-4366
13. Sewer Dept Approval – Bob Campbell, 973-428-7593
14. Forestry
15. Police: Contractor to notify the police department if traffic is a concern – 973-263-4300
16. Soil Erosion & Sediment Control Permit—we will contact the MCSCD if repeated neglect. Keep streets clean.
17. As-builts

MAY 24, 2018

Precon: 272 Parsippany ~~BROAD~~

Name	Co	Phone
SALVATORE PACCIA	PTH ENG	(C) 973-409-7500
John Novitsky	DPW	973-390-2680
Doug Jones	FORESTRY	973 263 7254
SEAN ANDRES	PTH WATER	(973) 263-7099
Tom Stronck	SEWER	973 428 7593
ERIC Paseler	POLICE	973-263-4318
Thomas Chamberlain	Todd Site	609-556-9525
Todd Werdali	Abatone	609-510-0159
Paul Niehoff	PTH Engineering	973-263-7246
JOSEPH LONGO	ABATONE	908 600-5658

MARCH

16

MONDAY

2020 76th day - 290 days follow

Benito Juarez's Birthday observed (M)

2020 77th
St. Patrick's

- 700 Mountain Way - VITO tree service
- clearing and gravelly site. Unspaced
- Creekly making stone.
- Puddystone Ridge - Home Buddy
- RT 53 Pine House - Road Failure
- from the Double water mud Break
- Cogswold Dairystory
- TCO Expedition, and push list
- With memo 2 Hrs.
- Hill Crest - N/A
- Office Garbage out.
- Office Camera Virus meeting

• G.C.

Dawn

•

Sen

Lot

Top

Red

Box

•

Grid

Co

•

1

•

1

pe

R

• 1

Be

•

- EDGEWOOD CT N/A.
- 66 White Wood CT, As I was at
EDGEWOOD CT, B. Campbell requested to get
12 bags concrete mix, from Durock H&A, used
fork lift loaded #892, went to White Wood.
DIP used to repair the break, concrete
work to protect pipe. Took pics.
- 893 Broken Shifter drove to police
Garage.
- Fox Run - N/A.
- 700 Mountain Way, moving socks on site
for the foundations.
- Office - Durock pics by Zeehan with
the upstairs camera.
- Cassiano Dentistry site, Side with
open forms AT Doreway Area. OK,
pouring concrete tomorrow $\frac{1}{2}$
- EDGEWOOD CT - NAP Constructing
on site kelund $\frac{1}{2}$ mm Doing
some new TOP HATS.

• Edge
• #2
Have
the
• MC
BS

- 700 Mountain Way - Uniformed emergency
Here site, Constructing wall at
the Bridge Area.
- Puddingstone Bridge - O/A.
- Capital Grill - Crews are spreading
topsoil on site, and have started
to plant landscape trees on the
Islands.
- ONSTON ROAD - Checking on Trenches
crossing Road for two new Holes
by Rajen Gupta - They are acceptable
at this time.
- Cassano Dentist - County Inspector
Mantel Ellis call # 973-390-1193 side walk
Construction preparing for County comb,
checked precast electrical footers
near of site. / etc

TOWNSHIP OF PARSIPPANY – TROY HILLS
ENGINEERING DEPARTMENT
DAILY INSPECTION REPORT

PROJECT: CAGGIANO ORTHODONTICS
LOCATION: 272 PARSIPPANY ROAD BLK: 393 LOT: 1
DATE AND TIME: _____
INSPECTOR(S): Kevin P. Donaldson
WEATHER: TEMP: (A.M.) _____ (P.M.) _____
CONTRACTOR: ABATARE BUILDERS PAGE: _____ OF _____

PROJECT NOTES:

4/23/20 – A SITE VISIT TO REVIEW THE PREVIOUSLY COMPILED PUNCH LIST WAS MADE. THE ONLY ITEMS REMAINING TO BE CONSTRUCTED IS THE REAR FENCE AND TO PROVIDE AS-BUILT PLANS. MINOR CONSTRUCTION DEBRIS NEEDS TO BE CLEANED ½ HOUR

5-21-20 – An on site meeting took place to go over construction issues with the property owner and the contractors. 1 Hour

5-26-20 – No site activity ½ Hour.

6-11-20 -- The contractor is on site to remove and replace the driveway apron for the owner's redesign. The contractor is also removing the ADA ramps to meet the new grade. A concrete curb footing inspection was completed.

6-15-20 – I met with the fencing sub contractor regarding the plan for the proposed fence in the rear of the property. ½ Hour

6-23-20 – The contractor installed the fencing in the rear of the property to complete all planned work. An email was sent to ME Lizza regarding the completion of all work scheduled. ½ Hour

CONTRACTOR: _____ INSPECTOR: _____

Kevin P. Donaldson

JANUARY 20 MONDAY

2020 20th day - 346 days to go
Martin Luther King Jr. Day

30 SUN FOR 1/21

CALISTO - SIDEWALK ENDP.

17

CAMPUS DE B. SP. W. 10 R. 5. ENDP

2020 21st day - 347

30 SUN
FOR 2020 BA
LACKAWANNA
P. 10. DEPT

OMAHA T. 2

PHILADELPHIA DE

BREITENBURG

Good Sun

Chagall - 1044 Ravine - No load or time test
1/2 hr
Furniture with Give 1 hour

Good Land - 120 Ravine
1/2 hr

1044 Ravine - 1044 Ravine

3 days follow

2020 71st day - 295 days follow

WEDNESDAY

11

MARCH

SOS SUN

CAGE AND - LOAD TEST - PASS - TCO. DRSP MONDAY
1/2 HR

30 days follow

2020 87th day - 279 days follow

FRIDAY

27

MARCH

605 CLOUDS

LBM SIGNS - NO ACTIVITY

TARW FROM HSU SC - NO ACTIVITY

CARCE DAWO - APPAR ALL WORK COMPLETE

1/2

MOUNTAIN CLUB - ROAD REPAIR & CLEAN UP

1/2 HR

WATERSIDE - TWO STRUCTURE BEING BUILT

W. WALK

APRIL

23

THURSDAY

2020 114th day - 252 days to go
First of Ramadan begins at sunset

115th day - 251 days to go

SO CLOUDS

MT TADOL FD - SURVEYING WORK - INLET PROTECTING

1/2 HR

TODAY INSTALLED ON 4/24

CAGGIANO - REVIEW PUNCH LIST

1/2 HR

LHM SIGNS - INTERIOR SIGNWORK ONLY

WATERS EDGE - NO SITE ACTIVITY

ZOO MOUNTAIN WALK - AT TOP - INSTALL 2 INLETS CONNECTED

1/2 HR

BY 15" ADS - PHOTOS

PUDDINGSTONE - NO SITE ACTIVITY

MOUNTAIN CLUB - STILL WAITING FOR CONCRETE RETAINING WALL

CAPITAL GROVE - STRUCTURE WORK ONLY

ISCKOW - SPEAK W/ CONTRACTOR REGARDING SPACES

1/2 HR

SOS RAIN

NEW NEAR DORA

123
CONCRETE EX AND F

TADOL FD - NO SITE

MOUNTAIN CLUB NO

MT TADOL - DRAIN

MC BLUR - BACK AS

1/2 HR

MAY 21 THURSDAY

2020 142nd day - 224 days to go

005 SUN

GREEN BANK
.75 HRS OT

(3) 2 POLAR FOR TRAPPER

- HYDRAULIC WORK CANCELLED FOR TODAY - TUESDAY
- RCP INSTALL

1 PM STOPS - CONTINUE DRAMA WORK 1/2 HR

BRUNSWICK - T2 45 CO - S. B. DRINK FOSTER TOWN

GREEN BANK - P.R. POLAR WORKZON T2 LARON - PERCUT CARBON

ON H. LARON (COST) EXCEPT EMERGENCY - FD NOTIFIED

- NO TOILET ACCESS

- CONTRACTOR TOLD - MUST HAVE LIGHT SPARKING FROM @ H. T2

(19) PRECAST A INLET @ 45775 R

135 NORTH HILL COMPLAINT & ROW PERMIT

HANCOCK COMPLAINT - PROPER PERMITS IN HAND

GREEN BANK - TOLL ON SITE - (15) 90' 15" RCP INSTALL (P.R. CONDUCT)

(19) PRECAST A INLET @ 44450

700 MOUNTAIN WAY - STRUCTURE WORK ONLY 1/2 HR

PODDEN STONE - FOUNDATION WORK ON NEW STRUCTURE - INTERIOR STRUCTURE
1/2 HR WORK ON 2nd HOUSE ON BRUNSWICK

CORCORAN - ON SITE MEETING FOR CONSTRUCTION ISSUES 1 HR

GREEN BANK - GULF PROTECTION INSTALLED

2020 143rd day - 223 days to go

BRUNSWICK

GREEN BANK - NOTICE
POSTHOLE CALLED
OT ALLOWED

STAGE TANKS - RLS

MT. TABOR FD - RLS

WINDMILL CLUB - CON
FAN

FOURTON - NO ST

MIL BUE - LAND

LATITUDE - NO S

BS FOXHILL RD

lbs - 106/sun

175 HASOT

③ 2 points offered for TRAFFIC

- DEGRADATION of BLOCK RETENTION WALL

- HYDRAULIC TO BE CHANGING TRENDS

⑤6 - HYDRAULIC REMOVED & REPLACED with TRENDS

WATER DAPT or SITE: TOWN and SINKHOLE

\$ CUT GRATING CUBS

- RECEIVED GOV PERMIT ABOUT CONSTRUCTION TRASH

- UNABLE TO LOCATE

Belknap Tunnel - NO ACTIVITY 1/2 hr

⑤7 MODULAR BLOCKS IN 1/4" PERM PERM

- TO BE A MASSIVE AFTER CONSTRUCTION

- GEOTECH ONLY 6" - 1' - PLANS CALL

FOR 4' 9" MANNY ADJUSTED - MAY NEED

- DRAINAGE BY SURF - MFLING WITH WALL

80's Arm

Green Bank - NO ACTIVITY - CONTINUED TESTING @ 637 250m

11th OT

Autism Unit 2:10

Program - Autism & Asperger's / AD/ASD cases to meet
Kendall

405 SW

Granville - 3

1 hr 01

2 police for TRAP

road section of water

Q to B. 1000 ft. soil permit - some work already done

Granville - Per Part 1. No small beyond last

Concrete curb old for 33 ft

roadway excavation from 48 to 55 ft

② 27' x 4' x 8"

② 27' x 4' x 8" - 27' x 4' x 8" - 27' x 4' x 8"

② 27' x 4' x 8" - 27' x 4' x 8" - 27' x 4' x 8"

Granville

1 hr 01

Granville - 405 SW

JUS SW

GARDEN BANK - TODAY RECEIVED TEXT FROM JUNE 12th (2) 5:25 PM

HLOT

REQUESTING PERMISSION TO WORK TUES 13th

NO PERMISSION WAS GIVEN

(8) ADDITIONAL ROAD EX ON 6/12 100' X 5' X 8"

(10) BASE ASPHALT INSTALLED - NO TICKET YET

- WATER WORK TRAVELERS BASE ASPHALT COMPLETE

UNKNOWN QUANTITY - NO TICKET

(3) 2 POLICE FOR TRAFFIC

(29) CONTINUE CONSTRUCTION OF MODULAR BLOCK WALL

BEGIN EXCAVATION OF 2ND BLOCK WALL

GARDEN BANK - SITE REVIEW FOR FENCE INSTALL ON 6/15/20

ASH - ROAD DEPT ON SITE FOR DRAINAGE

GARDEN BANK - MULTIPLE ISSUES ON SITE DUE TO LANGUAGE BARRIER

(29) MODULAR BLOCK WALL 47' HIG - 43' X 50'
+/- 1500 FT² 300' X 50"

GDS SUN

GREEN BANK - (3) - 3 POLES FOR TRAFFIC

11A

- CONTRACTOR DOING BASE REPAIR
\$ ROAD CR

- PAVEMENT MILLING - COMPLETE 2"

(12) BASE ASPHALT - 99.53

TERRIS

1 FLAG N.W.

= 2.22 SDYRD

11 726' LF

WALL - NOT SET

16" = 390.50 FT

LUTER

RIP RAP

11.36 WY3

44 YD3

16.52 YD3

MAY 12 - FENCE INSTALL COMPLETE - DRAINAGE RESURFACED
2HR ALL WORK COMPLETEGREEN BANK - DRAINAGE ON TERRIS PUMP STATION TO B.A. PAND
OVERLAY + ROOT REMOVAL FOR \$7000 -

- RUSA NOTIFIED ABOUT SUMP DISCHARGE

- DURING MILLING - FORCE MAIN CLEAN OUT BROKEN

- SOWER NOTIFIED

AUGUST

6

TUESDAY

2019 218th day - 147 days follow

805 CLOUDS

OLD BLOOMFIELD

(5) 3 POLICE FOR TRAFFIC

OT 7:00-8:00

RIP & BASE REPAIR

CALGARY OATH - SEMAR BACKPICK

1 HR

77 EADFIELD ROW PERMIT NOTING

OLD BLOOMFIELD - (4) 135' LF of 15" RCP ON OBA

(1) BASE ASPHALT 47.43

SEPTEMBER

17

TUESDAY

2019 260th day - 105 days follow

2019 261st day

70 SUN

CAPITAL GROW - STORM SEWER BACKFILL ON SP

1/2 hr

HAD DON FORD DRAWING - ROAD DEPT LAYING PAVING

CAGGARD ORTHO - CURB DETAIL REVIEW

1/2 hr

SD CALUMET WATER & SEWER CONNECT SEWER ON 9/18

70 SUN

MR. ARTHUR

AT DART FOR

HAD DON FORD

S:

705 Sun

48 Allentown RD Row Permit N5A10

114 River RD - water & sewer G/L/E/L - VITAM

48/2000 OATH - CURB ECTION EUSP. NUT MAY - N5A10

1/2 hr

39 Parkside DR Row Permit - American Paving

46/1000 Conf. NUT

18/1000 TWP. - SUNDAY PITS

OCTOBER

1

TUESDAY

2019 274th day - 91 days follow

275th day

705 SUN

HADDONFIELD DIAGRAM - ONCE TO DO WORK

MARKOUT REQUEST for #'s 8, 10, 14, 16, 18

18 PHILIPS SITE INSPECTION

CAGIAND ORTHO - SITE INSPECTION - CURBING DONE SOON

1/2

705 SUN

HADDONFIELD

18 PHILIPS

605 SUN

137 BGAHWOOD ROW PERMIT - MAIL

CAGIANO ORTHO CURB FOOTING INSP
1/2 HR

169 EDWARDS ROW PERMIT - LEEZA CONTRACTING

19 LAKA SHORE ROW PERMIT - BLACKTACK PAVING

219 RAYMOND PROJECT - MILL SMITH RD - SEPARATE ISSUE

OCTOBER

9

WEDNESDAY

2019 282nd day - 83 days to go

2019 283rd

loos clouds

OLD BLOOMFIELD - WALKED PROJECT - ALL INLETS CLEAR

HADDAMFIELD DRAINAGE - GAS WORK COMPLETE - ONCEING
TO BL ON SITE ON 10/10

CAGGIANO ORTHO - CURB FOOTING INSP.

1/2 hr

loos sky
HADDAMFIELD
OF 7:30-8

MEMPHIS

1/2 hr

HADDAMFIELD

1/2 hr

3/4 hr

1/2 hr

HADDAMFIELD

WAT.

MONDAY 28 OCTOBER

LOS SUN

137 Beckettwood - walk the entire stream down

WATERMANS - CULB FOOTEND TOWSD.

1/2 hr

14 Bankside Dr - walk the entire garden

2019 305th day – 60 days follow
All Saints Day

700 500



20/12/2020

10 SUMMITR LLC ESTABLISHED REAGAS - 2C UTILITY SERVICES

~~ACQUITTAL WRITHE-CUBB FORTUNE INSP.~~

2/1/12

AT-A-GLANCE®

NOVEMBER

12

TUESDAY

2019 316th day - 49 days to go
Full Moon

405 RAIN

ATLANTA DRAWING - NO ACTIVITY

4 PINE FORD - WATER LINE DIG

100 HARRISON RD ROW PERMIT - NJNG

GAGGARD ORTHO - CURB TRENCH STARTED w/ POWER
1/2 HR

317th

5th SW
TREC
PINE FORD

40 SUN

ATLANTIC DRAINAGE - ASPHALT REMOVED

41 CHESTER FIELD ESCROW RELEASE - ? POWERS

35 HAMILTON DUMPSTER - WALL

MOOREHEAD ORTHO - INSTALL LIGHTING FOR PARKING LOT
1/2 HR - CURB FOOTINGS

NO CLOUDS

ATLANTIC DRAINAGE - ROAD DEPT. ON SITE TO LAY PIPE

LAGGERS - STORMWATER FASTENING INSPECTION FOR PAR RD
1/2 Hr

ATLANTIC DRAINAGE - PIPE TIED INTO EXISTING RCP - 8" PVC

• FLAT "A" INLET BEHIND INSTALLED

• BILL HASLEY OF WATER ABRIUM REPORTING

BASED ON WATER - THERE IS NO OTHER WATER

SOS SW

impact : LAKE DAE Dam - ONLINE ON SITE - POWER WORKED OK
11/20 -

7 NORTHFIELD 2nd Run Release - (2nd Run 1st Run)

YOGI DEVENE FINISHED FOR TACO
1/2 HR

LAKE DAE DAM - ONLINE USING MURATIC GEL TO CELEST
AREA - THEN A 2 PART SIKATOP 123 PLUS
MORTAR, ~~DO~~ THE AREAS WERE SCORDED
AND A BONDING AGENT APPLIED. AFTER
BONDING THE 123 PLUS APPLIED TO AREAS
FOLLOWED BY SIKATOP 107 OVER ENTIRE DAM
ACCORDING - CURS FASTER & RETAINING WALLING.
1/2 HR 4 COURSES W/ G40 GRID

NOVEMBER

22

FRIDAY

2019 326th day - 39 days to go

50 CLOUDS

LAKE PAR DAM - ON LIME ON SITE - CONCRETE AREA FOR RAIN
INSTALL PERRIN (SP)

CAGE DAMS GETTING - SETTING LIGHT FASTENERS
1/2 HR

ATLANTIC DRAINAGE AND TANK

1364 TABOR RD GILLOW RIVER - STILL UNDER CONSTRUCTION

LAKE PAR DAM - SMOOTHING & GRINDING REPAIRS

503 SUN

2 RAIN

ATLANTA DR - CONCRETE ROAD AT 272

CAUTIONS 02010 - SIDEWALK ADA COMPLIANCE - ACCEPTABLE
 1/2 HA DRIVEWAY APRON AT 14.7% - MEAS DESIGN
 ACCEPTANCE

127 KNOX CONCRETE - MIDWEST REPLACEMENT 70'x4'x4"
 SIDEWALK - 1 POLICE FOR TRAFFIC
 7 TONS CURB STONE AS BASE
 3 YARDS OF CONCRETE USED

137 RIVER RD ROW REPORT - NJNG