

From: David Glenn <David.Glenn@americantower.com>
Sent time: 07/30/2025 11:40:17 AM
To: Rossett, Anthony <arosett@eastgreenwichnj.com>
Keegan, Summer <skeegan@eastgreenwichnj.com>; Patrick Sweetman <patrick.sweetman@americantower.com>; Greg Mercier
Cc: <Greg.Mercier@AmericanTower.com>; Patrick Barry <patrick.barry@americantower.com>; Scott Fletcher
<Scott.Fletcher@americantower.com>
Subject: Re: Mt. Royal Data Storage Facility Water Connection
Attachments: Mt. Royal NJ Water Connection.pdf Stantec Water Supply Assessment.pdf

Hi Anthony,

Just wanted to follow up on the request below. Please let me know how you would like us to proceed.

Thank you!

David B. Glenn, PE
Civil Engineer II
American Tower Corporation
1 Fenton Main, Suite 300
Cary, NC 27511
(919) 466-5160
David.Glenn@americantower.com

From: David Glenn
Sent: Wednesday, July 23, 2025 10:15 AM
To: Rossett, Anthony <arosett@eastgreenwichnj.com>
Cc: Keegan, Summer <skeegan@eastgreenwichnj.com>; Patrick Sweetman <patrick.sweetman@americantower.com>; Greg Mercier <Greg.Mercier@AmericanTower.com>; Patrick Barry <patrick.barry@americantower.com>; Scott Fletcher <Scott.Fletcher@americantower.com>
Subject: Mt. Royal Data Storage Facility Water Connection

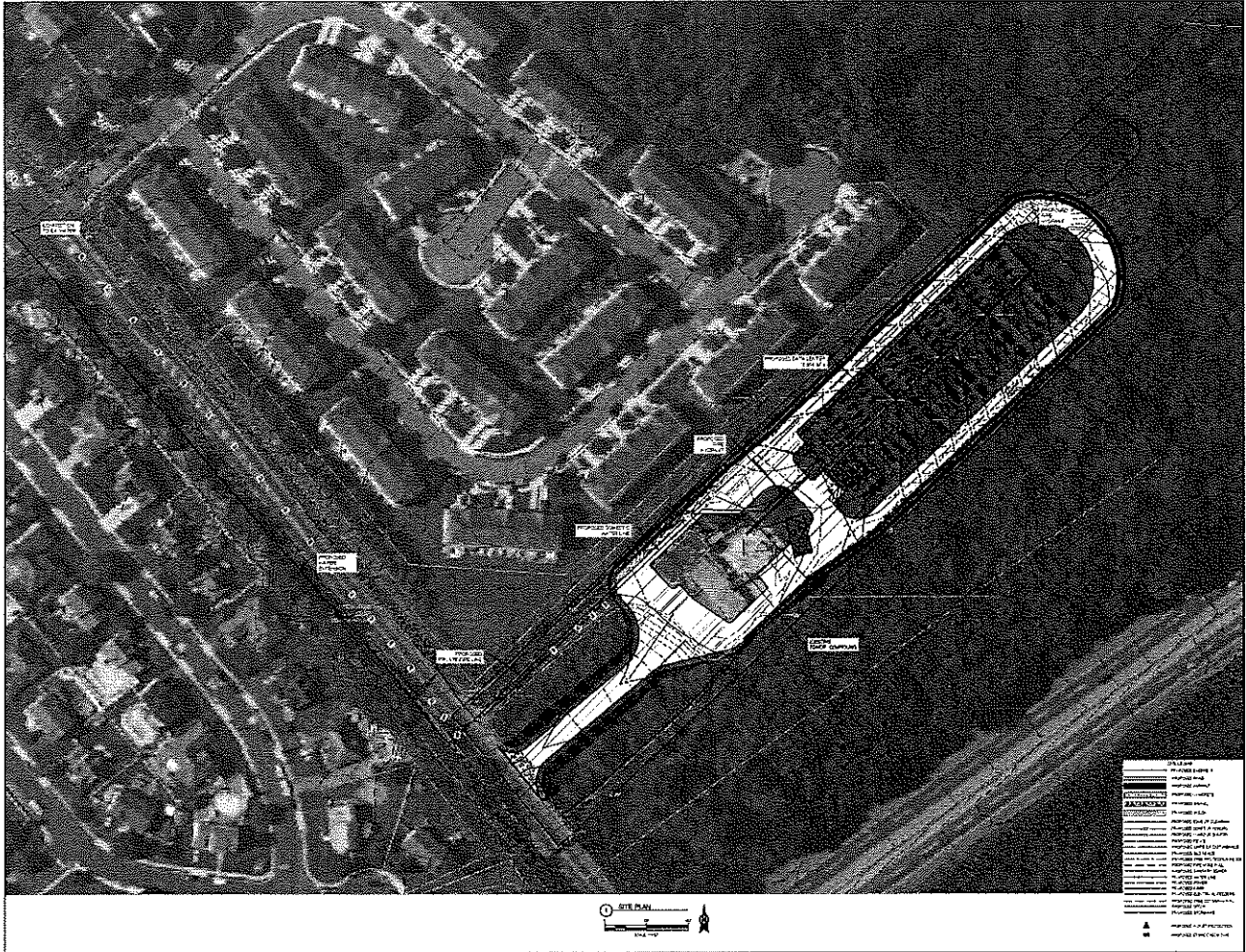
Good Morning Anthony,

I'm on the design team for the Mt. Royal Data Storage Facility proposed at 114 Mantua Road, and I have a question about our water connection. We were planning to tap the 8" main at the intersection of Mantua Road and Oak Ridge Drive, but our attached preliminary analysis shows that we can't get the fire flow required by IFC Appendix B by tapping at that location. Will you allow a connection to the 16" main across Mantua Road as shown in the attached sketch? If a tee and stub is already installed at that location, we could extend the 16" main from the valve. If no tee and stub exists, we can use a tapping sleeve to prevent any interruption in service for the neighborhood. Please let me know if that is allowable.

As a reminder, this data center is air-cooled with a closed loop, so this water connection is only for fire flow and a single-occupant restroom.

Thank you!

David B. Glenn, PE
Civil Engineer II
American Tower Corporation
1 Fenton Main, Suite 300
Cary, NC 27511
(919) 466-5160
David.Glenn@americantower.com





AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 1 FENTON MAIN STREET
 SUITE 300
 CARY, NC 27511
 PHONE: (919) 468-0112
 FAX: (919) 468-0112

THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION ARE HEREBY SUBMITTED FOR THE CONSTRUCTION OF THE TOWER. THE DRAWINGS AND SPECIFICATION SHALL BE RESTRICTED TO THE ORIGINAL DATE OF SUBMISSION. ANY CHANGES TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TOWER. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TOWER. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TOWER.

REV.	DESCRIPTION	BY	DATE
1	PRELIM	DWG	04/11/13

ATC SITE NUMBER:
211805

ATC SITE NAME:
MT. ROYAL

SITE ADDRESS:
 BERKLEY RD
 MOUNT ROYAL, NJ 08051-1133

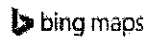
SEAL:

PRELIMINARY:
NOT FOR
CONSTRUCTION

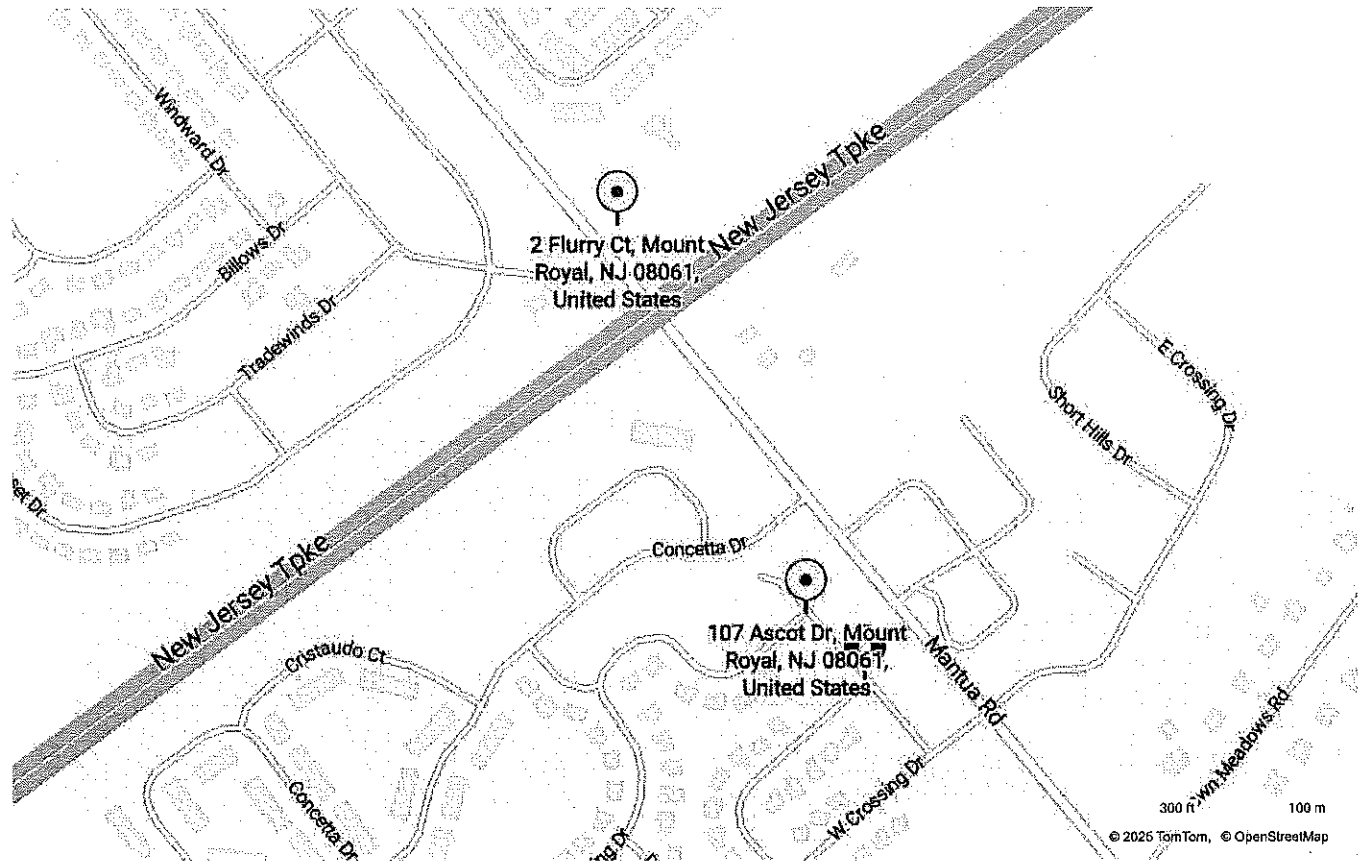
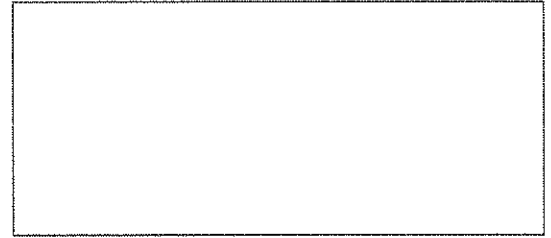
DATE DRAWN:	04/11/13
ATC JOB NO.:	14148732_OP
OPS JOB NO.:	
ATC LEGACY #:	

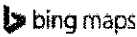
SITE PLAN

SHEET NUMBER:	REVISION:
C-207	A

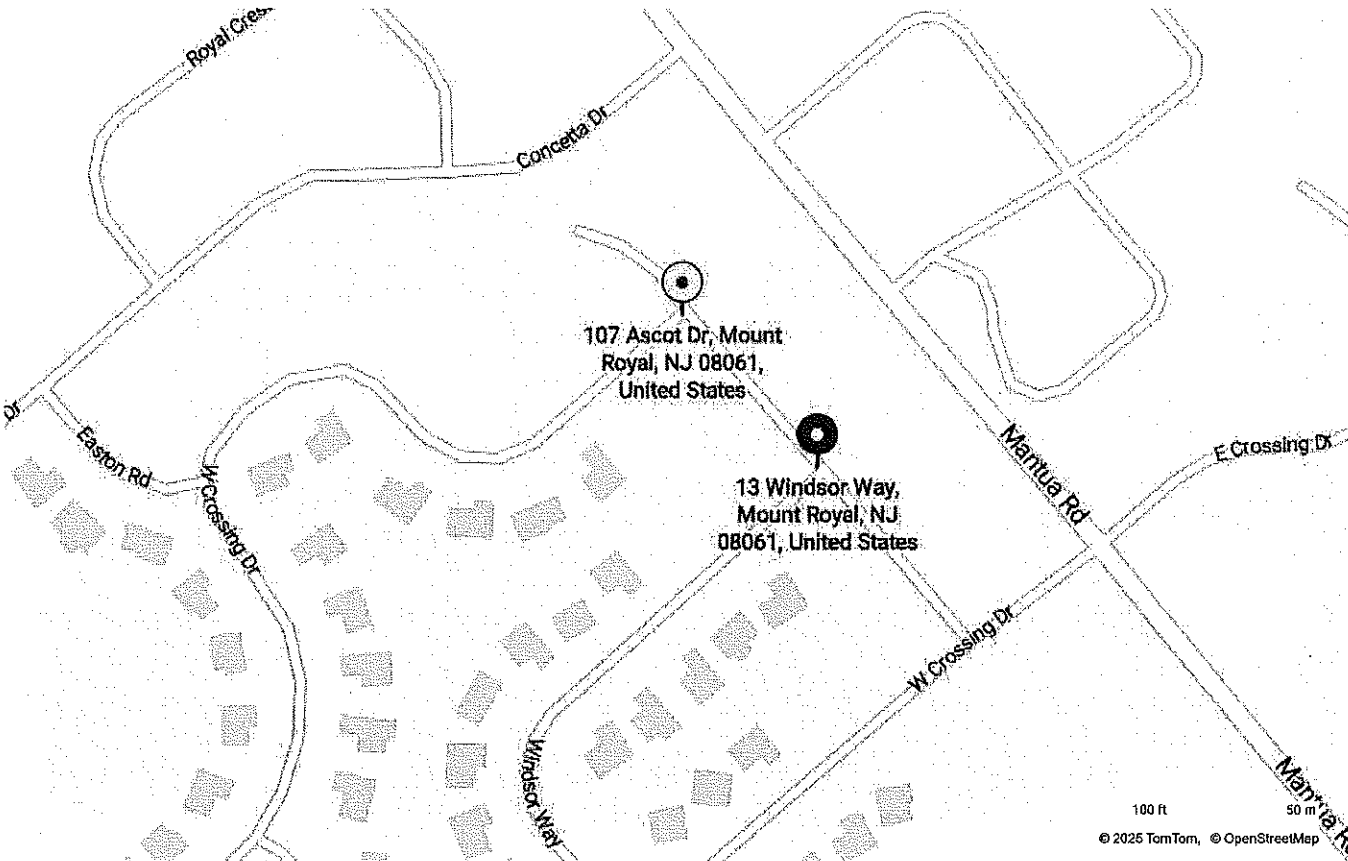
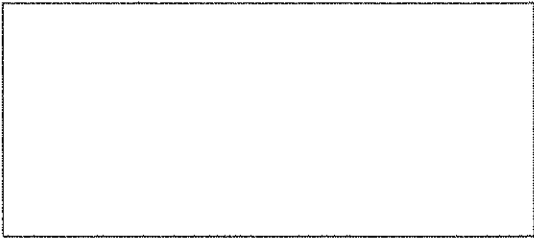


13 Windsor Way, Mount Royal, NJ 08061, United States





13 Windsor Way, Mount Royal, NJ 08061, United States





Stantec

Project: **American Towers**

Berkley Road

Mt Royal, NJ 08061

Date: **19-Dec-23**

Test Elevation Static/Residual **64.00 Ft above sea level** From Google Maps

Finished Floor Elevation (FFE) **64.30 Ft above sea level**

Highest Top of Structure **73.30 Ft AMSL**

Highest Sprinkler above FFE **72.80 Ft AMSL**

Pressure Hydrant Location: Located near the intersection of Ascot Dr. & Winsor Way

Flow Hydrant Location: Located near the intersection of Ascot Dr. & West Crossing Dr

Distance Between Hydrants: **300 feet**

Water Main Size: **unknown inches**

Outlet Size: **2.5 inches**

Outlet Coefficient: **0.9**

Outlet Quantity: **1**

Static Pressure: **76 psi**

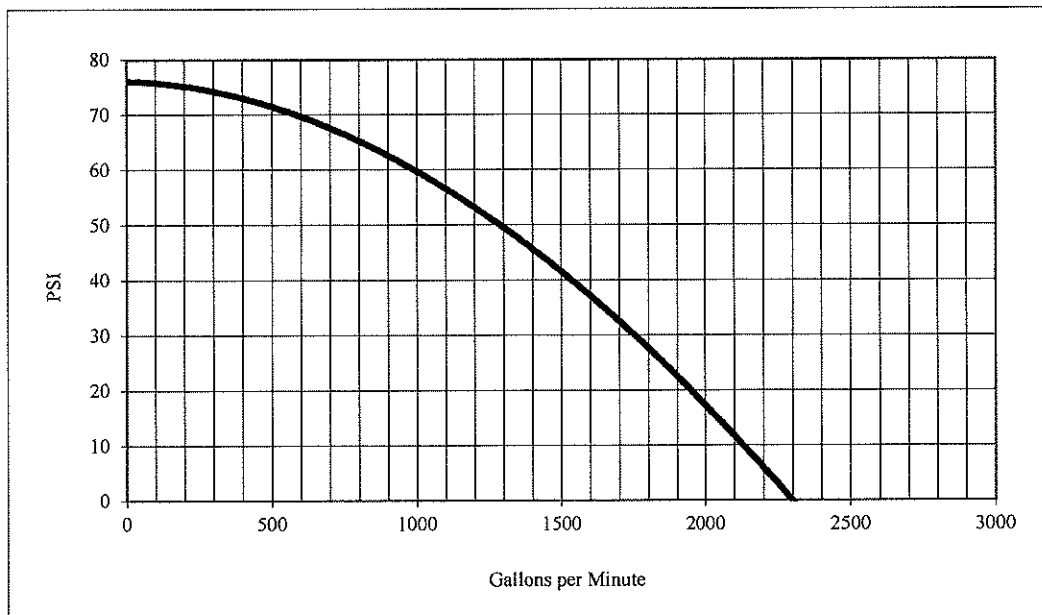
Residual Pressure: **38 psi**

Pitot Pressure: **psi**

Flow Volume: **1580 gallons per minute**

Flow at 20 psi: **1948 gallons per minute**

Elevation Adjustment **8.80 PSI Reduction**



Fire Pro Tech, Inc.

**6 Station Place
Howell, NJ. 07731
NJ Fire Permit # P00242**

**Phone – 732-363-5955
Fax – 732-363-3031
Email – kgigg@fireprotechinc.com**

HYDRANT FLOW TEST REPORT

Date: December 19, 2023

To: Hammer Land Engineering
1707 Atlantic Avenue, Suite B2
Manasquan, NJ 08736-1147

Attn: Clint Miller

Re: Hydrant Flow Test
Mantua Road
East Greenwich, NJ
Contract #23066

The hydrant flow test performed on 12/15/2023 in accordance with NFPA and AWWA standards was witnessed by East Greenwich Township Public Works with hydrants operated by Fire Pro Tech, Inc. personnel using Fire Pro Tech's equipment with the below results:

Read Hydrant #EG011 – (Located near the intersection of Ascot Dr. & Winsor Way)

- Static Pressure – 76 PSI
- Residual Pressure – 38 PSI

Flow Hydrant #EG010 – (Located near the intersection of Ascot Dr. & West Crossing Dr.)

- Flow Rate – 1580 GPM
- Nozzle Size – (2) 2½" cone diffusers

This information reflects the conditions in the field at the time the test was performed.

Cordially,

Karl K. Giggenbach
President

File: 23066

Via: email

2018 North Carolina State Building Code: Fire Prevention Code **BASIC**

First Version: May 2018

Upgrade to Premium

APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS

Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a	(gallons per minute) ^b	(hours)
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.

ISO Needed Fire Flow

project American Tower Mt Royal, NJ
date 7/14/2025

Class of construction	4	1	1.5 frame
F (const coeef)	0.8	2	1 joisted masonry
Largest floor area	15894 sf	3	0.8 non-combustible
All other floors combined	0 sf	4	0.8 masonry, non combustible
Effective area	15894 sf	5	0.6 modified fire resistive
		6	0.6 fire resistive

C (const factor) 1815.42828

x+p 0 Exposure Factor

combustibility class	2	1	0.75 noncombustible
occupancy factor	0.85	2	0.85 limited combustible
		3	1 combustible
		4	1.15 free burning
NFF	1543.114038	5	1.25 rapid burning

gpm

This requirement may be negotiable with the jurisdiction, but the local fire fighting protocols will have considerable influence in the decision. Adding sprinklers to the building may eliminate required compliance with Appendix B.

END OF MEMORANDUM

PROJECT MEMORANDUM



To:	David Glenn American Tower Corporation	Copies:	Patrick Barry, ATC Kendall Hughes, MH Lance Cook MH
From:	Daniel A Dahl, PE, CxA, PMSFPE	Subject:	Flow Test Assessment July 15, 2025
Project:	American Tower 211805 Mt Royal, NJ	MHC Project No.:	220327500
		Attachments:	ISO NFF Calculation 2018 NCFC Appendix B Flow Tester Report Flow Test Summary Location Map Test Hydrants Location Map Test & Site Satellite Image Site Plan

I have evaluated the available water supply for fire-fighting purposes for this site. Since the buildings are not to be sprinklered, the only fire-fighting demand will be from site operations using access roads, apparatus, and fire hydrants. As such, I have calculated the ISO Needed Fire flow for this site and have compared it to the 2018 International Fire Code Appendix B. I found the test hydrant elevation from Google Maps.

The ISO calculated NFF is 1,543 gpm. For the NFF, I used the proposed building floor area for a total of 15,894 sf for the site.

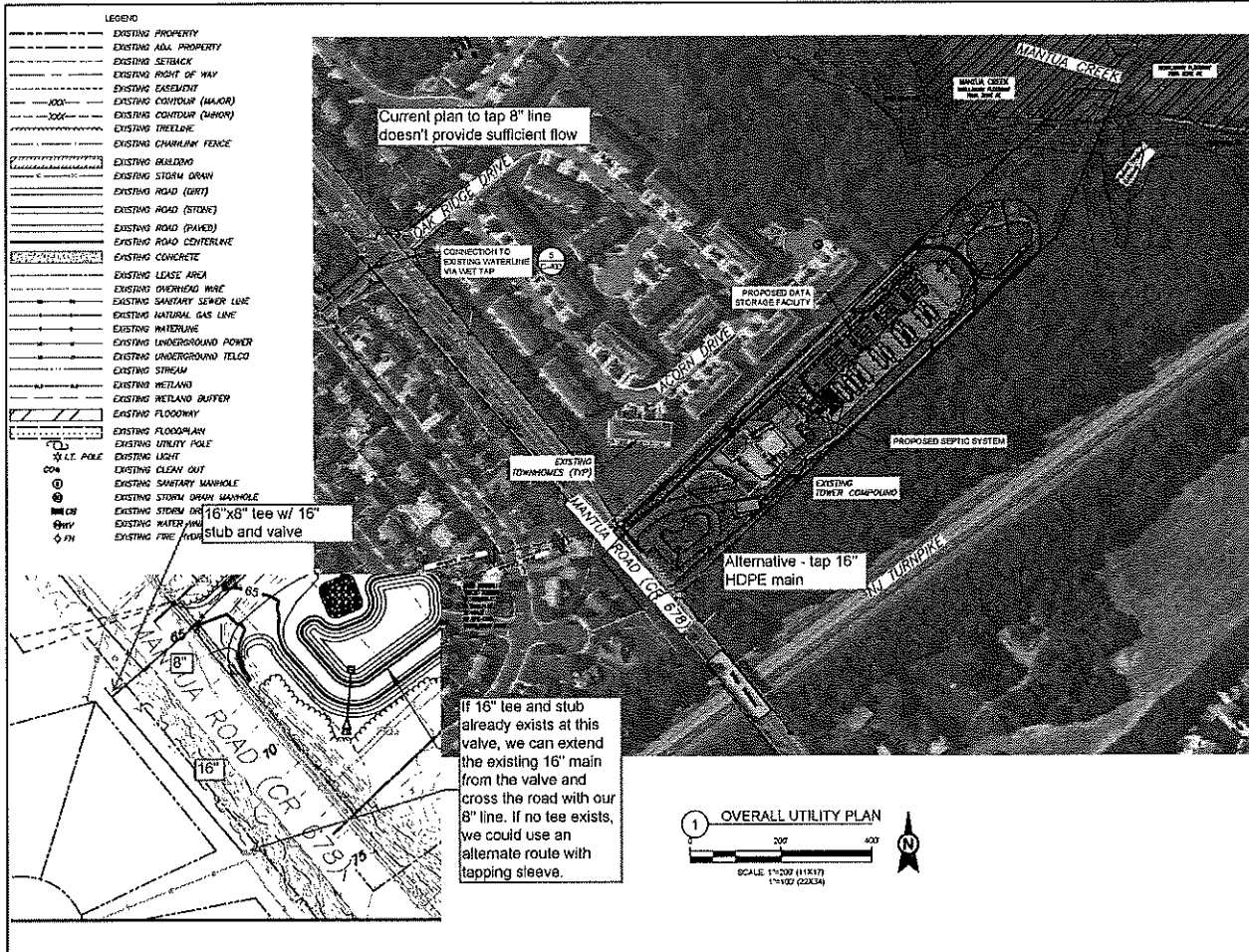
The NCFC Appendix B demand is 2,750 gpm. This is considering a type IIB construction (non-combustible) with an ultimate building area between 15,894 sf.

You acquired a flow test from Fire Pro Tech, Inc. Fire Pro Tech executed the test on December 19, 2023 – time of day not recorded. The test hydrants were located off Mantua Road in a residential area just Southeast of the New Jersey Turnpike. The site is off Mantua Road just Northwest of the New Jersey Turnpike. The following assumptions were made:

- 1) The size of the mains are not known. Assessment assumes a minimum 8" main in Mantua Road past the site and past the test location.
- 2) Assessment assumes that the main being tested is indeed the same main that will be tapped for the water supply for the site.

The resulting test indicated that the pressure in the main at the NFF of 1,543 gpm is 38 psi. The water pressure drops to zero at 2,300 gpm, well below the Appendix B value of 2,750 gpm. The ultimate available flow at 20 psi is 1,950 gpm.

The water supply available for this site is adequate for the Needed Fire Flow, but not for the IFC Appendix B requirements.



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ENGINEER. NO REUSE OR REPLICATION OR SMALL BE RESTRICTED TO THE ORIGINAL FOR WHICH THEY WERE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH INCLUDES AMERICAN TOWER OR THE LICENSED CARRIER IS A STRICTLY PROHIBITED ACT. THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS DISCUSSED, WHETHER THE PROJECT HAS BEEN COMPLETED OR THE PROJECT HAS BEEN ABANDONED. THE PROJECT CONTRACTOR'S OBLIGATION MUST BE TO ADVISE AMERICAN TOWER OF ANY DISCREPANCIES, NOT PROSECUTION OF THIS CONTRACT IS SUPPLEMENTED BY THE LATEST

REV.	DESCRIPTION	BY	DATE
△	PRELIM	DBG	5/1/52
△			
△			
△			
△			

DATA STORAGE FACILITY

SEAL:

PRELIMINARY:
NOT FOR
CONSTRUCTION

DATE DRAWN	07/18/25
ATC JOB NO.	14145732
OPS JOB NO.	14145732
ATC LEGACY #	14145732

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

From: David Glenn <David.Glenn@americantower.com>
Sent time: 07/30/2025 11:40:17 AM
To: Rossett, Anthony <arossett@eastgreenwichnj.com>
Keegan, Summer <skeegan@eastgreenwichnj.com>; Patrick Sweetman <patrick.sweetman@americantower.com>; Greg Mercier
Cc: <Greg.Mercier@AmericanTower.com>; Patrick Barry <patrick.barry@americantower.com>; Scott Fletcher
<Scott.Fletcher@americantower.com>
Subject: Re: Mt. Royal Data Storage Facility Water Connection
Attachments: Mt. Royal NJ Water Connection.pdf Stantec Water Supply Assessment.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

Hi Anthony,

Just wanted to follow up on the request below. Please let me know how you would like us to proceed.

As a reminder, this data center is air-cooled with a closed loop, so this water connection is only for fire flow and a single-occupant restroom.

Thank you!

David B. Glenn, PE
Civil Engineer II
American Tower Corporation
1 Fenton Main, Suite 300

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.

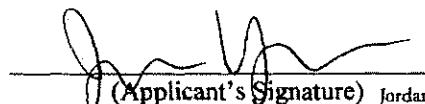
regarding property known as Block(s) 1402.01 Lot(s) 120 on the Tax Maps of the Township of East Greenwich, located at: 114 Mantua Road,
 (Street Address)

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)

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

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

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)

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

NOTICE: This e-mail is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under law. If you have received this communication in error, please do not distribute it and notify the sender immediately by e-mail or by telephone at (609) 951-0600 and delete the original message. Thank You.

From: Jordan Young <jyoung@zublattjones.com>
Sent: Tuesday, July 15, 2025 10:23 AM
To: smccaffrey@eastgreenwichnj.com <smccaffrey@eastgreenwichnj.com>
Cc: Kevin Jones <kjones@zublattjones.com>
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
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

NOTICE: This e-mail is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under law. If you have received this communication in error, please do not distribute it and notify the sender immediately by e-mail or by telephone at (609) 951-0600 and delete the original message. Thank You.

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
www.zublattjones.com

NOTICE: This e-mail is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under law. If you have received this communication in error, please do not distribute it and notify the sender immediately by e-mail or by telephone at (609) 951-0600 and delete the original message. Thank You.

From: McCaffrey, Stephanie <SMcCaffrey@eastgreenwichnj.com>
Sent: Tuesday, July 15, 2025 2:11 PM
To: Jordan Young <jyoung@zublattjones.com>
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 <jyoung@zublattjones.com>
Sent: Tuesday, July 15, 2025 2:04 PM
To: McCaffrey, Stephanie <smccaffrey@eastgreenwichnj.com>
Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

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

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

From: Jordan Young <jyoung@zublattjones.com>
Sent time: 02/13/2026 10:36:53 AM
To: McCaffrey, Stephanie <SMcCaffrey@eastgreenwichnj.com>
Cc: Alan Zublatt <azublatt@zublattjones.com>; Kelly Young <kyoung@zublattjones.com>; Kevin Jones <kjones@zublattjones.com>
Subject: RE: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120
Attachments: Tax Payment Certification Form 2-13-26.pdf

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

NOTICE: This e-mail is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under law. If you have received this communication in error, please do not distribute it and notify the sender immediately by e-mail or by telephone at (609) 951-0600 and delete the original message. Thank You.

From: McCaffrey, Stephanie <SMcCaffrey@eastgreenwichnj.com>
Sent: Wednesday, July 16, 2025 1:24 PM
To: Jordan Young <jyoung@zublattjones.com>
Cc: Kevin Jones <kjones@zublattjones.com>
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 <jyoung@zublattjones.com>
Sent: Wednesday, July 16, 2025 12:07 PM
To: McCaffrey, Stephanie <SMcCaffrey@eastgreenwichnj.com>
Cc: Kevin Jones <kjones@zublattjones.com>
Subject: Re: Tax Certification - 114 Mantua Road, Block: 1402.01, Lot: 120

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