

Please find attached planning/zoning application & documents needed to come before the Board.

Regards,

Stephanie

Stephanie McCaffrey
Deputy Clerk \ C.M.R.
Township of East Greenwich
159 Democrat Road
Mickleton, NJ 08056
(T) 856-423-0654 x8102
(F) 856-224-0296

From: Jordan Young <xxxxxx@xxxxxxxxxxxx.xxx>
Sent: Tuesday, July 15, 2025 2:04 PM
To: McCaffrey, Stephanie <xxxxxxxx@xxxxxxxxxxxxxxx.xxx>
Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

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Hi Stephanie,

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Jordan Young
Legal Assistant
Zubblatt & Jones, P.C.
[3836 Quakerbridge Road](#)
[Suite 106](#)
[Hamilton, New Jersey 08619](#)

609-570-7081 - Direct Dial
609-951-9693 - Fax
www.zubblattjones.com

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To: xxxxxxxx@xxxxxxxxxxxxxxx.xxx <xxxxxxxx@xxxxxxxxxxxxxxx.xxx>
Cc: Kevin Jones <xxxxxx@xxxxxxxxxxxxxxx.xxx>
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To: McCaffrey, Stephanie <xxxxxxxx@xxxxxxxxxxxxx.xxx>
Cc: Alan Zublatt <xxxxxxxx@xxxxxxxxxxxxx.xxx>; Kelly Young <xxxxxx@xxxxxxxxxxxxx.xxx>; Kevin Jones <xxxxxx@xxxxxxxxxxxxx.xxx>
Subject: American Tower - 114 Mantua Road, Block: 1402.01, Lot: 120 April 21st Hearing Date

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To: xxxxxx@xxxxxxxxxxxxx.xxx
Cc: Kevin Jones <xxxxxx@xxxxxxxxxxxxx.xxx>
Subject: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120
Attachments: UPDATED Tax Payment Certification Form 2-13-26.pdf

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FORM # 5

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SECTION I (To be Completed By Applicant):

I ATC Edge LLC c/o Zublatt & Jones,
P.C., Attorneys for Applicant residing at 3836 Quakerbridge Road, Suite 106
(Name of Applicant - Print) (Street Address)

Hamilton NJ 08619 am making an application for the
(City) (State) (Zip Code)

following relief before the Combined Planning / Zoning Board of Adjustment of the Township of East Greenwich: Proposing to install an unmanned data storage center at property referenced
below in East Greenwich Township.

regarding property known as Block(s) 1402.01 Lot(s) 120 on the Tax Maps of the Township of East Greenwich, located at: 114 Mantua Road,
(Street Address)

whose owner of record is: American Towers LLC, residing at
(Print Name)

10 Presidential Way Woburn MA 01801 I request the
(Street Address) (City) (State) (Zip Code)

Tax Collector of East Greenwich Township to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: 2/13/26


(Applicant's Signature)

Jordan Young, Legal
Assistant at Zublatt &
Jones, P.C., Attorneys for
Applicant

SECTION II. (To be Completed By the East Greenwich Township Tax Collector)

I certify that: ☐ All taxes are paid up-to-date on the above referenced property
☐ All assessments due have been paid
☐ The following amount is delinquent and past due: \$ _____

Date: _____

(Tax Collector)

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Sent time: 02/13/2026 12:50:15 PM
To: xxxxxx@xxxxxxxxxxxxx.xxx
Cc: Kevin Jones <xxxxxx@xxxxxxxxxxxxx.xxx>
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Attachments: Combined Planning Board Application.RTF

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Good morning Stephanie,

I need to get an updated tax payment certification form from the Tax Collector and have attached a form for signature. We have an older form from last July that you sent me. Please let me know if you need any additional information to complete our request.

Thanks,

Jordan

Jordan Young
Legal Assistant
Zublatt & Jones, P.C.
[3836 Quakerbridge Road](#)
[Suite 106](#)
[Hamilton, New Jersey 08619](#)

609-570-7081 - Direct Dial
609-951-9693 - Fax
www.zublattjones.com

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From: McCaffrey, Stephanie <xxxxxxxxx@xxxxxxxxxxxxxxxxxxx>
Sent: Wednesday, July 16, 2025 1:24 PM
To: Jordan Young <xxxxxx@xxxxxxxxxxxxxxxxxxx>

Cc: Kevin Jones <xxxxxx@xxxxxxxxxxxxx.xxx>

Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

Hi Jordan,

Please find attached signed tax certification.

Regards,

Stephanie

Stephanie McCaffrey
Deputy Clerk \ C.M.R.
Township of East Greenwich
159 Democrat Road
Mickleton, NJ 08056
(T) 856-423-0654 x8102
(F) 856-224-0296

From: Jordan Young <xxxxxx@xxxxxxxxxxxxx.xxx>

Sent: Wednesday, July 16, 2025 12:07 PM

To: McCaffrey, Stephanie <xxxxxxxxxx@xxxxxxxxxxxxx.xxx>

Cc: Kevin Jones <xxxxxx@xxxxxxxxxxxxx.xxx>

Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

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Hi Stephanie,

Per our conversation yesterday, I have attached a Tax Payment Certification form with applicant information for the Tax Collector's signature. Please let me know if you need any additional information.

thanks,

Jordan

Jordan Young
Legal Assistant
Zubblatt & Jones, P.C.
[3836 Quakerbridge Road](#)
[Suite 106](#)
[Hamilton, New Jersey 08619](#)

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From: McCaffrey, Stephanie <xxxxxxxxxx@xxxxxxxxxxxxx.xxx>

Sent: Tuesday, July 15, 2025 2:11 PM

To: Jordan Young <xxxxxx@xxxxxxxxxxxxx.xxx>

Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

Hi Jordan,

Please find attached planning/zoning application & documents needed to come before the Board.

Regards,

Stephanie

Stephanie McCaffrey
Deputy Clerk \ C.M.R.
Township of East Greenwich
159 Democrat Road
Mickleton, NJ 08056
(T) 856-423-0654 x8102
(F) 856-224-0296

From: Jordan Young <xxxxxx@xxxxxxxxxxxxx.xxx>
Sent: Tuesday, July 15, 2025 2:04 PM
To: McCaffrey, Stephanie <xxxxxxxxxx@xxxxxxxxxxxxxxxxx.xxx>
Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

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Hi Stephanie,

Just wanted to follow up on our phone call a few minutes ago. Would you be able to send me the application forms that include the Tax Certification form to submit? I don't think we have a copy of it or atleast that form.

thanks,

Jordan

Jordan Young
Legal Assistant
Zubblatt & Jones, P.C.
[3836 Quakerbridge Road](#)
[Suite 106](#)
[Hamilton, New Jersey 08619](#)

609-570-7081 - Direct Dial
609-951-9693 - Fax
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From: Jordan Young <xxxxxx@xxxxxxxxxxxxx.xxx>
Sent: Tuesday, July 15, 2025 10:23 AM
To: [xxxxxxxxxx@xxxxxxxxxxxxxxxxx.xxx](#) <[xxxxxxxxxx@xxxxxxxxxxxxxxxxx.xxx](#)> <[xxxxxxxxxx@xxxxxxxxxxxxxxxxx.xxx](#)>
Cc: Kevin Jones <xxxxxx@xxxxxxxxxxxxx.xxx>
Subject: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

Good morning Stephanie,

I spoke to Angela in the tax office and she recommended that I reach out to you about getting a tax certification for the property listed above so I left you a voicemail as well. Please let me know if you need any additional info or if I need to contact someone else to get a copy.

thanks,

Jordan

Jordan Young
Legal Assistant
Zubblatt & Jones, P.C.
[3836 Quakerbridge Road](#)
[Suite 106](#)
[Hamilton, New Jersey 08619](#)

609-570-7081 - Direct Dial
609-951-9693 - Fax
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UNIFIED DEVELOPMENT APPLICATION

COMBINED PLANNING/ZONING BOARD OF ADJUSTMENT TOWNSHIP OF EAST GREENWICH 159 DEMOCRAT ROAD MICKLETON, NEW JERSEY 08056 TEL: (856) 423-0654

This application, with supporting documentation, must be filed with the Secretary of the East Greenwich Township Combined Planning/Zoning Board of Adjustment (the "Board") at the above referenced address, for a review and determination as to completeness **prior** to a hearing date being set or an applicant advertising for, or mailing notices regarding, a hearing date.

ONLY THE BOARD SECRETARY CAN NOTIFY YOU OF THE HEARING DATE.

This Section To be Completed by Board Staff Only

Date Filed (Received): _____ Application No. _____

Application Fee: \$ _____. Date of Check: _____ Check No.: _____

Escrow Deposit: \$ _____. Date of Check: _____ Check No.: _____

Review for Completeness Completed: _____ Hearing Date Set For: _____

TO BE COMPLETED BY APPLICANT

1. SUBJECT PROPERTY (All requested information must be completed):

Location (Street Address): _____

Tax Map: Block _____ Lot(s) _____ (Check with Tax Office or look at tax bill for Block/Lot)

Dimensions: Frontage _____ Depth _____ Total Area _____

Zone District (Obtain from Zoning Office): _____

Attached Survey/Plot Plan: ☐ Yes ☐ No. Waiver Requested because _____

The location of the property is approximately _____ feet from the intersection of _____ and _____

The property is located within 200 feet of another municipality: ☐ NO. ☐ YES - Specify Name of Municipality: _____

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5. ADDITIONAL PROPERTY INFORMATION (All requested information must be completed):

Restrictions, covenants, easements, homeowners/condo association by-laws, existing or proposed on the property:

☐ YES (Attach Copies and/or Copy of Deed) ☐ PROPOSED (Attach Description) ☐ None

NOTE: All deed restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be considered.

Present use of the premises and proposed use (describe in detail):

6. APPLICANT'S EXPERTS / REPRESENTATIVES:

Applicant's Attorney _____
(Name, and Firm if Applicable)

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number (____) _____ Fax Number (____) _____

Email Address: _____

Applicant's Engineer _____
(Name, and Firm if Applicable)

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number (____) _____ Fax Number (____) _____

Email Address: _____

Applicant's Planning Consultant _____
(Name, and Firm if Applicable)

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number () Fax Number ()

Email Address: _____

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Applicant's Traffic Engineer _____
(Name, and Firm if Applicable)

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number () Fax Number ()

Email Address: _____

7. OTHER EXPERTS

List any other expert(s) who will submit a report and/or testify on behalf of the Applicant; (Attach additional sheets as may be necessary, with the following information):

Name _____ Field of Expertise _____

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number: () Fax Number ()

8. RELIEF BEING REQUESTED:

The applicant is requesting the following relief from the Board. (List as many forms of relief that are applicable). **Mark and Attach Separate Sheet if More Space Needed:**

SUBDIVISION APPROVAL.

☐ Minor Subdivision

☐ Major Subdivision – Preliminary ☐ Major Subdivision - Final

☐ Number of Lots to be Created ☐ Number of Proposed Dwelling Units _____

Note: A "Plan of Subdivision" must be submitted in accordance with the submission requirements set forth in the Submission Checklist and the East Greenwich Township Development Ordinance

SITE PLAN APPROVAL.

☐ Major Site Plan Approval ☐ Minor Site Plan Approval

☐ Preliminary Site Plan Approval (phases - if applicable) _____

☐ Final Site Plan Approval (phases - if applicable) _____

[] Amendment or Revision to an Approved Site Plan (Area to be disturbed - square feet) _____

[] Request for Waiver From Site Plan Review and Approval. Reason for request: _____

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OTHER:

[] Informal Review of _____

[] Appeal of decision of the Zoning Officer (N.J.S.A. 40:55D-70.a.). Describe nature of appeal:

[] Interpretation of Map or Ordinance, or Decisions Upon Special Questions (N.J.S.A. 40:55D-70.b.).
Explain:

[] * **Variance Relief – “Hardship”** (N.J.S.A. 40:55D-70c(l)) Provide Reasons: _____

[] * **Variance Relief – “Substantial Benefit”** (N.J.S.A. 40:55D-70c(2)). Provide Reasons: _____

[] * **Variance Relief - “Use”** (N.J.S.A. 40:55D-70d). Provide Reasons: _____

* List sections of the Borough of East Greenwich Township Development Ordinance from which

relief is requested when providing “reasons”. For the necessary proofs that the applicant much show as to why the requested variances should be granted, see the attached Exhibit “B”.

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☐ Conditional Use Approval. Site applicable section of the Township’s Development Ordinance:

☐ Direct issuance of a permit for a structure in the bed of a mapped street, public drainage way, or flood control basin (N.J.S.A. 40:55D-34). Describe: _____

☐ Direct issuance of a permit for a lot lacking street frontage (N.J.S.A. 40:55D-35, -36):

Block _____ Lot(s) _____. Reason for request: _____

9. SUBMISSION REQUIREMENTS

The Applicant is required to submit each of the following, unless otherwise noted:

A. Application (with attached site plan, plot plan, survey and/or any other pertinent documents): An original and seventeen (17) copies to the Board Secretary (**Total 18**) must be submitted.

B. Certified List of Property Owners Within 200 Feet. Obtain from Tax Collector’s Office and submit with original copy of application. (*Not required for minor subdivisions with no variances*)

C. Escrow Agreement (Form # 1): Sign and submit with original copy of application.

D. Notice of Public Hearing (Form # 2) (DO NOT MAIL TO PROPERTY OWNERS UNTIL AUTHORIZED TO DO SO BY THE BOARD’S SECRETARY). Submit a draft copy (leaving date of hearing blank) and submit with original application. (*Not required for minor subdivisions where no variances are requested*)

E. Completed Land Development Checklist. (Form # 6)

F.. Affidavit of Publication – Gloucester County Times: Evidencing that the Notice of Public Hearing (Form # 3) was Published at Least Ten (10) days prior to the Hearing Date. (DO NOT PUBLISH NOTICE IN NEWSPAPER UNTIL AUTHORIZED TO DO SO BY THE BOARD SECRETARY). Submit to the Board’s Secretary as soon as received by the newspaper. *(Not required for minor subdivisions where no variances are required).*

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G. Affidavit of Service – With Attachments (Form # 4). Submit to the Board’s Secretary along with **original** copies of Certified Mail Receipts stamped by the U.S. Post Office as to the date of mailing, and a copy of Notice of Public Hearing (Form # 2) with hearing date. *(Not required for minor subdivisions where no variances are required).*

H. Tax Payment Certification (Form # 5).. Submit with original copy of application.

10. OTHER APPROVALS, WHICH MAY BE REQUIRED, AND THE DATES THAT PLANS/APPLICATIONS WERE SUBMITTED:

<u>AGENCY OR PERMIT</u>	<u>YES</u>	<u>NO</u>	<u>DATE PLANS SUBMITTED</u>
Gloucester County Health Department	_____	_____	_____
Gloucester County Planning Board	_____	_____	_____
Gloucester County Soil Conservation District	_____	_____	_____
NJ Department of Environmental Protection (Check nature of approval(s) needed:	_____	_____	_____
[] Sewer Extension Permit;			
[] Sanitary Sewer Connection Permit;			
[] Stream Encroachment Permit;			
[] Wetlands Permit; [] Tidal Wetlands Permit;			
[] Potable Water Construction Permit;			
[] Other: _____			
NJ Department of Transportation	_____	_____	_____
Connectiv	_____	_____	_____
Other: _____	_____	_____	_____

[] List of Maps, Reports and other materials accompanying this application (attach additional pages as

required for complete listing): _____

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11. OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION. (List the specific information attached and its importance/significance to your application): _____

12. CERTIFICATIONS:

APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. **(If the Applicant is a corporation, this Application must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner.)**

Sworn to and subscribed before me this

_____ day of _____, 20__

NOTARY PUBLIC

X _____

SIGNATURE OF APPLICANT

Applicant's Name (Print)

OWNER (IF DIFFERENT FROM APPLICANT)

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made by the applicant, and the decision of the Board in this matter. **(If the owner is a corporation, this must be signed by an authorized corporate officer as indicated in a corporate resolution which must be attached hereto. If the owner is a partnership, this must be signed by a general partner.)**

Sworn and subscribed to before me this

_____ day of _____, 20__

NOTARY PUBLIC

X _____

SIGNATURE OF OWNER

Owner's Name (Print)

ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this ____ day of _____, 20__ by and between the EAST GREENWICH TOWNSHIP COMBINED PLANNING/ZONING BOARD OF ADJUSTMENT (the "Board"), the TOWNSHIP OF EAST GREENWICH (the "Township") and _____ (the "Applicant").

1. Purpose. The Board authorizes its professional staff to review, inspect, report to the Board, and study all plans, documents, statements, improvements and provisions submitted by, or made by, the Applicant to the Board or pursuant to relief granted to the Applicant by the Board. The Board is entitled to reimbursement from an Applicant for all reasonable costs/fees incurred by its professional staff through the use of escrow deposit accounts maintained on behalf of and funded by Applicants in accordance with N.J.S.A. 40:55D-8, and N.J.S.A. 40:55D-53 et seq. of the New Jersey Municipal Land Use Law ("MLUL").

2. Escrow Established. The Board, Township and Applicant, in accordance with the provisions of this Agreement, hereby create an escrow deposit account to be established with the designated financial officer of the Township of East Greenwich.

3. Escrow Funded. The Applicant, by execution of this Agreement, shall pay to the Township to be deposited in the depository referred to in paragraph 2 immediately above, such sums as are required by the applicable Township ordinances governing the same.

4. Increase in Escrow Amount Deposited. If, during the existence of this escrow Agreement, the funds deposited into said escrow account are insufficient to cover any voucher or bill submitted by the Board's professional staff, Applicant shall, within fourteen (14) days of receipt of a notice from the Board or the Borough that a deficiency in the Applicant's escrow exists, provide such funding as required to fund the existing deficit as well as to pay for projected costs and fees associated with ongoing professional reviews, inspections, etc., pursuant to applicable Borough ordinances governing the same, as well as the MLUL (specifically, N.J.S.A. 40:55D-53.1 and 53.2). Interest earned on such escrow deposits, if the amount of such interest exceeds \$ 100.00, shall, if any, be paid to the Applicant in accordance with section 53.1 of the MLUL.

5. Disputes and Appeals. Should any disputes arise by and between the Applicant and the Township and/or the Board with respect to either the funding of, or payment from, the escrow deposit account established herein, then the settlement of any and all disputes, including any appeals from any decisions made by the Township and/or the Board regarding such escrow deposit accounts, shall be made as called for by the applicable ordinance of the Township of East Greenwich and the provisions of the MLUL, specifically N.J.S.A. 40:55D-53.2.a.

6. Collection of Delinquent Escrow Balances. Should the Applicant fail to adequately and on a timely basis fail to fund its escrow deposit account so that the payment of all necessary and reasonable fees of the Board's professionals can be made in accordance with law, then the Township and/or the Board shall be entitled to pursue all remedies available at either law or in equity, including but not limited to all amounts due, reasonable attorney's fees incurred in the collection of such amounts due, and simple interest at a rate of 18% per annum on all sums unpaid, beginning from 30 days after the Applicant received notice of such deficiencies, if permitted by law. The Township and/or the Board shall be permitted to place a lien against

any and all properties within the Township owned by the Applicant until such time as all sums due and owed have been paid. The Township shall also have the right to withhold and/or suspend any building permits, the conduct of construction inspections, the issuance of certificates of occupancy, and other actions, unless and until all escrow deficiencies have been satisfied by the Applicant.

Date: _____

X _____
Signature of Applicant

Sworn and Subscribed Before me this
____ Day of _____, 20__.

Name of Applicant - Print

NOTARY PUBLIC

Date: _____

TOWNSHIP OF EAST GREENWICH

Date: _____

TOWNSHIP OF EAST GREENWICH
COMBINED PLANNING/ZONING
BOARD OF ADJUSTMENT

FORM # 2 - NOTICE SERVED ON PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:

TOWNSHIP OF EAST GREENWICH, COUNTY OF GLOUCESTER
STATE OF NEW JERSEY
NOTICE OF PUBLIC HEARING

TO: _____ OWNER OF PREMISES LOCATED AT:
(Name)

(Street Address) (City) (State) (Zip Code)

also known as Block _____ Lot _____ in the Borough/Township of: _____.

PLEASE TAKE NOTICE, that the undersigned has filed an application with the Combined Planning/Zoning Board of Adjustment of the Township of East Greenwich (the "Board") for the following appeal or form of relief:

on the premises at _____ in the Township of East Greenwich,
(Street Address)

also known as Block(s) _____ Lot(s) _____ on the tax maps of the Township..

This notice is being sent to you because you are a property owner within 200 feet of the property that is the subject of this application. A public hearing has been set for this application on _____, 20__, at 7:00 PM in the East Greenwich Township Municipal Building, 159 Democrat Road, Mickleton, N.J. 08056 (856) 423-0654. You may appear either in person, or by agent, or by attorney, and present any objections to the granting of the relief being sought. Copies of the application and all documents, maps or other papers filed in connection with this application are on file in the Office of the Board Secretary in the Township's Municipal Building and are available for inspection during the Township's regular business hours, or by appointment.

**BY ORDER OF THE EAST GREENWICH TOWNSHIP COMBINED
PLANNING / ZONING BOARD OF ADJUSTMENT**

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(Name of Applicant)

**FORM # 3 - NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF
THE TOWNSHIP OF EAST GREENWICH**

**NOTE: Publication of this notice must be appear at least ten (10) days prior to the scheduled hearing
date.**

**NOTICE OF PUBLIC HEARING
East Greenwich Township Combined Planning/Zoning Board of Adjustment**

TAKE NOTICE that on the ____ day of _____, 20__, at 7:00 PM, a hearing will be held
before the Combined Planning / Zoning Board of Adjustment of the Township of East Greenwich (the
“Board”) in the Township’s Municipal Building, 159 Democrat Road, Mickleton, N.J. 08056
on the appeal or application of the undersigned for the following form of relief: _____

regarding premises known as _____ in the Township of

(Street Address)
East Greenwich, also known as Block(s) _____ Lot(s) _____ on the tax maps of the
Township. This application, along with all maps, papers and supporting documentation filed with the
application, are on file in the Office of the Board Secretary in the Township’s Municipal Building and are
available for public inspection up to 10 days before the hearing, during the Township’s regular business
hours, or by appointment; (856-423-0654 Ext. 116). Any interested party may appear at the hearing in this
matter and participate therein, either in person, by attorney, or by agent, in accordance with the Rules and
Regulations of the Board.

**By Order of the East Greenwich Township
Combined Planning /Zoning Board of Adjustment**

(Applicant – Print Name)

FORM # 4.

AFFIDAVIT OF SERVICE

State of New Jersey :
County of _____ : **S**

I, _____, being of full age and duly sworn according to law, on his/her
 (Print Name)

oath deposes and says that he/she resides at _____ in the
 (Street Address)

 (City) (County) (State)

and that he/she did on _____, 20__, at least ten (10) days prior to the hearing date
 (Month / Day)

scheduled before the Combined Planning / Zoning Board of Adjustment of the Township of East

Greenwich set for _____, 20__, give personal notice to all property owners within 200
 (Month / Day)

feet of the subject property of the application known as _____, and
 (Street Address)

being further known as Block(s) _____, Lot(s) _____ on the Tax Maps of the

Township of East Greenwich. Said notice was given by either: ☐ personally handing a copy to the

property owners; or ☐ by sending said notice by certified mail, return receipt requested. Notices were

also served upon (check all applicable): ☐ the Clerk of the Township of East Greenwich ☐ the

Gloucester County Planning Board; ☐ the Director of the Division of State and Regional Planning;

☐ the N.J. Department of Transportation; ☐ the Clerk of the following adjoining Municipality(ies):

_____; ☐ Comcast Cable Company; ☐ Gloucester County

Utilities Authority (GCUA); ☐ Connectiv; ☐ Verizon Communications ☐ South Jersey Gas Co.

☐ Other: _____

A copy of the **NOTICE OF PUBLIC HEARING** is attached hereto, along with

the **CERTIFIED LIST OF PROPERTY OWNERS** within 200 feet of the subject property provided to me by the East Greenwich Township Tax Assessor’s Office (and the Tax Assessor’s Office of any adjacent municipality if the subject property is within 200 feet of another municipality). If notice was given by certified mail, return receipt requested, all original **Certified Mail Receipts** are also attached hereto.

(Signature of Applicant)

(Name of Applicant – Print)

Sworn and subscribed to before me
this ____ day of _____, 20__.

NOTARY PUBLIC

FORM # 5**TAX PAYMENT CERTIFICATION**

Pursuant to the New Jersey State Law, Chapter 174 of 1987, N.J.S.A. 40:55D-39e and N.J.S.A. 40:55D-65h, an applicant may be required to furnish proof that no taxes or assessments for local improvements are due or delinquent on the property for which any relief is being sought through the Combined Planning / Zoning Board of Adjustment of the Township of East Greenwich (the "Board"). An applicant must complete Section I of this form and request the East Greenwich Township Tax Office to complete Section II, which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the originally signed application that is to be submitted to the Board Secretary.

SECTION I (To be Completed By Applicant):

I _____ residing at _____
 (Name of Applicant - Print) (Street Address)

_____ am making an application for the
 (City) (State) (Zip Code)

following relief before the Combined Planning / Zoning Board of Adjustment of the Township of East Greenwich: _____

regarding property known as Block(s) _____ Lot(s) _____ on the Tax Maps of the Township of East Greenwich, located at: _____,
 (Street Address)

whose owner of record is: _____, residing at
 (Print Name)

_____. I request the
 (Street Address) (City) (State) (Zip Code)

Tax Collector of East Greenwich Township to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: _____
 (Applicant's Signature)

SECTION II. (To be Completed By the East Greenwich Township Tax Collector)

I certify that: ☐ All taxes are paid up-to-date on the above referenced property
☐ All assessments due have been paid
☐ The following amount is delinquent and past due: \$ _____

Date: _____
 (Tax Collector)

INSTRUCTIONS FOR APPLICANTS FILING APPLICATIONS BEFORE THE EAST GREENWICH TOWNSHIP COMBINED PLANNING / ZONING BOARD OF ADJUSTMENT (THE “BOARD”)

The purpose of these instructions is to assist an Applicant who wishes to file an application before the Board. Zoning and Land Use Law is very complicated. The requirements and mandates of state law and the East Greenwich Township zone code / development ordinance must be followed. Because of this, the Board is often limited in what it can - and cannot - do in granting the relief that you request. Therefore, it is always recommended that an Applicant consult with an attorney who is *experienced in zoning and land use law*. (You are not *required* to be represented by an attorney unless you are a corporation or a partnership, and then you must be represented by counsel. In addition, any attorney representing you must be licensed in the state of New Jersey).

THE APPLICATION. Take your time and read over the application carefully. **Print** all information neatly (except where your signature is required). Note that some sections require that all requested information must be completed. Required information that is missing will only delay the processing of your application and the setting of a hearing date. Some of the requested information must be obtained from different Township offices. It is recommended that you first fill out the application with all of the information that you know and have available, and leave unanswered those requests for information that you either don’t know or are unsure about. When you have completed filling out the application, make an appointment with the Board’s Secretary, who will assist you in finalizing the missing information. After your application has been completely filled out, then sign it **in front of a Notary Public** where required.

A completed and properly signed application, including all of the attached Forms # 1-6, as applicable, **AND** a Certified List of Property Owners Within 200 Feet, if applicable (that you must obtain from the Township’s Tax Assessor), must be turned into the Office of the Board Secretary. **DO NOT NOTIFY ANY PROPERTY OWNERS WITHIN 200 FEET, OR PUBLISH IN THE NEWSPAPER A NOTICE OF THE HEARING ON YOUR APPLICATION, UNTIL AFTER THE BOARD’S SECRETARY HAS NOTIFIED YOU THAT YOUR APPLICATION IS COMPLETE AND PROVIDES YOU WITH A HEARING DATE.** A failure to follow these instructions could result in a delay or a denial of your application. **A list of Fees and Escrow deposit amounts is attached as “Exhibit A”.**

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From: Jordan Young <xxxxxx@xxxxxxxxxxxxx.xxx>
Sent time: 02/13/2026 10:36:53 AM
To: McCaffrey, Stephanie <xxxxxxxxx@xxxxxxxxxxxxxx.xxx>
Cc: Alan Zublatt <xxxxxxxx@xxxxxxxxxxxxx.xxx>; Kelly Young <xxxxxx@xxxxxxxxxxxxx.xxx>; Kevin Jones <xxxxxx@xxxxxxxxxxxxx.xxx>
Subject: RE: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120
Attachments: Tax Payment Certification Form 2-13-26.pdf

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Good morning Stephanie,

I need to get an updated tax payment certification form from the Tax Collector and have attached a form for signature. We have an older form from last July that you sent me. Please let me know if you need any additional information to complete our request.

Thanks,

Jordan

Jordan Young
Legal Assistant
Zublatt & Jones, P.C.
[3836 Quakerbridge Road](#)
[Suite 106](#)
[Hamilton, New Jersey 08619](#)

609-570-7081 - Direct Dial
609-951-9693 - Fax
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From: McCaffrey, Stephanie <xxxxxxxxx@xxxxxxxxxxxxxx.xxx>
Sent: Wednesday, July 16, 2025 1:24 PM
To: Jordan Young <xxxxxx@xxxxxxxxxxxxx.xxx>
Cc: Kevin Jones <xxxxxx@xxxxxxxxxxxxx.xxx>
Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

Hi Jordan,

Please find attached signed tax certification.

Regards,

Stephanie

Stephanie McCaffrey
Deputy Clerk \ C.M.R.
Township of East Greenwich
159 Democrat Road
Mickleton, NJ 08056
(T) 856-423-0654 x8102
(F) 856-224-0296

From: Jordan Young <xxxxxx@xxxxxxxxxxxxx.xxx>
Sent: Wednesday, July 16, 2025 12:07 PM
To: McCaffrey, Stephanie <xxxxxxxxx@xxxxxxxxxxxxxx.xxx>
Cc: Kevin Jones <xxxxxx@xxxxxxxxxxxxx.xxx>
Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

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Hi Stephanie,

Per our conversation yesterday, I have attached a Tax Payment Certification form with applicant information for the Tax Collector's signature. Please let me know if you need any additional information.

thanks,

Jordan

Jordan Young
Legal Assistant
Zublatt & Jones, P.C.
[3836 Quakerbridge Road](#)
[Suite 106](#)
[Hamilton, New Jersey 08619](#)

609-570-7081 - Direct Dial
609-951-9693 - Fax
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From: McCaffrey, Stephanie <[xxxxxxxxxx@xxxxxxxxxxxxxxxxxxx.xxx](#)>
Sent: Tuesday, July 15, 2025 2:11 PM
To: Jordan Young <[xxxxxxx@xxxxxxxxxxxxxxxxxxx.xxx](#)>
Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

Hi Jordan,

Please find attached planning/zoning application & documents needed to come before the Board.

Regards,

Stephanie

Stephanie McCaffrey
Deputy Clerk \ C.M.R.
Township of East Greenwich
159 Democrat Road
Mickleton, NJ 08056
(T) 856-423-0654 x8102
(F) 856-224-0296

From: Jordan Young <[xxxxxxx@xxxxxxxxxxxxxxxxxxx.xxx](#)>
Sent: Tuesday, July 15, 2025 2:04 PM
To: McCaffrey, Stephanie <[xxxxxxxxxx@xxxxxxxxxxxxxxxxxxx.xxx](#)>
Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

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Hi Stephanie,

Just wanted to follow up on our phone call a few minutes ago. Would you be able to send me the application forms that

include the Tax Certification form to submit? I don't think we have a copy of it or atleast that form.

thanks,

Jordan

Jordan Young
Legal Assistant
Zubblatt & Jones, P.C.
[3836 Quakerbridge Road](#)
[Suite 106](#)
[Hamilton, New Jersey 08619](#)

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From: Jordan Young <xxxxxx@xxxxxxxxxxxx.xxx>
Sent: Tuesday, July 15, 2025 10:23 AM
To: xxxxxx@xxxxxxxxxxxx.xxx <xxxxxx@xxxxxxxxxxxx.xxx>
Cc: Kevin Jones <xxxxxx@xxxxxxxxxxxx.xxx>
Subject: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

Good morning Stephanie,

I spoke to Angela in the tax office and she recommended that I reach out to you about getting a tax certification for the property listed above so I left you a voicemail as well. Please let me know if you need any additional info or if I need to contact someone else to get a copy.

thanks,

Jordan

Jordan Young
Legal Assistant
Zubblatt & Jones, P.C.
[3836 Quakerbridge Road](#)
[Suite 106](#)
[Hamilton, New Jersey 08619](#)

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FORM # 5**TAX PAYMENT CERTIFICATION**

Pursuant to the New Jersey State Law, Chapter 174 of 1987, N.J.S.A. 40:55D-39e and N.J.S.A. 40:55D-65h, an applicant may be required to furnish proof that no taxes or assessments for local improvements are due or delinquent on the property for which any relief is being sought through the Combined Planning / Zoning Board of Adjustment of the Township of East Greenwich (the "Board"). An applicant must complete Section I of this form and request the East Greenwich Township Tax Office to complete Section II, which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the originally signed application that is to be submitted to the Board Secretary.

SECTION I (To be Completed By Applicant):

I ATC Edge LLC c/o Zublatt & Jones,
P.C., Attorneys for Applicant residing at 3836 Quakerbridge Road, Suite 106
 (Name of Applicant - Print) (Street Address)

Hamilton NJ 08619 am making an application for the
 (City) (State) (Zip Code)

following relief before the Combined Planning / Zoning Board of Adjustment of the Township of East Greenwich: Proposing to install an unmanned data storage center at property referenced
below in East Greenwich Township.

regarding property known as Block(s) 1402.01 Lot(s) 120 on the Tax Maps of the Township of East Greenwich, located at: 114 Mantua Road,
 (Street Address)

whose owner of record is: American Towers LLC, residing at
 (Print Name)

10 Presidential Way Woburn MA 01801 I request the
 (Street Address) (City) (State) (Zip Code)

Tax Collector of East Greenwich Township to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: 2/13/26


 (Applicant's Signature)

Jordan Young, Legal
 Assistant at Zublatt &
 Jones, P.C., Attorneys for
 Applicant

SECTION II. (To be Completed By the East Greenwich Township Tax Collector)

I certify that: ☐ All taxes are paid up-to-date on the above referenced property
☐ All assessments due have been paid
☐ The following amount is delinquent and past due: \$ _____

Date: _____

 (Tax Collector)