

METES AND BOUNDS DESCRIPTION
LOT 3.01, BLOCK 593.04
TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Township of Edison, County of Middlesex, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point marked by a concrete monument set on the northerly R.O.W. line of Manor Boulevard (50' R.O.W.), said point being the terminus of a curve connecting with the westerly R.O.W. line of Plainfield Road (R.O.W. Varies) and running; thence

- 1) Along said northerly R.O.W. line of Manor Boulevard, N89°55'00"W, a distance of 118.87 feet to a point marked by a concrete monument set; thence
- 2) N00°05'00"E, a distance of 106.00 feet to a point; thence
- 3) S89°55'00"E, a distance of 145.39 feet to a point in said westerly R.O.W. line of Plainfield Road; thence
- 4) S07°13'33"W, a distance of 93.59 feet to a point of curvature marked by a concrete monument set therein; thence
- 5) Along same, along a curve bearing to the right having a radius of 15.00 feet, an arc length of 21.69 feet, on a chord bearing of S48°39'17"W, a distance of 19.85 feet to a point in the northerly R.O.W. line of Manor Boulevard, said point being the Point and Place of Beginning.

The total square footage is 14,671.41 feet, with total acreage of 0.337 acres.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a minor subdivision plan prepared by Morgan Engineering, LLC, dated 9-20-19, revised 1-05-23, revised on 8-10-23, last revised on 12-12-23, marked project #E21-00421.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500

12-12/23
DATE

(Project No. E21-00421) MK/SI

METES AND BOUNDS DESCRIPTION
LOT 1.01, BLOCK 593.04
TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Township of Edison, County of Middlesex, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point marked by a concrete monument set on the westerly R.O.W. line of Plainfield Road (R.O.W. Varies), said point being the terminus of a curve connecting with the southerly R.O.W. line of Broad Avenue (50' R.O.W.) and running; thence

- 1) Along said westerly R.O.W. line of Plainfield Road, S07°13'33"W, a distance of 94.33 feet to a point marked by a concrete monument set; thence
- 2) N89°55'00"W, a distance of 70.39 feet to a point; thence
- 3) N00°05'00"E, a distance of 108.43 feet to a point marked by a concrete monument set in said ; thence
- 4) N88°21'00"E, a distance of 66.81 feet to a point of curvature marked by a concrete monument set therein; thence
- 5) Along same, along a curve bearing to the right having a radius of 15.00 feet, an arc length of 25.89 feet, on a chord bearing of S42°12'43"E, a distance of 22.79 feet to a point in the westerly R.O.W. line of Plainfield Road, said point being the Point and Place of Beginning.

The total square footage is 8,407.33 feet, total acreage is 0.193 acres.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a minor subdivision plan prepared by Morgan Engineering, LLC, dated 9-20-19, revised 1-05-23, revised 8-10-23, last revised on 12-12-23, marked project #E21-00421.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500

12/12/23
DATE

(Project No. E21-00421) MK/si

METES AND BOUNDS DESCRIPTION
LOT 1.02, BLOCK 593.04
TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Township of Edison, County of Middlesex, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point marked by a concrete monument set on the southerly R.O.W. line of Broad Avenue (50' R.O.W.), said point being a distance of 66.81 feet from the terminus of a curve connecting with the westerly R.O.W. line of Plainfield Road (R.O.W. Varies) and running; thence

- 1) S00°05'00"W, a distance of 108.43 feet to a point; thence
- 2) N89°55'00"W, a distance of 75.00 feet to a point; thence
- 3) N00°05'00"E, a distance of 106.16 feet to a point marked by a concrete monument set in said southerly R.O.W. line of Broad Avenue; thence
- 4) Along same, N88°21'00"E, a distance of 75.03 feet to a point, said point being the Point and Place of Beginning.

The total square footage is 8,047.11 feet, total acreage is 0.185 acres.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a minor subdivision plan prepared by Morgan Engineering, LLC, dated 9-20-19, revised 1-05-23, revised 8-10-23, last revised on 12-12-23, marked project #E21-00421.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500

12/12/23
DATE

(Project No. E21-00421) MK/si

· PO BOX 5232, TOMS RIVER, NEW JERSEY 08754 (TEL.) 732.270.9690 (FAX) 732.270.9691 ·

Service@MorganEngineeringLLC.com
WWW.MORGANENGINEERINGLLC.COM

Exhibit B
METES AND BOUNDS DESCRIPTION
SIGHT TRIANGLE EASEMENT
LOT 1.01, BLOCK 593.04
TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY

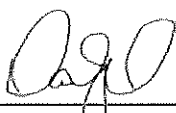
All that certain lot, parcel or tract of land situated and lying in the Township of Edison, County of Middlesex, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point marked by a set concrete monument set on the westerly right of way line of Plainfield Road (R.O.W. Varies), said point being distant 17.52 feet southerly from the intersection of the extended said right of way line with the extended southerly right of way line of Broad Avenue (50' R.O.W.), and running thence

- 1) S07°13'33"W, a distance of 68.12 feet to a point; thence
- 2) N00°41'35"E a distance of 82.57 feet to a point on a curve; thence
- 3) Along a curve to the right with a radius of 15.00 feet an arc distance of 17.82 feet, a chord bearing S26°48'05"E a distance of 16.79 feet to the Point and Place of Beginning. Containing 349.25S.F./0.008±AC.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a "County R.O.W. Dedication Exhibit, Plainfield Road, County Route 531" of said premises prepared by Morgan Engineering, LLC, dated 4/18/2023, marked project #E21-00421.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500
(Project No. E21-00421)db

4/18/23
DATE

Exhibit A
METES AND BOUNDS DESCRIPTION
SIGHT TRIANGLE EASEMENT
LOT 3.01, BLOCK 593.04
TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY

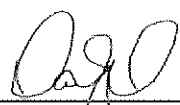
All that certain lot, parcel or tract of land situated and lying in the Township of Edison, County of Middlesex, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point marked by a set concrete monument set on the westerly right of way line of Plainfield Road (R.O.W. Varies), said point being distant 13.24 feet northerly from the intersection of the extended said right of way line with the extended northerly right of way line of Manor Boulevard (50' R.O.W.), and running thence

- 1) Along a curve to the right with a radius of 15.00 feet, an arc distance of 7.50 feet, a chord bearing S21°32'38"W a distance of 7.42 feet to a point; thence
- 2) N10°56'00"E, a distance of 28.38 feet to a point; thence
- 3) S07°13'33"W, a distance of 21.13 feet to the Point and Place of Beginning.
Containing 21.69 S.F.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a "County R.O.W. Dedication Exhibit, Plainfield Road, County Route 531" of said premises prepared by Morgan Engineering, LLC, dated 4/18/2023, marked project #E21-00421.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500
(Project No. E21-00421)db

4/18/23
DATE

EXHIBIT A
METES AND BOUNDS DESCRIPTION
R.O.W. DEDICATION
LOTS 1.01 & 3.01, BLOCK 593.04
TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Township of Edison, County of Middlesex, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point marked by a set concrete monument set on the westerly right of way line of Plainfield Road (County Route 531) (R.O.W. Varies), said point being distant 13.24 feet westerly from the intersection of the extended said right of way line with the extended northerly right of way line of Manor Boulevard (50' R.O.W.), and running thence

- 1) N 88°21'00" E, a distance of 15.88 feet to a point; thence
- 2) S 01°48'00" E, a distance of 111.34 feet to a point; thence
- 3) S 06°26'03" W, a distance of 106.30 feet to a point; thence
- 4) N 89°55'00" W, a distance of 30.69 feet to a point; thence
- 5) Along a curve to the left, having a radius of 15.00 feet, an arc distance of 21.69 feet, a chord bearing of N 48°39'17" E a distance of 19.85 feet to a point of tangency; thence
- 6) N 07°13'33" E, a distance of 187.92 feet to a point of curvature; thence
- 7) Along a curve to the left, having a radius of 15.00 feet, an arc distance of 25.89 feet, a chord bearing of N 42°12'43" W a distance of 22.79 feet to the Point and Place of Beginning.

Containing 2,667.97 S.F./0.061±AC.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a "County R.O.W. Dedication Exhibit, Plainfield Road, County Route 531" of said premises prepared by Morgan Engineering, LLC, dated 4/18/2023, marked project #E21-00421



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500
(Project No. E21-00421)db

4/18/23
DATE

METES AND BOUNDS DESCRIPTION
6' SHADE TREE & EASEMENT
LOT 3.01, BLOCK 593.04
TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Township of Edison, County of Middlesex, and State of New Jersey and being more particularly bounded and described as follows:

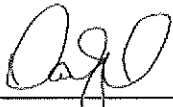
Beginning at a point marked by a monument to be set in the northerly R.O.W. line of Manor Boulevard Avenue (50' R.O.W.), said point being the terminus of a curve connecting with the Westerly R.O.W. line of Plainfield Road (R.O.W. varies), and running; thence

1. Along said northerly R.O.W. line of Manor Boulevard, N89°55'00"W, a distance of 118.87 feet to a point marked by a monument to be set therein; thence
2. N00°05'00"E, a distance of 6.00 feet to a point; thence
3. S89°55'00"E, a distance of 118.87 feet to a point of curvature; thence
4. Along a curve to the left, having a radius of 9.00 feet, and an arc length of 13.02 feet to a point of tangency; thence
5. N07°13'33"E, a distance of 92.84 feet to a point; thence
6. S89°55'00"E, a distance of 6.05 feet to a point in said westerly R.O.W. line of Plainfield Road; thence
7. Along same, S07°13'33"W, a distance of 93.59 feet to a point of curvature marked by a monument to be set therein; thence
8. Along a curve to the right, having a radius of 15.00 feet, and an arc length of 21.69 feet to the Point and Place of Beginning.

Containing 1,376.63 S.F., 0.032±AC.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a subdivision of said premises prepared by Morgan Engineering, LLC, dated September 20, 2019, last revised December 12, 2023, marked project #E21-00421.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500

12/12/23

DATE

(Project No. E21-00421) NR

**METES AND BOUNDS DESCRIPTION
6' SHADE TREE & EASEMENT
LOT 1.02, BLOCK 593.04
TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY**

All that certain lot, parcel or tract of land situated and lying in the Township of Edison, County of Middlesex, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point marked by a monument to be set in the southerly R.O.W. line of Broad Avenue (50' R.O.W.), said point being a distance of 66.81 feet from the terminus of a curve connecting with the Westerly R.O.W. line of Plainfield Road (R.O.W. varies), and running; thence

1. S00°05'00"W, a distance of 6.00 feet to a point; thence
2. S88°21'00"W, a distance of 75.03 feet to a point; thence
3. N00°05'00"E, a distance of 6.00 feet to a point marked by a monument to be set in said southerly R.O.W. line of Broad Avenue; thence
4. Along same, N88°21'00"E, a distance of 75.03 feet to the Point and Place of Beginning.

Containing 450.21 S.F., 0.010±AC.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a subdivision of said premises prepared by Morgan Engineering, LLC, dated September 20, 2019, last revised December 12, 2023, marked project #E21-00421.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500

12/12/23
DATE

(Project No. E21-00421) NR

**METES AND BOUNDS DESCRIPTION
6' SHADE TREE & EASEMENT
LOT 1.01, BLOCK 593.04
TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY**

All that certain lot, parcel or tract of land situated and lying in the Township of Edison, County of Middlesex, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point marked by a monument to be set in the southerly R.O.W. line of Broad Avenue (50' R.O.W.), said point being the terminus of a curve connecting with the Westerly R.O.W. line of Plainfield Road (R.O.W. varies), and running; thence

1. Along a curve to the right, having a radius of 15.00 feet, and an arc length of 25.89 feet to a point of tangency marked by a monument set in said westerly R.O.W. line of Plainfield Road; thence
2. Along same, S07°13'33"W, a distance of 94.33 feet to a point marked by a monument to be set therein; thence
3. N89°55'00"W, a distance of 6.05 feet to a point; thence
4. N07°13'33"E, a distance of 95.08 feet to a point of curvature; thence
5. Along a curve to the left, having a radius of 9.00 feet, and an arc length of 15.53 feet to a point of tangency; thence
6. S88°21'00"W, a distance of 66.81 feet to a point; thence
7. N00°05'00"E, a distance of 6.00 feet to a point marked by a monument set on said southerly R.O.W. line of Broad Avenue; thence
8. Along same, N88°21'00"E, a distance of 66.81 feet to a point to the Point and Place of Beginning.

Containing 1,093.86 S.F., 0.025±AC.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a subdivision of said premises prepared by Morgan Engineering, LLC, dated September 20, 2019, last revised December 12, 2023, marked project #E21-00421.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500

12/12/23
DATE

(Project No. E21-00421) NR

ORIGINAL

D & R

DELAWARE – RARITAN ENGINEERING, INC.

200 DANIELS WAY, SUITE 230

FREEHOLD, NJ 07728

T (732)577-5547

Wednesday, December 20, 2023

Planning Board
Township of Edison
100 Municipal Boulevard
Edison, NJ 08817

Attn: Henry Bignell, PP, Board Planner / Administrative Officer

Re: Pagoda Homes, LLC
Plainfield Road
Block 593D, Lots 1-5
ETPB #P5232
Final Compliance

Dear Mr. Bignell:

Pursuant to your request, we have reviewed materials submitted for purpose of determining compliance with the conditions of the Board's July 19, 2021 Resolution for Minor Subdivision approval. As you are likely aware, that resolution requires that the applicant address the recommendations offered by this office's April 30, 2021 First Review.

The applicant has provided testimony, revised plans and supplementary documents such that the comments previously offered in our First Review have been substantially addressed. It remains for the applicant to address the following administrative items in conference with the Township Engineer. However, this office has no objection to the deeds being signed by Township Officials upon receipt of the most recent revised materials referenced herein and receipt of the performance and maintenance guarantees.

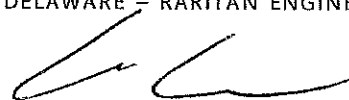
- 1.1 In accordance with Edison §36-6.5, approval of a minor subdivision shall expire one hundred ninety (190) days from the date of approval, unless within such period a plat in conformity with such approval and the provisions of the Map Filing Law, N.J.S.A. 46:23-9.9 et seq., or a deed clearly describing the approved minor subdivision, is filed by the applicant with the County Clerk, the Township Engineer and the Township Tax Assessor. Any such plat or deed accepted for such filing shall have been signed by the chair and the secretary of the Planning Board.
- 1.10 A signed and sealed as-built survey, prepared by a NJ-licensed land surveyor, depicting the as-built improvements should be provided to the Township Engineer upon the completion of construction and prior to release of the required performance guarantee(s).
- 1.13 The project will require demolition work. The applicant should provide a Demolition Plan to the Township Engineer during the plot plan stage, which may indicate:
 - a) Location and specification of proposed construction safety fences;
 - b) Description of dust control methods;
 - c) If asbestos is encountered in the existing structures, appropriate permits should be acquired for that part of the demolition work;
 - d) Utilities disconnect / termination documentation;
 - e) Rodent abatement provisions;
 - f) Location & staging of demolition debris containers;
 - g) Location / Relocation of monitor wells;
 - h) Location of soil stockpiles;
 - i) Location of spoils piles;
 - j) Proposed routing of haul trucks to/from the site, to be approved by the Township Engineer.

- 1.14 The applicant should provide a Construction Logistics Plan during the plot plan stage, prepared in accordance with the FHWA's Manual on Uniform Traffic Control Devices and acceptable to the Township Engineer and emergency service providers. Some aspects of such plan are:
- a) Offsite staging or lay down yards
 - b) Interim parking lots for site workers
 - c) Location(s) of restroom facilities for site workers
 - d) Location(s) of temporary generator(s)
 - e) Location(s) of crane(s) (include location with dimensioned swing limits)
 - f) Road closures or restrictions
 - g) Construction-sequence traffic control devices, particularly for work within the public rights-of-way
 - h) Construction or excavation adjacent to right-of-way or neighboring properties
 - i) Any other applicable construction related activities
- 1.15 A preconstruction meeting should be held with the Township Engineer prior to the commencement of any construction. The following issues may be elements of this meeting:
- a) It is the applicant's responsibility to regularly inspect and maintain safety of vehicular traffic across the site. All signs, temporary striping, safety-related devices, etc. should be continuously maintained throughout the duration of the project.
 - b) It is the applicant's responsibility to have representatives from each applicable utility company present at the meeting. If a representative is unable to attend, it is the applicant's responsibility to contact the absent utility company and to coordinate all necessary aspects of the project.
 - c) Cut sheets are to be prepared in a format agreeable to the Engineering Division. Cut sheets are to be provided by the contractor to the Township Engineer.
 - d) A progress schedule should be presented by the applicant. The schedule is to clearly show the anticipated time frame for each phase of construction.
 - e) The applicant should provide all necessary information for each subcontractor on the job site, including emergency phone numbers.
 - f) The applicant should provide a list of major material suppliers and shall provide NJDEP PP+40 scans for any soils materials to be imported to the site. All earthwork should be conducted in accordance with Edison §32, 'Soil.'
- 1.16 The applicant shall provide copies of the following permits, documents, reviews, or letters-of-no interest, from the following agencies:
- a. Freehold Soil Conservation District Certification
 - b. Edison Township Chief of Fire and Chief of Police – Approval of Fire & Emergency Access Lanes
 - c. Edison Township Department of Public Works – Street Opening Permit
 - d. Edison Township Engineering Department - Soil Importation Permit
 - e. Edison Township Engineering Department - Performance & Maintenance Guarantee
 - f. The applicant shall obtain all necessary permits and pay applicable water and sewer connection fees before obtaining a construction permit.
 - g. All other permits as required by any other agencies having jurisdiction.

Thank you and please do not hesitate to contact this office if you have any questions and/or concerns.

Sincerely,

DELAWARE – RARITAN ENGINEERING, INC.



William Obara, PE, PP, CME, CPWM
(On behalf of Charles Carley, PE, PP, CME)

cc: Cassandra Augustine, Board Secretary
Rachel Ruggiero, Planning & Zoning Office
David Samuel, PE, PP, CME; Township Engineer
Steven Tripp, Esq; Applicant's Attorney
Morgan Engineering; Applicant's Surveyor
Pagoda Homes; Applicant

APPENDIX A
LIST OF REVIEWED MATERIALS

- A. Minor Subdivision Plan prepared by Morgan Engineering dated September 20, 2020, revised December 19, 2023
- B. Right-of-Way Survey, prepared by WSB Survey, dated June 26, 2020
- C. Middlesex County Planning Board Letter of No Objection, dated July 18, 2023
- D. Elizabethtown Gas Will Serve Reply, dated October 07, 2020
- E. Metes and Bounds Description, Lot 1.01, Block 593.04 prepared by Morgan Engineering, dated December 12, 2023
- F. Metes and Bounds Description, Lot 1.02, Block 593.04, prepared by Morgan Engineering, dated December 12, 2023
- G. Metes and Bounds Description, Lot 3.01, Block 593.04, prepared by Morgan Engineering, dated December 12, 2023
- H. Metes and Bounds R.O.W. Description, Lot 1.01 & 3.01, Block 593.04, prepared by Morgan Engineering, dated April 18, 2023
- I. Metes and Bounds Description Sight Triangle Easement, Lot 1.01, Block 593.04, prepared by Morgan Engineering, dated April 18, 2023
- J. Metes and Bounds Description Sight Triangle Easement, Lot 3.01, Block 593.04, prepared by Morgan Engineering & Surveying, dated April 18, 2023
- K. Metes and Bounds Description 6' Shade Tree Easement, Lot 3.01, Block 593.04, prepared by Morgan Engineering, dated December 12, 2023
- L. Metes and Bounds Description 6' Shade Tree Easement, Lot 1.01, Block 593.04, prepared by Morgan Engineering, dated December 12, 2023
- M. Metes and Bounds Description 6' Shade Tree Easement, Lot 1.02, Block 593.04, prepared by Morgan Engineering, dated December 12, 2023
- N. Edison Township Minor Subdivision Application, received April 28, 2021
- O. Edison Township Resolution for Minor Subdivision Approval, dated July 19, 2021