

Form 01/Board Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664
Email: Zoning@CranfordNJ.org



Form Updated 10-12

The application, with supporting documentation, must be filed with the Planning and Zoning Department of the Township, and will be reviewed by Township professionals prior to scheduling the meeting at which the application is to be considered.

To Be Completed by Township Staff Only

Dated Received: _____

Application No.: ZBA-19-010

To Be Completed by Applicant

1. Subject Property

Location/Address: 1033 Springfield Avenue
Tax Map: Block: 121, Lot(s): 2.01
Block: _____, Lot(s): _____
Dimensions: Frontage: 230' Depth: +/- 2125 Total Area: 22.03 acres / 959,627 sf
Zoning District: E-1

2. Applicant Information

Name: New York SMSA Limited Partnership d/b/a Verizon Wireless, T-Mobile Northeast LLC and New Cingular Wireless PCS, LLC
Address: c/o Gregory D. Meese, Esq., Price Meese Shulman & D'Arminio, P.C., 50 Tice Blvd., Suite 380, Woodcliff Lake, NJ 07677
Phone: 201-391-3737 Email: gmeese@pricemeese.com

Applicant is a: Corporation _____ Partnership _____ Individual _____

Limited Liability Company ☒ Other (Specify) _____

3. Disclosure Statement

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55d-48.2 that disclosure requirement applies to any corporation, limited liability company or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate

D. List any other Expert who will submit a report or will testify for the Applicant:
[Attach Additional sheets as may be necessary.]

Name: Frank Colasurdo, R.A.

Area of Expertise: Architecture

Address: FCArchitects, 350 Clark Drive, Suite 304

City/State/ZIP: Mount Olive, NJ 07828

Phone Number: 973-726-7164

E-mail: fcolasurdo@fcarchitectsinc.com

7. Application Type

A. SUBDIVISION

- ☐ Minor Subdivision Approval
☐ Subdivision Approval [Preliminary]
☐ Subdivision Approval [Final]

B. SITE PLAN

- ☐ 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
☐ Request for waiver from Site Plan review and approval

Reason requesting waiver of site plan approval (use additional pages if necessary):

C. INFORMAL REVIEW: ☐ Subdivision ☐ Site Plan

D. CONDITIONAL USE APPROVAL per N.J.S.A. 40:55D-67

E. DIRECT ISSUANCE OF A PERMIT:

- ☐ N.J.S.A. 40:55D-34 (permit building or structure in the bed of a mapped Street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32)
☐ N.J.S.A. 40:55D-36 (permit building or structure not related to an official suitably improved street pursuant to N.J.S.A. 40:55D-35).

F. VARIANCES PURSUANT TO N.J.S.A. 40:55D-70.C

- _____ (C1) "Hardship" Variance
- X (C2) "Flexible" Variance (benefits v. detriments)

G. VARIANCES PURSUANT TO N.J.S.A. 40:55D-70.D

- X (D1) A use or principal structure in a district restricted against such use or principal structure
- _____ (D2) An expansion of a nonconforming use
- _____ (D3) Deviation from a specification or standard pursuant to Section 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use
- _____ (D4) An increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4)
- _____ (D5) An increase in the permitted density as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision.
- _____ (D6) A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

H. APPEAL/INTERPRETATION PURSUANT TO N.J.S.A. 40:55D-70, (a) & (b):

- _____ (a) Appeal to Board of Adjustment of Order, Requirement, Decision or Refusal by an administrative officer based on or made in the enforcement of the zoning ordinance.
- _____ (b) Request for Interpretation of the zoning map or ordinance or for Decisions upon other special questions upon which the Board of Adjustment is authorized to pass by any zoning or offered map or ordinance.

8. **Explain in detail** the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach additional pages if needed]

See attached application addendum

9. Is a public water line available? N/A - unmanned facility with no water usage
10. Is public sanitary sewer available? N/A - unmanned facility with no water usage
11. Does the application propose a well and septic system? No
12. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A
13. Are any off-tract improvements required or proposed? No
14. Is the subdivision to be filed by Deed or Plat? N/A
15. What form of security does the applicant propose to provide as performance and maintenance guarantees? Letter of credit
16. Other approvals which may be required and date plans submitted:

Yes X No Date Plans Submitted Simultaneously with the within application

<u> </u>	Any Utilities Authority
<u> </u>	County Health Department
<u> x </u>	County Planning Board
<u>x for waiver</u>	County Soil Conservation District
<u> </u>	NJ Dept. of Environmental Protection
<u> </u>	Sewer Extension Permit
<u> </u>	Sanitary Sewer Connection Permit
<u> </u>	Stream Encroachment Permit
<u> </u>	Waterfront Development Permit
<u> </u>	Wetlands Permit
<u> </u>	NJ Department of Transportation
<u> </u>	Public Service Electric & Gas Company
<u> </u>	Other <u> </u>

17. List of maps, reports and other materials accompanying the application (attach additional pages as required for complete listing.)

Quantity	Description of Item
18	Site Plans
18	RF Report
18	EMF Report
18	Photo simulations
1	Survey

18. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals.

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Reports Requested:

All

Send reports to:

Name/Address Gregory D. Meese, Esq.
Price Meese Shulman & D'Arminio, P.C.
50 Tice Boulevard, Suite 380
Woodcliff Lake, NJ 07677

Name/Address

Name/Address

Certifications

Complete #19 *or* #20 a and b as indicated:

19. Applicant is Property Owner: I certify that I am the Owner of the property which is the subject of this application, for which I am also the Applicant, and that the foregoing statements and the materials submitted are true. As such, I further certify that I am authorized to sign this application, and that I agree to be bound by the application and the decision. [If the Owner who is also the Applicant is a corporation this must be signed by an authorized corporate officer. If the Owner who is also 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

SIGNATURE OF APPLICANT and OWNER

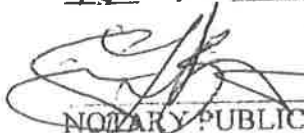
20. a) Applicant Who is Not the Property Owner: I certify that the foregoing statements and materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. [If the Applicant is a corporation this must be signed by an authorized corporate officer. If the Applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
20th day of May, 2019


JENNIFER ZELLER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 5, 2020

b) Owner Who is Not the 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 and the decision in the same manner as if I were the Applicant. [If the Owner is a corporation this must be signed by an authorized corporate officer. If the Owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
15th day of May, 2019


NOTARY PUBLIC



SIGNATURE OF OWNER



Checklist Certification

21. To be completed by the applicant: I certify that all of the required checklist items and any waiver requests (which includes a listing of each waiver requested and a statement of arguments in support of granting each waiver requested) have been provided as part of this application. I understand that a determination of completeness is not a determination of approval and that the Board of jurisdiction has the right to request additional information. [If the Applicant is a corporation this must be signed by an authorized corporate officer. If the Applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
20th day of May, 2019


NOTARY PUBLIC
JENNIFER ZELLER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 5, 2020


SIGNATURE OF APPLICANT

Escrow Certification

21. Escrow Certification I (please print name) Gregory D. Meese
understand that I have provided the non-refundable sum of \$ 2,500.00 to be deposited in a Township of Cranford escrow account. In accordance with the Ordinances of the Township of Cranford, I further understand that the escrow account is established to cover the cost of professional services including but not limited to engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned upon my written request to the Zoning Department for same. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.


SIGNATURE OF APPLICANT

5/20/19
DATE

Form 04/Appeal for Relief from Zoning Requirements

NOTE: For "C" Variances and Design Waivers Only

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

RECEIVED

To be completed by Township Staff Only

JUN 11 2019

Application No.: 2BA-19-00 Date received:

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD

Appeal is hereby made by the applicant pursuant to NJSA 40:55D-70(c) of the New Jersey Municipal Land Use Law, for permission to vary from the requirements set forth in the Land Development Code of the Township of Cranford as follows:

1. Applicant information

New York SMSA Limited Partnership d/b/a Verizon Wireless, T-Mobile Northeast LLC and

Name: New Cingular Wireless PCS, LLC

c/o Gregory D. Meese, Esq., Price Meese Shulman & D'Arminio, P.C., 50 Tice Blvd., Ste 380

Address: Woodcliff Lake, NJ 07677

Phone: 201-391-3737

Email: gmeese@pricemeese.com

2. Appeal information

Section(s) of Land Development Code	Requirement(s) set forth in the Land Development Code	Relief Requested
	See attached addendum	

3. Please list all pre-existing non conforming conditions

Section(s) of Land Development Code	Requirement(s) set forth in the Land Development Code	Existing Conditions

4. Arguments submitted in support of the requested relief.

On a separate sheet of paper, for each variance requested, explain fully how the physical characteristics of the property in question prevents compliance with the strict application of the code requirements creating an undue hardship for the applicant.

5. Public Hearing Notification Information

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning and Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

1. Is the subject property located within two hundred feet (200') of any municipal boundary?

☒ YES ☐ NO If yes, Municipal Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1)

2. Is the subject property adjacent to an existing or proposed county road or adjoining other County Land?

☒ YES ☐ NO If yes, County Planning Board shall be notified of hearing by applicant. (Note 1).

3. Is the subject property adjacent to a State highway?

YES ☐ NO ☒ If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2).

4. Is the subject property greater than one hundred fifty (150) acres or involve more than 500 dwelling units?

YES ☐ NO ☒ If yes, applicant shall notify the Director of New Jersey State Planning Commission of the hearing. Notice shall include a copy of any maps or documents required to be on file with the Municipal Clerk. (Note 3).

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

6. Disclosure Information

Is applicant and/or owner a corporation, Limited Liability Company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes?

YES NO If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq. (see Form 01)

NOTES:

"1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207

"2" New Jersey Department of Transportation
P.O. Box 600
Trenton, NJ 08625

"3" New Jersey Business Action Center
Office for Planning Advocacy
State Planning Commission
Department of State
P.O. Box 820
Trenton, New Jersey 08625-0820

Form 05/Use Variance Application

~~TOWNSHIP OF CRANFORD ZONING DEPARTMENT~~

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only	
Application No.: <u>28A-19-010</u>	Date received: <u>JUN 11 2019</u>
RECEIVED PLANNING & ZONING OFFICE TOWNSHIP OF CRANFORD	

Request is hereby made pursuant to Section 40:55D-70(d) of the New Jersey Municipal Land Use Law to the Board for permission to permit as a use in E-1 Zone which is specifically prohibited by the Municipal Land Use Ordinance of the Township of Cranford.

1. **Arguments must be submitted in support of the requested "Use Variance."**
On a separate sheet, describe reasons why the requested use variance should be granted by the Board.

2. Public Hearing Notification Information

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning/Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

- a) Is the subject property located within two hundred feet (200') of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1) ☒ YES ☐ NO
- b) Is the subject property adjacent to an existing or proposed county road or adjoining other County Land? ☒ YES ☐ NO If yes, County Planning Board shall be notified of hearing by applicant. (Note 1)
- c) Is the subject property adjacent to a State highway? YES ☒ NO If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2, Form No. 13)
- d) Is the subject property greater than one hundred fifty (150) acres or involve more than 500 dwelling units? YES ☒ NO If yes, applicant shall notify the Director of New Jersey State Planning Commission of the hearing. Notice shall include a copy of any maps or documents required to be on file with the Municipal Clerk. (Note 3)

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

3. Disclosure Information

Is applicant and/or owner a corporation, limited liability company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes? **YES** NO
If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq.

NOTES:

- "1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207
- "2" New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
- "3" New Jersey State Planning Commission
150 West State Street
P.O. Box 204
Trenton, New Jersey 08625

Form 09/Preliminary Approval of Site Plan Application

TOWNSHIP OF CRANFORD ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

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To be completed by Township Staff Only

Application No.: 28A-19-010 Date received: JUN 11 2019

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD

Application is hereby made for approval of the proposed Site Plan for the land herein described:

1. PLAN DESCRIPTION:

Proposed wireless communications facility

a) **PREPARED BY:** FCArchitects

b) **LATEST REVISION:** 5/10/2019

2. **CLASSIFICATION OF SITE PLAN:** Major X Minor

a) Does the site plan involve the creation of any new streets? YES ☐ NO ☒

b) Does the site plan involve the extension of any off-tract improvements?
YES ☐ NO ☒

c) Does the site plan involve a planned development? YES ☐ NO ☒

3. UNION COUNTY PLANNING BOARD REVIEW:

A Union County Development Review application form must be filed with the Union County Planning Board by the applicant on ALL site plans. (Note 1) The application form may be obtained at their website:

<http://www.ucnj.org/p&cr/landstd/applform.pdf> (Note 1)

4. NOTIFICATION INFORMATION:

Notification of the hearing shall be given to the Union County Planning Board by the applicant. (Note 1)

5. PUBLIC HEARING NOTIFICATION INFORMATION:

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning/Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

- a) Is the subject property located within two hundred feet (200') of any municipal boundary? ☒ YES ☐ NO If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1)
- b) Is the subject property adjacent to a State highway? YES ☒ NO If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2)
- c) Is the property in question greater than one hundred fifty (150) acres or involves more than five hundred (500) dwelling units? YES ☒ NO If yes, applicant shall notify the Director of the New Jersey State Planning Commission of the hearing. Notice shall include a copy of maps and documents required to be on file with the Municipal Clerk. (Note 3)

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

6. DISCLOSURE INFORMATION:

Is applicant and/or owner a corporation, limited liability company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes? ☒ YES ☐ NO
If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq.

NOTES:

- "1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207
- "2" New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
- "3" New Jersey State Planning Commission
150 West State Street
P.O. Box 204
Trenton, New Jersey 08625

Form 10/Final Approval of Site Plan Application

TOWNSHIP OF CRANFORD ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

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To be completed by Township Staff Only

Application No.: 2BA-19-010 Date received: JUN 11 2019

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD

Application is hereby made for approval of the proposed site plan for the land hereinafter more particularly described.

1. a) DATE OF PRELIMINARY APPROVAL: Simultaneous filing
- b) DATE OF ANY EXTENSIONS GRANTED (attach documentation):
N/A

Pursuant to N.J.S.A. 40:55D-49, preliminary site plan approvals expire three (3) years from the date of preliminary approval. The applicant may apply to the reviewing Board for extensions for additional periods of at least one (1) year but not to exceed a total extension of two (2) years.

- c) DATE OF LATEST REVISION: May 10, 2019
- d) CONTACT PERSON: Gregory D. Meese, Esq., Price Meese Shulman & D'Arminio, PC
Phone: 201-391-3737 Email: gmeese@pricemeese.com

2. Does the Application include (check all that apply):

- a) Drainage Plan _____
b) Paving Plan _____
c) Utility Plan x
d) Landscaping Plan x
e) Sign Plan _____
f) Lighting Plan _____
g) Elevation Drawing x

3. Does the final plan follow exactly the plan granted preliminary approval in regard to development plans, area covered, other details? **YES** NO If not, indicate any changes (attach copy if necessary).

4. Have all conditions of preliminary approval been met? YES NO **TBD** Attach evidence of compliance, if not included on plans. If conditions have not been met, specify reasons.

Address of Property: 1033 Springfield Avenue

Checklist 1. Required items for all applications submitted to the Planning and Zoning Board of Adjustment.

Item Number	Required Item	To be completed by applicant.		To be completed by the Planning and Zoning Office.	
		Provided ("P") or Waiver Requested ("W")	Applicant's Initials	Date item received by Planning and Zoning Office	Zoning Officer's initials
1.	One original and 17 copies of the completed Standard Board Application Form (see Form 01).	P			
2.	One original and 17 copies of the Hold Harmless Indemnification Agreement (see Form 15).	P			
3.	One original and 17 copies of the property survey of the subject property prepared by a New Jersey licensed surveyor and that details the following items: <ul style="list-style-type: none"> - All existing site conditions. - All proposed site conditions. - The location of all easements and encumbrances upon the subject property. - Graphic scale, north arrow, and reference meridian. - A scale of not more than 1:40. - The existing and proposed lot coverage totals. - Title block containing the survey preparer's name and the date the survey was prepared and any revision dates. 	P			
4.	18 copies of any protective covenants and deed restrictions related to the subject property.	P			
5.	One original and 17 copies of the certification from the Tax Collector that all taxes are paid in full (see Form 1).	P			
6.	Proof that all fees are paid in full and all escrow accounts (if required) are current.	P			
7.	One original and 17 copies of the checklist documenting all items provided and all checklist items waivers requested and statement of arguments in support of waiver requests (see Form 18).	P			
8.	One original application for the list of owners within 200 ft. of the subject property.	N/A list provided			
9.	One original and 17 copies of any approved site plans for the subject site. The original must be sealed by licensed professional.	W	The proposed improvements do not change or modify any existing improvements that have been previously approved.		

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PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD

Address of Property: 1033 Springfield Avenue

Checklist 4. Required items for "C" variance relief and design waiver applications pursuant to NJSA 40:55D-70c.

Item Number	Required Item	To be completed by applicant.		To be completed by the Planning and Zoning Office.	
		Provided ("P") or Waiver Requested ("W")	Applicant's Initials	Date item received by Planning and Zoning Office	Zoning Officer's Initials
1.	One original and 17 copies of the Request for Relief from the Zoning Requirements application form (Form 04).	P		RECEIVED JUN 11 2019	
2.	One original and 17 copies of plans detailing all existing and proposed conditions.	P			
3.	If the proposed use is not a single or two family use, all plans must be prepared by a New Jersey licensed design professional.	P		PLANNING & ZONING OFFICE TOWNSHIP OF CRANFORD	

Address of Property: 1033 Springfield Avenue

Checklist 5. Required items for "D" (a.k.a "use") variance applications pursuant to NJSA 40:55D-70d.

Item Number	Required Item	To be completed by applicant.		To be completed by the Planning and Zoning Office.	
		Provided ("P") or Waiver Requested ("W")	Applicant Initials	Date item received by Planning and Zoning Office	Zoning Officer initials
1.	One original and 17 copies of the Use Variance Request application form (Form 05).	P		RECEIVED JUN 11 2019 PLANNING & ZONING OFFICE TOWNSHIP OF CRANFORD	
2.	One original and 17 copies of the plans detailing all existing and proposed conditions.	P			
3.	One original and 17 copies of any approved site plans for the subject property.	P			
4.	If the proposed use is not a single or two family use, all plans must be prepared by a New Jersey licensed design professional.	P			

Address of Property: 1033 Springfield Avenue

Checklist 9. List of all required items for all major and minor preliminary site plan applications.

Item Number	Required Item	To be completed by applicant.		To be completed by the Planning and Zoning Office.	
		Provided ("P") or Waiver Requested ("W")	Applicant's Initials	Date item received by Planning and Zoning Office	Zoning Officer's initials
1.	One original and 17 copies of the Preliminary Site Plan Approval Form (Form 09).	P			
2.	One original and 17 copies of the exterior facades and elevations.	P			
3.	One original and 17 copies of a proposed site plan. The plan must provide the following details: <ul style="list-style-type: none"> • All existing and proposed principal and accessory structures. • A title block containing all required certifications, plan title, date and all revision dates. • Location, type, and height of fences, walls, and screening. • Location, type, and volume of refuse storage and recycling facilities. • A written description of the proposed use(s) and operation(s) of the building(s), including the number of employees or members of non-residential buildings; the proposed number of shifts to be worked and the maximum number of employees on each shift; expected truck traffic; anticipated hours of operation and anticipated expansion plans incorporated in the building design. • Zoning information block shall be indicating the required, existing, and proposed bulk requirements. • List of all owners within 200 feet of subject site. 	P			
4.	One original and 17 copies of the interior layout for each floor of all existing and proposed structures. Each set of plans must contain the following details: <ul style="list-style-type: none"> • The building construction type/class. (UCC ADOPTED CODE) and appropriate construction details. • Finished floor elevation referenced to 	P			

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JUN 11 2019

**PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD**

	geodetic data				
5.	<p>One original and 17 copies of a parking and circulation plan. The plan must contain the following items</p> <ul style="list-style-type: none"> • Parking aisle and stall dimensions and pavement surface type. • Location and dimension of pedestrian paths, walkways, and sidewalks and all barrier free design • Curbing and apron type. • Location of all loading docks. 	<p>P</p> <p>W for existing</p>			
6.	<p>One original and 17 copies of a grading and storm water management plan. The plan must providing the following:</p> <ul style="list-style-type: none"> • A computation of required storm water detention volume and specification of minimum volume to be detained subsurface as part of a complete site drainage and grading plan. • Existing and proposed contour lines at one-foot intervals inside the tract and within thirty (30) feet of the tract's boundaries with spot elevations at all changes in grade due to construction. • Location and height of terraced and bermed areas. • Finished floor elevation referenced to geodetic data 	<p>P</p>			
7.	<p>One original and 17 copies of a lighting plan. The plan must providing the following:</p> <ul style="list-style-type: none"> • Location and height of lighting. • Demonstrate compliance with all lighting standards. 	<p>P</p>			
8.	<p>One original and 17 copies of a proposed landscaping plan. The plan must providing the following:</p> <ul style="list-style-type: none"> • The location of all existing trees, shrubs, and seeded or groundcover areas. • Location and planting schedule of all trees, shrubs, and seeded or groundcover areas. • Demonstrate compliance with the Township's Tree Replacement Ordinance. 	<p>W</p> <p>Landscape plan not prepared by a Landscape Architect</p>			
9.	<p>A sign plan for all existing and proposed signs including:</p> <ul style="list-style-type: none"> • Location, position and dimensions. • All information to be contained on sign. • Source of illumination, if applicable. 	<p>P</p>			

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JUN 11 2019

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD

Address of Property: 1033 Springfield Avenue

Checklist 10. Required items for applications for major and minor final site plan approval:

Item Number	Required Item	To be completed by applicant.		To be completed by the Planning and Zoning Office.	
		Provided ("P") or Waiver Requested ("W")	Applicant's Initials	Date item received by Planning and Zoning Office	Zoning Officer's initials
1.	One original and 17 copies of the Final Site Plan approval form (Form 10) .	P			
2.	One original and 17 copies of the certification from the Tax Collector that all taxes are paid in full (see Form 1).	P			
3.	If applicable, one original and 17 copies of the stream encroachment permit or waiver for the proposed development.	W - environmental consultant determined N.A.			
4.	If applicable, one original and 17 copies of the permit or exemption issued under the "Soil Erosion and Sedimentation Control Act" (NJSA 4:24-39 et. seq.).	W			
5.	One original and 17 copies of the building elevation drawings with specification of facade materials.	P			
6.	One original and 17 copies of the profiles and specifications for proposed curbing and driveway aprons.	W none proposed			
7.	If applicable, one original and 17 copies of the permit or waiver from the New Jersey Department of Transportation.	W - N/A			
8.	One original and 17 copies of the proposed final site plan. The plan should include the following details: <ul style="list-style-type: none"> • Compliance with all of the requirements of preliminary site plan approval. • Compliance with all recommendations of the Board. • An affidavit that is signed and sworn to by the applicant that the final site plan is exactly the same as the preliminary site plan approved by the Board. If there are any changes, the changes shall be noted and reason stated for the changes. 	P- same as preliminary			

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**PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD**

APPLICATION ADDENDUM
NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS
T-MOBILE NORTHEAST LLC
NEW CINGULAR WIRELESS PCS, LLC

Union County College
1033 Springfield Avenue
Twp. of Cranford, Union County, New Jersey
Block 121, Lot 2.01
Block 122, Lot 5
E-1 Education Zone

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JUN 11 2019

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD

Introduction

Union County College (the "College") recognized the need for improved communications service on its Cranford campus to augment its public safety response capabilities and to support the growing use and reliance on cell phones, tablets, laptops, computers and other wireless communications devices. In November 2017, it issued a request for proposal for solutions necessary to address this need. New York SMSA Limited Partnership, d/b/a Verizon Wireless ("Verizon Wireless") was awarded the contract because it proposed the most robust communications solution. The Verizon Wireless proposal included both an in-building small cell system and a macro site that would provide reliable signal throughout the entirety of the campus, covering all interior and exterior portions of the Cranford campus. The solution included a monopole upon which the other wireless communications providers, T-Mobile Northeast LLC ("T-Mobile") and New Cingular Wireless PCS, LLC ("AT&T") (collectively the "Applicants") will be mounting their own antennas so that the entire College community can have reliable communications no matter which carrier is the service provider for a particular student, visitor, or employee.

Each of the Applicants are licensed by the Federal Communications Commission ("FCC") to provide wireless communications services and each have significant gaps in their wireless communications networks in the Township of Cranford, on the Union County College Cranford Campus and in neighboring Westfield. The network deficiencies are addressed in this application (the "Application") with the construction of the facility which will consist generally of a 140-foot-tall monopole located within a 48 foot by 48 foot fenced equipment compound which will house the Applicants' radio and emergency power equipment. Access to the facility will utilize the existing driveway from Gallows Hill Road and an existing gravel access drive to the site. Electric and telephone service will be brought to the equipment compound from an existing utility pole located on the property. In recognition of the fact that the Cranford Campus is adjacent to residential homes on the north and south, with Nomahegan Park being across Springfield Avenue to the east and Fairview Cemetery to the west, the College selected an existing clearing in a wooded area on the western side of its campus near the cemetery for the proposed facility. It also determined that a faux tree would be the most aesthetically pleasing design and required the facility to be designed as a faux tree to reduce any visual impact on its neighbors.

The facility will be an unmanned facility which will be operated 24 hours per day, 7 days per

week, and inspected by a technician approximately once every four to six weeks per carrier. The technicians generally utilize SUV type vehicles to make their site inspections. The facility will be constructed in accordance with all construction codes and in compliance with all FCC requirements, including the radio frequency emissions standards.

Application & Variances

Wireless telecommunication facilities are not a permitted use in the E-1 zoning district within the Township of Cranford. As a result, a use variance is required in connection with this application. The Applicants are also requesting preliminary and final site plan approval. Using the conditional use standards for wireless communications facilities as a guide, the Applicants will also seek, if and as required, variances from the conditional use standards for (1) the height of the tower to permit a height of 140 feet to the top of the tower and 148 feet to the top of the proposed concealment branches, with the top of antennas proposed at 143 feet, 133 feet and 124 feet; (2) the setback of the tower to the closest property line to permit a setback of 112 feet 9 inches, rather than 175 feet; (3) the separation from the nearest residential unit to permit a separation of 229 feet seven inches to the dwelling on Block 119, Lot 17, rather than 420 feet; and (4) any additional variances or other relief required by the Board.

The Board's review of this Application implicates both New Jersey State law as well as federal law. The relevant State law is the Municipal Land Use Law, 40:55D-1, et seq. and the most significant federal laws are the Telecommunications Act of 1996, 47 U.S.C.A. §332(c), the Public Safety Act of 1999, 47 U.S.C. §615 and the Clery Act, 20 U.S.C. §1902.

To obtain a use variance under the Municipal Land Use Law, the Applicants must demonstrate that there are "special reasons" for the grant of the variance and that there will not be a substantial negative impact if the variance is granted. N.J.S.A. 40:55D-70d. The "special reasons" are often referred to as the positive criteria and can be demonstrated if the use is inherently beneficial, or the site is particularly well suited for the use. In Smart SMR v. Fairlawn Bd. of Adj., 152 N.J. 309 (1998), the court held that with telecommunications facilities, an FCC license generally establishes that the use promotes the general welfare. Id. at 336. For a new monopole, the court held that an applicant must demonstrate that the site is particularly suited for a telecommunications facility.

"To demonstrate that a site is particularly suited for a telecommunications facility, the applicant initially must show the need for the facility at that location." New Brunswick Cellular Tel. Co. v. Borough of South Plainfield Zoning Bd. of Adjust., 160 N.J. 1, 14 (1999). Here, there is a significant and critical need for the proposed facility on the College's Cranford Campus. The Clery Act mandates that the College enhance its communications capabilities so that it can "immediately notify the campus community upon the confirmation of a significant emergency or dangerous situation involving an immediate threat to the health or safety of students or staff occurring on the campus, . . ." 20 U.S.C. §1902(f)(1)(J). Union County College has determined that a necessary component of its ability to most effectively implement the requirements of the Clery Act is by improvements to the wireless networks as proposed in the Application so that all students, faculty, staff and administration personnel can receive immediate text messages of a threat to their health or safety. Currently, such text alerts are inadequate because the wireless

communications services of all carriers are deficient on the campus. In light of the surge of horrific incidents targeting schools, the College determined that it was imperative that it seek ways to reduce the impacts of a tragic incident and be able to notify its constituents with immediacy and efficacy.

The United States Department of Education has described the requirements of the Clery Act as follows:

Under the Clery Act, every institution is required to immediately notify the campus community upon confirmation of a significant emergency or dangerous situation occurring on the campus that involves an immediate threat to the health or safety of students or employees. An “immediate” threat as used here includes an imminent or impending threat, such as an approaching forest fire, or a fire currently raging in one of your buildings.

Some other examples of significant emergencies or dangerous situations are

- outbreak of meningitis, norovirus or other serious illness;
- approaching tornado, hurricane or other extreme weather conditions;
- earthquake;
- gas leak;
- terrorist incident;
- armed intruder;
- bomb threat;
- civil unrest or rioting;
- explosion; and
- nearby chemical or hazardous waste spill

U.S. Department of Education, Office of Postsecondary Education, *The Handbook for Campus Safety and Security Reporting*, Ch. 6, 2016 Edition, Washington, D.C., 2016.

In addition, AT&T operates the FirstNet network. The FirstNet service will establish, operate, and maintain an interoperable public safety broadband network in this area. Currently, most police, firefighters and emergency medical services personnel often lack the interoperable communications capabilities needed to coordinate and communicate across agencies and jurisdictions when disaster strikes. FirstNet is designed to correct this problem. FirstNet is a nationwide high-speed broadband wireless network providing a single interoperable platform dedicated to first responders. FirstNet was created by the federal Middle Class Tax Relief and Job Creation Act of 2012. In July 2017, the State of New Jersey opted in to accept the FirstNet plan for deploying the nationwide public-safety broadband network that is being built and managed by AT&T (the FirstNet nationwide contractor selected by the federal government). The FirstNet network will strengthen and modernize public safety's communications capabilities, enabling them to coordinate and respond more quickly and effectively during day-to-day operations, as well as man-made and natural disasters. The ability to share data, videos and photos - and to access apps - can provide life-saving insights even before emergency personnel arrive on the scene. Law

enforcement, firefighters, paramedics and other public safety officials in every state, county, locality and tribal area will benefit from the FirstNet network

In addition, the Wireless Communications and Public Safety Act of 1999, was enacted “to encourage and facilitate the prompt deployment throughout the United States of a seamless, ubiquitous, and reliable end-to-end infrastructure for communications, including wireless communications, to meet the Nation’s public safety and other communications needs.” 47 U.S.C. §615. These specific public safety statutes and directives are in addition to the Telecommunications Act of 1996 which mandates that wireless carriers be allowed to construct the facilities necessary for them to provide their services. As noted by the New Jersey Supreme Court in Smart, “[r]elevant to the determination of the suitability of a telecommunications site is the Telecommunications Act’s mandate that ‘the regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof . . . shall not prohibit or have the effect of prohibiting the provision of personal wireless services.’” 152 N.J. 309 at 332 citing 47 U.S.C. §332(c)(7)(B)(i)(II).

Each of the Applicants have significant gaps in coverage in their networks in and around the Union County College Cranford Campus which are proposed to be rectified by the construction of the facilities proposed in this Application. The specific needs of each carrier are explained in the radio frequency report submitted with the Application which will be supplemented and explained by expert testimony during the public hearings.

It is respectfully submitted that the campus of Union County College is particularly well-suited for the proposed use. Important factors which support a grant of variance relief include the following: 1) The site is centrally located in the area of deficient coverage, permitting each of the Applicants to provide service where there is currently a deficiency in service; 2) the subject premises is a large, over 48 acre, non-residential property; 3) there is a specific need for improved service on the college campus to address public safety and security concerns, in addition to improvements in communications services generally; 4) the proposed location at the rear of the campus abuts a cemetery and is one of the most remote locations in the Township; 5) the proposed location takes advantage of natural buffers which helps to screen the facility from surrounding properties; 6) there is a lack of any tall structures to which the antennas could otherwise be attached; 7) there are a lack of alternative locations which are more suitable than what is proposed; and 8) there are a lack of alternative technologies which could effectively and reliably resolve the gaps in coverage.

In addition to proving the positive criteria, an applicant requesting a use variance must also demonstrate the negative criteria, i.e., that the variance can be granted without substantial detriment to the public good and that it will not substantially impair the intent and the purpose of the zone plan and zoning ordinance. N.J.S.A. 40:55D-70. As noted above, the proposed monopole will be located near the rear of the campus, adjacent to a cemetery, in a heavily wooded area that has substantial setbacks to residential structures, and which provides good natural cover for the proposed facility. In addition, the tower will be designed as a faux tree and the compound landscaped to further reduce any aesthetic impact. The facility will be constructed in accordance with all applicable codes, operated well within applicable emissions

standards and will not produce any objectionable noise, fumes, glare, traffic or other adverse elements. As a result, the facility will not have a significant negative aesthetic impact on the surrounding community. The equipment compound required to house the radio equipment will be located at the base of the tower, within a fenced compound with enhanced landscaping to keep it out of public view.

The courts have found that such monopole heights do not substantially impact the community. For instance, in Sprint Spectrum L.P. v. Upper Saddle River, 352 N.J. Super. 575 (App. Div. 2002), the applicants proposed a 155-foot-tall tower within 33.5 feet from the nearest private residence. *Id.* At 583. In NY SMSA v. Mendham, 366 N.J. 141 (App. Div.), a 148-foot tall tower was proposed on a residential property. *Id.* at 147. In Smart, a 90-foot monopole was replaced by a 140-foot monopole adjacent to a residential zone, which the Supreme Court referred to as “merely a 50-foot increase in height.” 152 N.J. at 333. In Kingwood Tp. Volunteer Fire Co. v. Board of Adjustment, 272 N.J. Super. 498, 509 (1993), the court held that the replacement of a 75-foot tower with a 197-foot tower would impose, at most, minimal intrusion on the surrounding community. Here, the carriers propose to install a 148’ faux tree monopole on the property. It will be demonstrated that this is the minimum height necessary for the Applicants (operating at separate RAD centers) to be able to provide reliable service to the area, and that the setbacks, which are related to the tower’s height, although not meeting the zoning ordinance requirement, are substantial and combined with the existing treed buffer, would not result in a substantial negative impact to the community.

It is therefore clear that the proposed facility, if approved, would not have a negative impact on the public good, or the intent and purpose of the zone plan and zoning ordinance. Based on the lack of alternative locations, the Union County College campus is most appropriate location for the proposed use as it will allow the carriers to address the individual network deficiencies and meet their own individual service goals without causing a substantial negative impact on the community.

In addition to prohibiting the provision of wireless service, the TCA sought to correct the “impediments imposed by local governments upon the installation of facilities for wireless communications, such as antenna towers.” City of Rancho Palos Verdes, Cal. v. Abrams, 544 U.S. 113, 115 (2005). To reduce these impediments, Congress enacted Section 332(C)(7) of the TCA, striking a balance between federal and state power over wireless facility siting. This section imposes important limits on the authority of state and local governments over wireless facility siting. The Supreme Court has described the limitations on state and local authority as follows:

Under this provision, local governments may not . . . take actions that ‘prohibit or have the effect of prohibiting the provision of wireless services,’ § 332(c)(7)(B)(i)(II) They must act on requests for authorization to locate wireless facilities “within a reasonable period of time,” § 332(c)(7)(B)(ii), and each decision denying such a request must “be in writing and supported by substantial evidence contained in a written record,” § 332(c)(7)(B)(iii).

Id. at 116. The Federal Communications Commission (“FCC”) recently clarified that “that a state or local legal requirement constitutes an effective prohibition if it “materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment.” Declaratory Ruling & Third Report & Order, FCC 18-133, ¶35 citing California Payphone, 12 FCC Rcd at 14206, para. 31. The FCC explained that “[t]his test is met not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities.” Id. at ¶37 (internal citations omitted). The FCC expressly rejected “[d]ecisions that have applied solely a “coverage gap”- based approach under Section 332(c)(7)(B)(i)(II) reflect both an unduly narrow reading of the statute and an outdated view of the marketplace.” Id. at ¶40 (internal citations omitted). A land use board will effectively prohibit under this “materially inhibit” standard if the Applicants demonstrate that they have service goals that are not being met in the area and the proposed facility address the identified issues.

Notwithstanding the foregoing and without waiving any rights to advance the FCC’s “definitive interpretation of the effective prohibition standard,” the Applicants will also demonstrate that they meet the applicable showing under the more narrow significant gap test rejected by the FCC. Under that test a land use board will effectively prohibit the provision of wireless services where the carriers demonstrate that (1) its facility will fill a significant gap in service, and (2) the manner in which it proposes to fill the significant gap in service is the least intrusive method of doing so. APT Pittsburgh Ltd. v. Penn Twp. Butler Cnty. of Pennsylvania, 196 F.3d 469, 480 (3d Cir. 1999); see also, New York SMSA LTD v. Township of Mendham Zon. Bd. of Adjust., 366 N.J. Super. 141 (App. Div. 2004). As set forth in the expert radio frequency report submitted with the Application and which will be further supplemented and explained during the hearing, each of the carriers have a significant gap in the coverage of their respective networks in the area and that the proposed facility is the least intrusive method of addressing the gap and that no alternative technologies exist that could do so.

Unfortunately, even with passage of Section 332(c)(7), and implementing FCC regulations, wireless companies have continued to face long delays in deployment of wireless facilities because of systematic impediments to local zoning approval. See, e.g., City of Arlington, Tex. v. FCC, 133 S. Ct. 1863, 1867 (2013) (noting that the FCC has found that “the record evidence demonstrates that unreasonable delays in the personal wireless service facility siting process have obstructed the provision of wireless services” and that such delays “impede the promotion of advanced services and competition that Congress deemed critical in the [TCA].” (quoting In re Petition for Declaratory Ruling, 24 FCC Rcd. 13994, 14001)). As a result, the FCC has determined that a presumptively reasonable period of time to review an application that involves the construction of a new tower is 150 days. As a result, there is a 120-day deadline for action by the Board under the New Jersey Municipal Land Use Law and a 150-day deadline for action under the TCA.

Conclusion.

The Applicants each have significant gaps and other deficiencies in their networks in the area that includes the Union County College Cranford Campus. It will be demonstrated that the proposed monopoly is the most effective means of addressing those gaps and deficiencies. The

proposed project is also the least intrusive method of providing the needed service. For these reasons and those to be adduced during the public hearing, the Applicants respectfully request that the Board act favorably upon this Application.

Waivers

The applicants request waivers from the following checklist items:

Check List #1

Item 3: Site Survey Scale

Due to the size of the subject parcel the applicant has supplied a site survey of the entire parcel at a scale of 1" = 100 feet and an enlarge site survey at a scale of 1"-40 feet of the immediate area of the proposed improvements.

Item 9: Approved Site Plan

A waiver from the submission of an approved site plan is requested because a current property survey has been supplied, the communications compound is relatively small and the location of the proposed communications facility is in a remote location on the college campus.

Check List #9

Item 5: Parking and circulation plan.

Due to the size of the subject parcel the applicant has supplied a site survey which includes the general layout of parking and circulation, but has not provided a detailed analysis of the same because there no change or impact is proposed to the same.

Item 8: Landscape Plan

The landscape plan was prepared by a licensed architect, rather than an engineer or certified landscape architect. Ord. # 255-37(5). Given the fact that the purpose of the landscape plan is to add visual screening, a plan prepared by an engineer or certified landscape architect is not required.

Check List #10

Item 3: Stream Encroachment

The Applicants' environmental consultant has determined that a Stream Encroachment Permit is not required for this application because a stream is not proximate to the proposed development.

Item 4: Soil and Sediment Control Plan

The application requests a waiver for completeness only and as a condition of approval agrees to submit an application for a soil and sediment control permit or waiver.

Item 6: Profiles, Specifications, curbing and Driveway Aprons

The application does not propose any of these improvements

Item 7: Permits or Waiver from NJDOT

The application does not propose any new roads or curb cuts that would be regulated and/or

required to receive a permit or waiver from NJDOT

Item 8: Final Site Plan Compliance

If required, a waiver is requested for completeness only as the application is for both preliminary and final site plan approval.

TAX STATEMENT

22. Applicant is to complete and sign form, and bring it to the Cranford Township Tax Collector for signature. If you would like the signed form returned to you by mail, please provide a self-addressed, stamped envelope for same. One copy of the signed Tax Statement should be included in *each* of the *eighteen completed sets* of Form 01.

Price Meese Shulman & D'Arminio, P.C., 50 Tice Blvd.

I, Gregory D. Meese, Esq. of Woodcliff Lake, NJ 07677
Name Address

am submitting an application to the

☐ PLANNING BOARD ☒ ZONING BOARD OF ADJUSTMENT

for the development of Block 121 Lot 2.01 in Zone E-1 Education Zone

located at 1033 Springfield Avenue
Address

1033 Springfield Avenue

The owner of record is Union County College of Cranford, NJ
Name Address

I acquired interest in this property on 5/23/19 and request the Tax
Date

Collector to determine whether or not there are any delinquent taxes or other assessments due.

[Signature]
Applicant's Signature

5/23/19
Date

TO BE COMPLETED BY TAX COLLECTOR

- ☒ All taxes due have been paid.
☒ All assessments due have been paid.
☐ The following are delinquent and past due:



**I verify that this information accurately
reflects municipal tax records.**

[Signature]
Tax Collector's Signature
Cranford Township

5/28/19
Date

Union County

Hold Harmless And Indemnification Agreement

FORM 15/Updated 4/09

This agreement made this _____ day of May, 2019, witnesses:

New York SMSA Limited Partnership d/b/a Verizon Wireless, T-Mobile Northeast LLC and

WHEREAS, New Cingular Wireless PCS, LLC, Applicant, has submitted an application to the Zoning (Board) of the Township of Cranford with said application designated as Application No. _____; and

WHEREAS, it may be necessary for the members of the Zoning (Board) to inspect and walk the subject property known as 1033 Springfield Avenue, Block 121, Lot 1, 2.01, 2.02, 3, 4 & 5; and

WHEREAS, the Zoning (Board) deems it advisable and fiscally prudent to obtain permission from the individual applicants for the members inspection of said property and to preclude claims for alleged damage in connection with the inspection;

NOW, THEREFORE, BE IT RESOLVED, in consideration of the mutual promises and covenants made by and between the parties, and is hereby agreed as follows:

New York SMSA Limited Partnership d/b/a Verizon Wireless, T-Mobile Northeast LLC and

I, New Cingular Wireless PCS, LLC, Applicant, shall indemnify and hold harmless the Zoning (Board) with regard to claims for damages associated with the inspection and shall preclude claims for alleged damage in connection with the inspection and give my permission for members of said Board to walk the property listed above.

New York SMSA Limited Partnership d/b/a Verizon Wireless, T-Mobile Northeast LLC and
New Cingular Wireless PCS, LLC

By: _____

Gregory D. Meese, Esq.

Signature of Applicant

Sworn and subscribed to before me
this 20th day of May, 2019

Jennifer Zeller
Notary Public of the State of New Jersey
My Commission Expires on _____

JENNIFER ZELLER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 5, 2020

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Block/Lot/Qual:	122. 5.	Tax Account Id:	265
Property Location:	26 BROWN TERR	Property Class:	2 - Residential
Owner Name/Address:	LIMON: SYLVIA	Land Value:	98,700
	26 BROWN TERR	Improvement Value:	135,200
	CRANFORD, N J 07016-1557	Exempt Value:	0
		Total Assessed Value:	233,900
		Additional Lots:	None
Special Taxing Districts:		Deductions:	WID: 250.00


Balance Includes any Adjustments to Your Account

Taxes Utilities

Make a Payment View Tax Rates View Current Bill Project Interest								
Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2019	02/01/2019	Tax	3,681.07	0.00	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	3,681.07	-238.81	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	0.00	0.00	-238.81	0.00	-238.81	
Total 2019			7,362.14	-238.81	-238.81	0.00	-238.81	
2018	02/01/2018	Tax	3,552.43	0.00	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	3,552.42	-238.81	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	3,808.55	0.00	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	3,810.88	-238.81	0.00	0.00	0.00	PAID
Total 2018			14,724.28	-477.62	0.00	0.00	0.00	
2017	02/01/2017	Tax	3,420.86	0.00	0.00	0.00	0.00	PAID
2017	05/01/2017	Tax	3,420.85	-477.63	0.00	0.00	0.00	PAID
2017	08/01/2017	Tax	3,682.83	0.00	0.00	0.00	0.00	PAID
2017	11/01/2017	Tax	3,685.16	0.00	0.00	0.00	0.00	PAID
Total 2017			14,209.70	-477.63	0.00	0.00	0.00	
Last Payment: 05/01/19								

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Block/Lot/Qual:	121. 1.	Tax Account Id:	256
Property Location:	SPRINGFIELD AVE	Property Class:	15A - Public School
Owner Name/Address:	UNION COLLEGE	Land Value:	525,000
	1033 SPRINGFIELD AVE	Improvement Value:	6,930,600
	CRANFORD, N J 07016-1598	Exempt Value:	0
		Total Assessed Value:	7,455,600
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes Utilities

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Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
Last Payment: N/A							

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Township of Cranford




Block/Lot/Qual:	121. 2.01	Tax Account Id:	257
Property Location:	1033 SPRINGFIELD AVE	Property Class:	15A - Public School
Owner Name/Address:	UNION COUNTY COLLEGE	Land Value:	5,350,000
	1033 SPRINGFIELD AVE	Improvement Value:	10,833,800
	CRANFORD, N J 07016-1598	Exempt Value:	0
		Total Assessed Value:	16,183,800
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes Utilities

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Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
Last Payment: N/A							

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Township of Cranford




Block/Lot/Qual:	121. 2.02	Tax Account Id:	258
Property Location:	1033 SPRINGFIELD AVE	Property Class:	15A - Public School
Owner Name/Address:	UNION COUNTY COLLEGE	Land Value:	166,400
	1033 SPRINGFIELD AVE	Improvement Value:	2,320,100
	CRANFORD, N J 07016-1598	Exempt Value:	0
		Total Assessed Value:	2,486,500
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes Utilities

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[Project Interest](#)


Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
Last Payment: N/A							

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Block/Lot/Qual:	121. 3.	Tax Account Id:	259
Property Location:	COLBY LN REAR	Property Class:	15A - Public School
Owner Name/Address:	UNION COLLEGE	Land Value:	505,000
	1033 SPRINGFIELD AVE	Improvement Value:	76,000
	CRANFORD, N J 07016-1598	Exempt Value:	0
		Total Assessed Value:	581,000
		Additional Lots:	L 5
Special Taxing Districts:		Deductions:	


Taxes

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[Project Interest](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
Last Payment: N/A							

[Return to Home](#)





CRANFORD.COM
Your guide to everything Cranford

Welcome to the

Township of Cranford

Block/Lot/Qual:	121. 4.	Tax Account Id:	260
Property Location:	GALLOWS HILL RD	Property Class:	15A - Public School
Owner Name/Address:	UNION COUNTY COLLEGE	Land Value:	4,607,000
	1033 SPRINGFIELD AVE	Improvement Value:	156,200
	CRANFORD, N J 07016-1598	Exempt Value:	0
		Total Assessed Value:	4,763,200
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes Utilities

[Make a Payment](#)
[View Tax Rates](#)
[View Current Bill](#)
[Project Interest](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
Last Payment: N/A							

[Return to Home](#)

2019/8

TOWN OF WESTFIELD
REQUEST FOR PROPERTY OWNERS LIST

APPLICANT PLEASE FILL OUT THIS SECTION ONLY

For Cranford Property address
121 1, 2.01, 2.02, 3 & 4
122 5 April 3, 2019
Block # Lot# Date Requested
Price Meese (201) 391-3737
Applicant's Name Phone #

ENGINEERING DEPARTMENT SECTION:

Date received by Engineering Dept. _____

Please determine all properties in the Town of Westfield within 200 feet of the above referenced address and list the Block and Lot numbers on the back of this sheet. Forward it to the Tax Assessor's office. Thank you.

TAX ASSESSOR'S OFFICE SECTION:

Date received by Tax Assessor's Office _____

DATE RECEIVED

APR 5 2019

TAX ASSESSOR

() Please prepare a list of owners' names and addresses (Block and Lot numbers also) from the current tax duplicates of all properties shown on the back of this sheet and forward the list to the BOARD OF ADJUSTMENT SECRETARY ONLY.
Thank you.

PLEASE FORWARD A COPY OF THIS SHEET TO THE FOLLOWING PERSON:

- () Secretary, Planning Board
- () Secretary, Board of Adjustment

OWNER & ADDRESS REPORT

WESTFIELD

CRANFORD

04/08/19 Page 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3601	12		2	GILLHAUS, PATRICIA B 1045 HARDING ST WESTFIELD, NJ 07090	1045 HARDING ST	
3601	13.01		2	MELVIN, THOMAS P & KATHLEEN F 1044 HARDING ST WESTFIELD, NJ 07090	1044 HARDING ST	
3601	13.02		2	JAKUB, JOHN A & NANCY L 260 GALLOW'S HILL RD WESTFIELD, NJ 07090	260 GALLOW'S HILL RD	
3601	14		1	ASSESSED IN CRANFORD 00000	1059 COOLIDGE ST - REAR	
3601	15		2	BRAUMAN, MICHAEL J & DANA L 1055 COOLIDGE ST WESTFIELD, NJ 07090	1055 COOLIDGE ST	
3601	16		2	FERNANDEZ, RUBEN & KHOURY, CLAUDIA 945 WOODLAWN AVE LINDEN, NJ 07036	1051 COOLIDGE ST	
3601	36		1	COLICCHIO HOMES LLC 817 JERUSALEM RD SCOTCH PLAINS, NJ 07076	1032 HARDING ST	
3701	1		15E	FAIRVIEW CEMETERY P.O. BOX 850 WESTFIELD, NJ 07090	1100 E BROAD ST	

TOWN OF WESTFIELD

PUBLIC UTILITIES

ELIZABETHTOWN GAS CO.
1 ELIZABETHTOWN PLAZA
UNION, NJ 07083
Attn: Kenneth G. Ward
Corporate Secretary
908-289-5000

NEW JERSEY AMERICAN WATER.
PO BOX 111
PLAINFIELD, NJ 07061
Attn: Walter M. Braswell
Corporate Secretary
908-654-1234

VERIZON NEW JERSEY
EXECUTIVE OFFICES

540 BROAD STREET-1004C
NEWARK, NJ 07101
Attn: Michael Dedio
201-649-5048

COMCAST CABLEVISION
800 RAHWAY AVENUE
UNION, NJ 07083
Attn: Joe Fisher, General Manager
908-672-3033

PUBLIC SERVICE ELECTRIC
& GAS COMPANY
Manager-Corporate Properties
80 PARK PLACE PLAZA T6B
NEWARK, NJ 07102
Attn: Thomas Sivler
973-430-5666

RAHWAY VALLEY
SEWERAGE AUTHORITY
1050 E. HAZELWOOD AVENUE
RAHWAY, NJ 07065
Attn: Richard Tokarski
732-388-0868

The listing of any public utility companies above, shall not be construed as complete compliance with any provision of the Municipal Land Use Law concerning notice to public utility companies as provided in August 1991 amendment. Other utilities may exist, and the applicant is responsible for verification and notification



Township of Cranford

8 Springfield Avenue • Cranford, New Jersey 07016-2199

(908) 709-7200 • Fax (908) 276-7664

www.cranford.com/township

March 14, 2019

Ms. Jennifer Zeller
Legal Assistant
Price, Meese, Shulman & D'Arminio
50 Tice Boulevard, Suite 380
Woodcliff Lake, NJ 07677

**Re: Block: 121 Lots: 1, 2.01, 2.02, 3 & 4
Block: 122 Lot 5**

Dear Ms. Zeller:

This is to certify the attached list of names and addresses of all owners of real property in the Township of Cranford, as shown in the current tax duplicate, within 200 feet in all directions of:

Block: 121 Lots: 1, 2.01, 2.02, 3 & 4 and Block: 122 Lot 5

Known as: Springfield Avenue, 1033 Springfield Avenue, Colby Lane Rear, Gallows Hill Road, and 26 Brown Terrace, respectively

Sincerely,

Peter J. Barnett, Township Assessor

PJB/kl
encl.

Municipal and Utilities Contact List (as of 10/30/2017)

Comcast Cablevision
C/O - Corporation Trust Co.
820 Bear Tavern Road
West Trenton, NJ 08628

New Jersey American Water, Inc.
Attn: GIS Supervisor
1025 Laurel Oak Road
Voorhees, NJ 08043

Verizon
Executive Offices
1 Verizon Way
Attn: Corporate Secretary
Basking Ridge, NJ 07920

Elizabethtown Gas Company
Engineering Department
520 Green Lane
Union, NJ 07083

Public Service Electric & Gas Company
Manager--Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07101

Rahway Valley Sewerage Authority
Attn: Chief Engineer
1050 East Hazelwood Avenue
Rahway, NJ 07065

Local Newspapers

Westfield Leader: legals@goleader.com Phone: 908-232-4407

The Star Ledger: legalads@njadvancemedia.com
Phone: 732-902-4318 Fax: 732-243-2750

Union County Local Source: legals@thelocalsource.com
Phone: 908-686-7700 Fax: 908-686-4169

Notification & instructions are required at least 7 business days prior to publication.



Cranford Township

Parcel Offset List

Target Parcel(s): Block-Lot: 121-1
UNION COLLEGE
SPRINGFIELD AVE

15 parcels fall within 200 feet of this parcel(s).

Block-Lot: 118-5

REYNOLDS, BRIAN & KWIATKOWSKI, G
9 RUTGERS RD
CRANFORD, NJ 07016
RE: 9 RUTGERS RD

Block-Lot: 118-15

BODDIE, BROCKINTON T & FEENEY MARIE
10 PRINCETON RD
CRANFORD, NJ 07016
RE: 10 PRINCETON RD

Block-Lot: 118-14

CAROLLO: ANDREW & SUSAN
8 PRINCETON RD
CRANFORD, N J 07016
RE: 8 PRINCETON RD

Block-Lot: 118-13

APICELLA: DENNIS F & NANCY C
6 PRINCETON RD
CRANFORD, N J 07016
RE: 6 PRINCETON RD

Block-Lot: 118-12

COOK: GLEN & MARYBETH
4 PRINCETON RD
CRANFORD, N J 07016
RE: 4 PRINCETON RD

Block-Lot: 118-11

TOMPKINS, CHARLES & MARY ANN
2 PRINCETON RD
CRANFORD, NJ 07016
RE: 2 PRINCETON RD

Block-Lot: 118-8

TROJAN, CHRISTOPHER R & SUSAN
3 RUTGERS RD
CRANFORD, NJ 07016
RE: 3 RUTGERS RD

Block-Lot: 118-7

MATTHEWS: DAVID K & MARIA E
5 RUTGERS RD
CRANFORD, N J 07016
RE: 5 RUTGERS RD

Block-Lot: 118-6

MUNOZ, JOANNA & WOODS, MICHAEL
7 RUTGERS RD
CRANFORD, NJ 07016
RE: 7 RUTGERS RD

Block-Lot: 118-10

TAPP, KENNETH & MARETA
1101 SPRINGFIELD AVE
CRANFORD, NJ 07016
RE: 1101 SPRINGFIELD AVE

Block-Lot: 118-17

SWEIFACH: FLORENCE JEAN
14 PRINCETON RD
CRANFORD, N J 07016
RE: 14 PRINCETON RD

Block-Lot: 118-16

BRODERICK: CARMEL / MCAVEY: MARK
12 PRINCETON RD
CRANFORD, N J 07016
RE: 12 PRINCETON RD

Block-Lot: 121-2.02

UNION COUNTY COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: 1033 SPRINGFIELD AVE

Block-Lot: 105-1

UNION COUNTY DIV PARKS & RECREATION
ADMIN BLDG/E'TOWN PLAZA
ELIZABETH, N J 07207
RE: 1030 SPRINGFIELD AVE

Block-Lot: 121-2.01

UNION COUNTY COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: 1033 SPRINGFIELD AVE



Cranford Township

Parcel Offset List

Target Parcel(s): Block-Lot: 121-2.01
UNION COUNTY COLLEGE
1033 SPRINGFIELD AVE

64 parcels fall within 200 feet of this parcel(s).

Block-Lot: 122-21

RIVERA, LUIS & ARACELI REVOC TRUST
10 YALE TERR
CRANFORD, NJ 07016
RE: 10 YALE TERR

Block-Lot: 122-12

WETHERELL: KEVIN & KAREN
33 HARVARD RD
CRANFORD, N J 07016
RE: 33 HARVARD RD

Block-Lot: 122-11

DEL RUSSO: PHYLLIS / WEISS: DEBRA
31 HARVARD RD
CRANFORD, N J 07016
RE: 31 HARVARD RD

Block-Lot: 122-10

JULIAN, ROBERT J & KIMBERLY C
29 HARVARD RD
CRANFORD, NJ 07016
RE: 29 HARVARD RD

Block-Lot: 122-9

SWANSON: SCOTT & KRISTA
27 HARVARD RD
CRANFORD, N J 07016
RE: 27 HARVARD RD

Block-Lot: 118-5

REYNOLDS, BRIAN & KWIATKOWSKI, G
9 RUTGERS RD
CRANFORD, NJ 07016
RE: 9 RUTGERS RD

Block-Lot: 118-15

BODDIE, BROCKINTON T & FEENEY MARIE
10 PRINCETON RD
CRANFORD, NJ 07016
RE: 10 PRINCETON RD

Block-Lot: 118-14

CAROLLO: ANDREW & SUSAN
8 PRINCETON RD
CRANFORD, N J 07016
RE: 8 PRINCETON RD

Block-Lot: 118-13

APICELLA: DENNIS F & NANCY C
6 PRINCETON RD
CRANFORD, N J 07016
RE: 6 PRINCETON RD

Block-Lot: 118-12

COOK: GLEN & MARYBETH
4 PRINCETON RD
CRANFORD, N J 07016
RE: 4 PRINCETON RD

Block-Lot: 119-19

GREGORY: RICHARD H & SARAH W
41 RUTGERS RD
CRANFORD, N J 07016
RE: 41 RUTGERS RD

Block-Lot: 119-18

SCALZADONNA: JOHN & SUELLEN
34 PRINCETON RD
CRANFORD, N J 07016
RE: 34 PRINCETON RD

Block-Lot: 119-17

WALDMAN: LEONARD & LOIS E
32 PRINCETON RD
CRANFORD, N J 07016
RE: 32 PRINCETON RD

Block-Lot: 119-16

CRANFORD HOUSE ASSOCIATES LLC
30 PRINCETON RD
CRANFORD, N J 07016
RE: 30 PRINCETON RD

Block-Lot: 119-15

KLEIMAN: DAVID & CHRIS
28 PRINCETON RD
CRANFORD, N J 07016
RE: 28 PRINCETON RD

Block-Lot: 119-14

GRAZIANO: GUY J JR & DONNA ANN
26 PRINCETON RD
CRANFORD, N J 07016
RE: 26 PRINCETON RD

Block-Lot: 119-13

EGAN, JOHN & SUZANNE
24 PRINCETON RD
CRANFORD, NJ 07016
RE: 24 PRINCETON RD

Block-Lot: 119-12

KIEBLER: HEINZ G & JUDITH K
22 PRINCETON RD
CRANFORD, N J 07016
RE: 22 PRINCETON RD

Block-Lot: 119-11

SALERNO: JOHN & DOREEN
20 PRINCETON RD
CRANFORD, N J 07016
RE: 20 PRINCETON RD

Block-Lot: 118-7

MATTHEWS: DAVID K & MARIA E
5 RUTGERS RD
CRANFORD, N J 07016
RE: 5 RUTGERS RD

Block-Lot: 118-6

MUNOZ, JOANNA & WOODS, MICHAEL
7 RUTGERS RD
CRANFORD, NJ 07016
RE: 7 RUTGERS RD

Block-Lot: 118-4

HUBBUCH: ROBERT C & KATHERINE E
11 RUTGERS RD
CRANFORD, N J 07016
RE: 11 RUTGERS RD

Block-Lot: 118-3

TYRRELL, STEPHEN & ANDREA
15 RUTGERS RD
CRANFORD, NJ 07016
RE: 15 RUTGERS RD

Block-Lot: 118-2

MORRIS: BRYAN S & CARLEEN
17 RUTGERS RD
CRANFORD, N J 07016
RE: 17 RUTGERS RD

Block-Lot: 122-20

SHANAHAN: JAMES P/WEILER: ELIZABETH
12 YALE TERR
CRANFORD, N J 07016
RE: 12 YALE TERR

Block-Lot: 132-6

POLITO: EDWARD & PATRICIA
1056 COOLIDGE ST
CRANFORD, N J 07016
RE: 1056 COOLIDGE ST

Block-Lot: 131-1

BANGE, MICHAEL & LAROSA, KELLY ANN
1059 COOLIDGE ST
CRANFORD, NJ 07016
RE: 1059 COOLIDGE ST

Block-Lot: 119-1

DASILVA, JOHN L & JULY A
39 RUTGERS RD
CRANFORD, NJ 07016
RE: 39 RUTGERS RD

Block-Lot: 118-19

NEWMARK: JEFFREY & JUDY
2 AMHERST RD
CRANFORD, N J 07016
RE: 2 AMHERST RD

Block-Lot: 118-18

CABRERA, JOHNNY E V & SANCHEZ, ELVIN
16 PRINCETON RD
CRANFORD, NJ 07016
RE: 16 PRINCETON RD

Block-Lot: 118-17

SWEIFACH: FLORENCE JEAN
14 PRINCETON RD
CRANFORD, N J 07016
RE: 14 PRINCETON RD

Block-Lot: 118-16

BRODERICK: CARMEL / MCAVEY: MARK
12 PRINCETON RD
CRANFORD, N J 07016
RE: 12 PRINCETON RD

Block-Lot: 126-1

PFAU, ANDREW & JENNIFER
32 COLBY LN
CRANFORD, NJ 07016
RE: 32 COLBY LN

Block-Lot: 121-4

UNION COUNTY COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: GALLOWS HILL RD

Block-Lot: 121-3

UNION COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: COLBY LN REAR

Block-Lot: 118-1

MONTZI: PHYLLIS JEAN
4 AMHERST RD
CRANFORD, N J 07016
RE: 4 AMHERST RD

Block-Lot: 121-5

UNION COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: COLBY LN REAR

No Data**Block-Lot: 122-8**

MC HUGH: THOMAS K & JOANNE-TRUSTEES
25 HARVARD RD
CRANFORD, N J 07016
RE: 25 HARVARD RD

Block-Lot: 122-1

SUSZKO: PAUL M, ANN (LE)
34 BROWN TERR
CRANFORD, N J 07016
RE: 34 BROWN TERR

Block-Lot: 121-2.02

UNION COUNTY COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: 1033 SPRINGFIELD AVE

Block-Lot: 120-30

KASKIW, PATRICK M & DIANE E
17 PRINCETON RD
CRANFORD, NJ 07016
RE: 17 PRINCETON RD

Block-Lot: 120-29

OLESKY, DEIRDRE & PETER
19 PRINCETON RD
CRANFORD, NJ 07016
RE: 19 PRINCETON RD

Block-Lot: 105-1

UNION COUNTY DIV PARKS & RECREATION
ADMIN BLDG/E'TOWN PLAZA
ELIZABETH, N J 07207
RE: 1030 SPRINGFIELD AVE

Block-Lot: 120-28

SCHULTZ, LEON H & LINDA F
21 PRINCETON RD
CRANFORD, NJ 07016
RE: 21 PRINCETON RD

Block-Lot: 120-27

LYNSKEY: SEAN & CICHLAR: CARI-ANNE
23 PRINCETON RD
CRANFORD, N J 07016
RE: 23 PRINCETON RD

Block-Lot: 120-26

SZARK: JOSEPH III & KRISTA
25 PRINCETON RD
CRANFORD, N J 07016
RE: 25 PRINCETON RD

Block-Lot: 120-25

PARKE, DAVID & AMY
27 PRINCETON RD
CRANFORD, NJ 07016
RE: 27 PRINCETON RD

Block-Lot: 120-24

SYKES: HOLLISTER & ADELE
29 PRINCETON RD
CRANFORD, N J 07016
RE: 29 PRINCETON RD

Block-Lot: 120-23

SCHIMKOWITZ: ALAN & LEE ANN
31 PRINCETON RD
CRANFORD, N J 07016
RE: 31 PRINCETON RD

Block-Lot: 120-22

FELDMAN: ANDREW & LAUREN
33 PRINCETON RD
CRANFORD, N J 07016
RE: 33 PRINCETON RD

Block-Lot: 120-21

PARKER, DANN LEROY JR
35 PRINCETON RD
CRANFORD, NJ 07016
RE: 35 PRINCETON RD

Block-Lot: 120-20

FARLEY: GRACE
37 PRINCETON RD
CRANFORD, N J 07016
RE: 37 PRINCETON RD

Block-Lot: 120-19

SORIENTE: RAYMOND G & OLGA M
39 PRINCETON RD
CRANFORD, N J 07016
RE: 39 PRINCETON RD

Block-Lot: 120-18

DE VELDE REVOCABLE LIVING TRUST
41 PRINCETON RD
CRANFORD, NJ 07016
RE: 41 PRINCETON RD

Block-Lot: 120-17

CARAMANICA: THOMAS & EILEEN
44 PRINCETON RD
CRANFORD, N J 07016
RE: 44 PRINCETON RD

Block-Lot: 120-16

HORNE: WILLIAM O & MARIETTA
42 PRINCETON RD
CRANFORD, N J 07016
RE: 42 PRINCETON RD

Block-Lot: 120-15

EXARHAKOS: THEODORE & JULIE A
40 PRINCETON RD
CRANFORD, N J 07016
RE: 40 PRINCETON RD

Block-Lot: 120-14

WALSH: RICHARD J & DEBORAH L
38 PRINCETON RD
CRANFORD, N J 07016
RE: 38 PRINCETON RD

Block-Lot: 120-13

STOCHLINSKI: JOSEPH & DIANE
36 PRINCETON RD
CRANFORD, N J 07016
RE: 36 PRINCETON RD

Block-Lot: 120-12

DONOHUE: DAVID A & INGER J

48 RUTGERS RD

CRANFORD, N J 07016

RE: 48 RUTGERS RD

Block-Lot: 120-11

DRAGONETTE: ROBERT & KATHERINE

46 RUTGERS RD

CRANFORD, N J 07016

RE: 46 RUTGERS RD

Block-Lot: 121-1

UNION COLLEGE

1033 SPRINGFIELD AVE

CRANFORD, N J 07016

RE: SPRINGFIELD AVE

Block-Lot: 120-10

MC DERMOTT: JOHN & MILA

44 RUTGERS RD

CRANFORD, N J 07016

RE: 44 RUTGERS RD



Cranford Township

Parcel Offset List

Target Parcel(s): Block-Lot: 121-2.02
UNION COUNTY COLLEGE
1033 SPRINGFIELD AVE

64 parcels fall within 200 feet of this parcel(s).

Block-Lot: 122-21

RIVERA, LUIS & ARACELI REVOC TRUST
10 YALE TERR
CRANFORD, NJ 07016
RE: 10 YALE TERR

Block-Lot: 122-12

WETHERELL: KEVIN & KAREN
33 HARVARD RD
CRANFORD, N J 07016
RE: 33 HARVARD RD

Block-Lot: 122-11

DEL RUSSO: PHYLLIS / WEISS: DEBRA
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CRANFORD, N J 07016
RE: 31 HARVARD RD

Block-Lot: 122-10

JULIAN, ROBERT J & KIMBERLY C
29 HARVARD RD
CRANFORD, NJ 07016
RE: 29 HARVARD RD

Block-Lot: 122-9

SWANSON: SCOTT & KRISTA
27 HARVARD RD
CRANFORD, N J 07016
RE: 27 HARVARD RD

Block-Lot: 118-5

REYNOLDS, BRIAN & KWIATKOWSKI, G
9 RUTGERS RD
CRANFORD, NJ 07016
RE: 9 RUTGERS RD

Block-Lot: 118-15

BODDIE, BROCKINTON T & FEENEY MARIE
10 PRINCETON RD
CRANFORD, NJ 07016
RE: 10 PRINCETON RD

Block-Lot: 118-14

CAROLLO: ANDREW & SUSAN
8 PRINCETON RD
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RE: 8 PRINCETON RD

Block-Lot: 118-13

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RE: 6 PRINCETON RD

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RE: 34 PRINCETON RD

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CRANFORD, N J 07016
RE: 32 PRINCETON RD

Block-Lot: 119-16

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30 PRINCETON RD
CRANFORD, N J 07016
RE: 30 PRINCETON RD

Block-Lot: 119-15

KLEIMAN: DAVID & CHRIS
28 PRINCETON RD
CRANFORD, N J 07016
RE: 28 PRINCETON RD

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GRAZIANO: GUY J JR & DONNA ANN
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CRANFORD, N J 07016
RE: 26 PRINCETON RD

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EGAN, JOHN & SUZANNE
24 PRINCETON RD
CRANFORD, NJ 07016
RE: 24 PRINCETON RD

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CRANFORD, N J 07016
RE: 22 PRINCETON RD

Block-Lot: 119-11

SALERNO: JOHN & DOREEN
20 PRINCETON RD
CRANFORD, N J 07016
RE: 20 PRINCETON RD

Block-Lot: 118-7

MATTHEWS: DAVID K & MARIA E
5 RUTGERS RD
CRANFORD, N J 07016
RE: 5 RUTGERS RD

Block-Lot: 118-6

MUNOZ, JOANNA & WOODS, MICHAEL
7 RUTGERS RD
CRANFORD, NJ 07016
RE: 7 RUTGERS RD

Block-Lot: 118-4

HUBBUCH: ROBERT C & KATHERINE E
11 RUTGERS RD
CRANFORD, N J 07016
RE: 11 RUTGERS RD

Block-Lot: 118-3

TYRRELL, STEPHEN & ANDREA
15 RUTGERS RD
CRANFORD, NJ 07016
RE: 15 RUTGERS RD

Block-Lot: 118-2

MORRIS: BRYAN S & CARLEEN
17 RUTGERS RD
CRANFORD, N J 07016
RE: 17 RUTGERS RD

Block-Lot: 122-20

SHANAHAN: JAMES P/WEILER: ELIZABETH
12 YALE TERR
CRANFORD, N J 07016
RE: 12 YALE TERR

Block-Lot: 132-6

POLITO: EDWARD & PATRICIA
1056 COOLIDGE ST
CRANFORD, N J 07016
RE: 1056 COOLIDGE ST

Block-Lot: 131-1

BANGE, MICHAEL & LAROSA, KELLY ANN
1059 COOLIDGE ST
CRANFORD, NJ 07016
RE: 1059 COOLIDGE ST

Block-Lot: 119-1

DASILVA, JOHN L & JULY A
39 RUTGERS RD
CRANFORD, NJ 07016
RE: 39 RUTGERS RD

Block-Lot: 118-19

NEWMARK: JEFFREY & JUDY
2 AMHERST RD
CRANFORD, N J 07016
RE: 2 AMHERST RD

Block-Lot: 118-18

CABRERA, JOHNNY E V & SANCHEZ, ELVIN
16 PRINCETON RD
CRANFORD, NJ 07016
RE: 16 PRINCETON RD

Block-Lot: 118-17

SWEIFACH: FLORENCE JEAN
14 PRINCETON RD
CRANFORD, N J 07016
RE: 14 PRINCETON RD

Block-Lot: 118-16

BRODERICK: CARMEL / MCAVEY: MARK
12 PRINCETON RD
CRANFORD, N J 07016
RE: 12 PRINCETON RD

Block-Lot: 126-1

PFAU, ANDREW & JENNIFER
32 COLBY LN
CRANFORD, NJ 07016
RE: 32 COLBY LN

Block-Lot: 121-4

UNION COUNTY COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: GALLOWS HILL RD

Block-Lot: 121-3

UNION COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: COLBY LN REAR

Block-Lot: 118-1

MONTZI: PHYLLIS JEAN
4 AMHERST RD
CRANFORD, N J 07016
RE: 4 AMHERST RD

Block-Lot: 121-5

UNION COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: COLBY LN REAR

No Data

Block-Lot: 122-8

MC HUGH: THOMAS K & JOANNE-TRUSTEES
25 HARVARD RD
CRANFORD, N J 07016
RE: 25 HARVARD RD

Block-Lot: 122-1

SUSZKO: PAUL M, ANN (LE)
34 BROWN TERR
CRANFORD, N J 07016
RE: 34 BROWN TERR

Block-Lot: 121-2.02

UNION COUNTY COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: 1033 SPRINGFIELD AVE

Block-Lot: 120-30

KASKIW, PATRICK M & DIANE E
17 PRINCETON RD
CRANFORD, NJ 07016
RE: 17 PRINCETON RD

Block-Lot: 120-29

OLESKY, DEIRDRE & PETER
19 PRINCETON RD
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RE: 19 PRINCETON RD

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RE: 21 PRINCETON RD

Block-Lot: 120-27

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RE: 23 PRINCETON RD

Block-Lot: 120-26

SZARK: JOSEPH III & KRISTA
25 PRINCETON RD
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RE: 25 PRINCETON RD

Block-Lot: 120-25

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RE: 36 PRINCETON RD

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48 RUTGERS RD

CRANFORD, N J 07016

RE: 48 RUTGERS RD

Block-Lot: 120-11

DRAGONETTE: ROBERT & KATHERINE

46 RUTGERS RD

CRANFORD, N J 07016

RE: 46 RUTGERS RD

Block-Lot: 121-1

UNION COLLEGE

1033 SPRINGFIELD AVE

CRANFORD, N J 07016

RE: SPRINGFIELD AVE

Block-Lot: 120-10

MC DERMOTT: JOHN & MILA

44 RUTGERS RD

CRANFORD, N J 07016

RE: 44 RUTGERS RD



Cranford Township

Parcel Offset List

Target Parcel(s): Block-Lot: 121-3
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64 parcels fall within 200 feet of this parcel(s).

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31 HARVARD RD
CRANFORD, N J 07016
RE: 31 HARVARD RD

Block-Lot: 122-10

JULIAN, ROBERT J & KIMBERLY C
29 HARVARD RD
CRANFORD, NJ 07016
RE: 29 HARVARD RD

Block-Lot: 122-9

SWANSON: SCOTT & KRISTA
27 HARVARD RD
CRANFORD, N J 07016
RE: 27 HARVARD RD

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Block-Lot: 118-6

MUNOZ, JOANNA & WOODS, MICHAEL
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RE: 7 RUTGERS RD

Block-Lot: 118-4

HUBBUCH: ROBERT C & KATHERINE E
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CRANFORD, N J 07016
RE: 11 RUTGERS RD

Block-Lot: 118-3

TYRRELL, STEPHEN & ANDREA
15 RUTGERS RD
CRANFORD, NJ 07016
RE: 15 RUTGERS RD

Block-Lot: 118-2

MORRIS: BRYAN S & CARLEEN
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RE: 17 RUTGERS RD

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RE: 12 YALE TERR

Block-Lot: 132-6

POLITO: EDWARD & PATRICIA
1056 COOLIDGE ST
CRANFORD, N J 07016
RE: 1056 COOLIDGE ST

Block-Lot: 131-1

BANGE, MICHAEL & LAROSA, KELLY ANN
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RE: 1059 COOLIDGE ST

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UNION COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
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MC DERMOTT: JOHN & MILA
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CRANFORD, N J 07016
RE: 44 RUTGERS RD



Cranford Township

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UNION COUNTY COLLEGE
GALLOWS HILL RD

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MC DERMOTT: JOHN & MILA
44 RUTGERS RD
CRANFORD, N J 07016
RE: 44 RUTGERS RD



Cranford Township

Parcel Offset List

Target Parcel(s): Block-Lot: 122-5
LIMON: SYLVIA
26 BROWN TERR

64 parcels fall within 200 feet of this parcel(s).

Block-Lot: 122-21

RIVERA, LUIS & ARACELI REVOC TRUST
10 YALE TERR
CRANFORD, NJ 07016
RE: 10 YALE TERR

Block-Lot: 122-12

WETHERELL: KEVIN & KAREN
33 HARVARD RD
CRANFORD, N J 07016
RE: 33 HARVARD RD

Block-Lot: 122-11

DEL RUSSO: PHYLLIS / WEISS: DEBRA
31 HARVARD RD
CRANFORD, N J 07016
RE: 31 HARVARD RD

Block-Lot: 122-10

JULIAN, ROBERT J & KIMBERLY C
29 HARVARD RD
CRANFORD, NJ 07016
RE: 29 HARVARD RD

Block-Lot: 122-9

SWANSON: SCOTT & KRISTA
27 HARVARD RD
CRANFORD, N J 07016
RE: 27 HARVARD RD

Block-Lot: 118-5

REYNOLDS, BRIAN & KWIATKOWSKI, G
9 RUTGERS RD
CRANFORD, NJ 07016
RE: 9 RUTGERS RD

Block-Lot: 118-15

BODDIE, BROCKINTON T & FEENEY MARIE
10 PRINCETON RD
CRANFORD, NJ 07016
RE: 10 PRINCETON RD

Block-Lot: 118-14

CAROLLO: ANDREW & SUSAN
8 PRINCETON RD
CRANFORD, N J 07016
RE: 8 PRINCETON RD

Block-Lot: 118-13

APICELLA: DENNIS F & NANCY C
6 PRINCETON RD
CRANFORD, N J 07016
RE: 6 PRINCETON RD

Block-Lot: 118-12

COOK: GLEN & MARYBETH
4 PRINCETON RD
CRANFORD, N J 07016
RE: 4 PRINCETON RD

Block-Lot: 119-19

GREGORY: RICHARD H & SARAH W
41 RUTGERS RD
CRANFORD, N J 07016
RE: 41 RUTGERS RD

Block-Lot: 119-18

SCALZADONNA: JOHN & SUELLEN
34 PRINCETON RD
CRANFORD, N J 07016
RE: 34 PRINCETON RD

Block-Lot: 119-17

WALDMAN: LEONARD & LOIS E
32 PRINCETON RD
CRANFORD, N J 07016
RE: 32 PRINCETON RD

Block-Lot: 119-16

CRANFORD HOUSE ASSOCIATES LLC
30 PRINCETON RD
CRANFORD, N J 07016
RE: 30 PRINCETON RD

Block-Lot: 119-15

KLEIMAN: DAVID & CHRIS
28 PRINCETON RD
CRANFORD, N J 07016
RE: 28 PRINCETON RD

Block-Lot: 119-14

GRAZIANO: GUY J JR & DONNA ANN
26 PRINCETON RD
CRANFORD, N J 07016
RE: 26 PRINCETON RD

Block-Lot: 119-13

EGAN, JOHN & SUZANNE
24 PRINCETON RD
CRANFORD, NJ 07016
RE: 24 PRINCETON RD

Block-Lot: 119-12

KIEBLER: HEINZ G & JUDITH K
22 PRINCETON RD
CRANFORD, N J 07016
RE: 22 PRINCETON RD

Block-Lot: 119-11

SALERNO: JOHN & DOREEN
20 PRINCETON RD
CRANFORD, N J 07016
RE: 20 PRINCETON RD

Block-Lot: 118-7

MATTHEWS: DAVID K & MARIA E
5 RUTGERS RD
CRANFORD, N J 07016
RE: 5 RUTGERS RD

Block-Lot: 118-6

MUNOZ, JOANNA & WOODS, MICHAEL
7 RUTGERS RD
CRANFORD, NJ 07016
RE: 7 RUTGERS RD

Block-Lot: 118-4

HUBBUCH: ROBERT C & KATHERINE E
11 RUTGERS RD
CRANFORD, N J 07016
RE: 11 RUTGERS RD

Block-Lot: 118-3

TYRRELL, STEPHEN & ANDREA
15 RUTGERS RD
CRANFORD, NJ 07016
RE: 15 RUTGERS RD

Block-Lot: 118-2

MORRIS: BRYAN S & CARLEEN
17 RUTGERS RD
CRANFORD, N J 07016
RE: 17 RUTGERS RD

Block-Lot: 122-20

SHANAHAN: JAMES P/WEILER: ELIZABETH
12 YALE TERR
CRANFORD, N J 07016
RE: 12 YALE TERR

Block-Lot: 132-6

POLITO: EDWARD & PATRICIA
1056 COOLIDGE ST
CRANFORD, N J 07016
RE: 1056 COOLIDGE ST

Block-Lot: 131-1

BANGE, MICHAEL & LAROSA, KELLY ANN
1059 COOLIDGE ST
CRANFORD, NJ 07016
RE: 1059 COOLIDGE ST

Block-Lot: 119-1

DASILVA, JOHN L & JULY A
39 RUTGERS RD
CRANFORD, NJ 07016
RE: 39 RUTGERS RD

Block-Lot: 118-19

NEWMARK: JEFFREY & JUDY
2 AMHERST RD
CRANFORD, N J 07016
RE: 2 AMHERST RD

Block-Lot: 118-18

CABRERA, JOHNNY E V & SANCHEZ, ELVIN
16 PRINCETON RD
CRANFORD, NJ 07016
RE: 16 PRINCETON RD

Block-Lot: 118-17

SWEIFACH: FLORENCE JEAN
14 PRINCETON RD
CRANFORD, N J 07016
RE: 14 PRINCETON RD

Block-Lot: 118-16

BRODERICK: CARMEL / MCAVEY: MARK
12 PRINCETON RD
CRANFORD, N J 07016
RE: 12 PRINCETON RD

Block-Lot: 126-1

PFAU, ANDREW & JENNIFER
32 COLBY LN
CRANFORD, NJ 07016
RE: 32 COLBY LN

Block-Lot: 121-4

UNION COUNTY COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: GALLOWS HILL RD

Block-Lot: 121-3

UNION COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: COLBY LN REAR

Block-Lot: 118-1

MONTZI: PHYLLIS JEAN
4 AMHERST RD
CRANFORD, N J 07016
RE: 4 AMHERST RD

Block-Lot: 121-5

UNION COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: COLBY LN REAR

No Data

Block-Lot: 122-8

MC HUGH: THOMAS K & JOANNE-TRUSTEES
25 HARVARD RD
CRANFORD, N J 07016
RE: 25 HARVARD RD

Block-Lot: 122-1

SUSZKO: PAUL M, ANN (LE)
34 BROWN TERR
CRANFORD, N J 07016
RE: 34 BROWN TERR

Block-Lot: 121-2.02

UNION COUNTY COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: 1033 SPRINGFIELD AVE

Block-Lot: 120-30

KASKIW, PATRICK M & DIANE E
17 PRINCETON RD
CRANFORD, NJ 07016
RE: 17 PRINCETON RD

Block-Lot: 120-29

OLESKY, DEIRDRE & PETER
19 PRINCETON RD
CRANFORD, NJ 07016
RE: 19 PRINCETON RD

Block-Lot: 105-1

UNION COUNTY DIV PARKS & RECREATION
ADMIN BLDG/E'TOWN PLAZA
ELIZABETH, N J 07207
RE: 1030 SPRINGFIELD AVE

Block-Lot: 120-28

SCHULTZ, LEON H & LINDA F
21 PRINCETON RD
CRANFORD, NJ 07016
RE: 21 PRINCETON RD

Block-Lot: 120-27

LYNSKEY: SEAN & CICHLAR: CARI-ANNE
23 PRINCETON RD
CRANFORD, N J 07016
RE: 23 PRINCETON RD

Block-Lot: 120-26

SZARK: JOSEPH III & KRISTA
25 PRINCETON RD
CRANFORD, N J 07016
RE: 25 PRINCETON RD

Block-Lot: 120-25

PARKE, DAVID & AMY
27 PRINCETON RD
CRANFORD, NJ 07016
RE: 27 PRINCETON RD

Block-Lot: 120-24

SYKES: HOLLISTER & ADELE
29 PRINCETON RD
CRANFORD, N J 07016
RE: 29 PRINCETON RD

Block-Lot: 120-23

SCHIMKOWITZ: ALAN & LEE ANN
31 PRINCETON RD
CRANFORD, N J 07016
RE: 31 PRINCETON RD

Block-Lot: 120-22

FELDMAN: ANDREW & LAUREN
33 PRINCETON RD
CRANFORD, N J 07016
RE: 33 PRINCETON RD

Block-Lot: 120-21

PARKER, DANN LEROY JR
35 PRINCETON RD
CRANFORD, NJ 07016
RE: 35 PRINCETON RD

Block-Lot: 120-20

FARLEY: GRACE
37 PRINCETON RD
CRANFORD, N J 07016
RE: 37 PRINCETON RD

Block-Lot: 120-19

SORIENTE: RAYMOND G & OLGA M
39 PRINCETON RD
CRANFORD, N J 07016
RE: 39 PRINCETON RD

Block-Lot: 120-18

DE VELDE REVOCABLE LIVING TRUST
41 PRINCETON RD
CRANFORD, NJ 07016
RE: 41 PRINCETON RD

Block-Lot: 120-17

CARAMANICA: THOMAS & EILEEN
44 PRINCETON RD
CRANFORD, N J 07016
RE: 44 PRINCETON RD

Block-Lot: 120-16

HORNE: WILLIAM O & MARIETTA
42 PRINCETON RD
CRANFORD, N J 07016
RE: 42 PRINCETON RD

Block-Lot: 120-15

EXARHAKOS: THEODORE & JULIE A
40 PRINCETON RD
CRANFORD, N J 07016
RE: 40 PRINCETON RD

Block-Lot: 120-14

WALSH: RICHARD J & DEBORAH L
38 PRINCETON RD
CRANFORD, N J 07016
RE: 38 PRINCETON RD

Block-Lot: 120-13

STOCHLINSKI: JOSEPH & DIANE
36 PRINCETON RD
CRANFORD, N J 07016
RE: 36 PRINCETON RD

Block-Lot: 120-12

DONOHUE: DAVID A & INGER J
48 RUTGERS RD
CRANFORD, N J 07016
RE: 48 RUTGERS RD

Block-Lot: 120-11

DRAGONETTE: ROBERT & KATHERINE
46 RUTGERS RD
CRANFORD, N J 07016
RE: 46 RUTGERS RD

Block-Lot: 121-1

UNION COLLEGE
1033 SPRINGFIELD AVE
CRANFORD, N J 07016
RE: SPRINGFIELD AVE

Block-Lot: 120-10

MC DERMOTT: JOHN & MILA
44 RUTGERS RD
CRANFORD, N J 07016
RE: 44 RUTGERS RD



Radio Frequency Analysis for a Proposed Wireless Communications Tower

Applicants

NY SMSA Limited Partnership
D/B/A Verizon Wireless
Site ID: Westfield 4

T-Mobile Northeast LLC
Site ID: NJ09961A

New Cingular Wireless PCS, LLC by AT&T
Mobility Corp.
Site ID: W-1128

Union County College
1033 Springfield Avenue
Cranford, NJ 07016

Prepared By: G. Pierson

Date: May 16, 2019

Introduction

The following Radio Frequency analysis was prepared for Verizon Wireless, T-Mobile and AT&T Mobility. It has been prepared by Pier Four Enterprises LLC, an independent consulting company with over 30 years of experience with wireless systems. The purpose of the analysis is to address the application requirements in the Township of Cranford for a proposed wireless communications tower. The location of the proposed tower is on the campus of the Union County College at 1033 Springfield Avenue, Cranford, New Jersey, 07016.

Background

Verizon Wireless, T-Mobile and AT&T Mobility are licensed by the Federal Communications Commission (FCC) and each maintains wireless communications networks throughout the country. A part of maintaining wireless communications networks is to address any deficiencies and to strive to provide consumers with ubiquitous wireless service. Verizon Wireless, T-Mobile and AT&T Mobility are attempting to address deficiencies in their respective networks in the State of New Jersey, specifically in Union County, where there is a lack of reliable communications also referred to as a gap in coverage. After an analysis of the gap in coverage, it has been determined that the gap in coverage is significant and a new wireless communications tower is required to alleviate or reduce the gap in coverage. In accordance with the wireless communications ordinance of the Township of Cranford (§ 255-37 I Telecommunications antennas and towers) where a new tower is proposed, specific information is required to be supplied in connection with the land use application for a proposed tower. This analysis reviews the networks of the three (3) applicants, the need for the proposed tower and addresses the Township's ordinance requirements as it pertains to the radio frequency related information regarding the proposal.

Township of Cranford Application Requirements

Below is a point by point analysis and response to the line items in the Township of Cranford wireless ordinance that pertains to radio frequency engineering and design.

Application requirements (§ 255-37 (I)).

4(c)

Inventory of existing sites. Each applicant for an antenna and/or tower shall provide an inventory of its existing towers that are either within the jurisdiction of the Township or within 1/4 mile of the border thereof, including specific information about the location, height, and design of each tower. The Township departments may share such information with other applicants or organizations seeking to locate antennas within the jurisdiction of the Township; provided, however, that the Township departments are not, by sharing such information, in any way representing or warranting that such sites are available or suitable or that the information is complete and accurate.

Response: The inventories of each applicant are provided in the Appendix as Exhibit A: Verizon Wireless, Inventory of Existing Sites, Exhibit B: T-Mobile Inventory of Existing Sites and Exhibit C: AT&T Mobility Inventory of Existing Sites.

9(b)[4]

The separation distance from other towers described in the inventory of existing sites submitted pursuant to this subsection shall be shown on an updated site plan or map certified by a licensed engineer or licensed land surveyor. The applicant shall also identify the type of construction of the existing tower(s) and the owner/operator of the existing tower(s).

Response: The requested distances are provided in the site maps of each applicant attached in the Appendix as Exhibit D: Verizon Wireless Inventory of Existing Sites Map, Exhibit E: T-Mobile Inventory of Existing Sites Map and Exhibit F: AT&T Mobility Inventory of Existing Sites Map.

9(b)[8]

Identification of the entities providing the backhaul network for the tower(s) described in the application and other cellular sites owned or operated by the applicant in the municipality.

Response: The backhaul network providers for the proposed facility have not been selected at this time. Once approvals are obtained for the construction of the facility, quotes from the several fiber optic cable providers in the Cranford area will be obtained and a supplier selected. This information will be provided at that time.

9(b)[9]

A description of the suitability of the use of existing towers, other structures or alternative technology not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower.

Response: Each of the applicants have already utilized all existing towers which surround the northern section of Cranford. Any other existing structures are not tall enough to clear the tree line and are therefore limited in regards to the area that can be served from those structures. Despite the coverage area limitations of structures below the tree line, the applicants have attempted to provide service from several wood poles in the municipality's right-of-way. These efforts have resulted in spot coverage along several streets in Cranford. However, the use of these wood poles has limitations and drawbacks which are discussed later in this report. The only remaining non-residential structures within ½ miles of the proposed tower are:

- 1) Buildings at Dreyer Farms
- 2) The Holy Trinity Greek Orthodox Church
- 3) Buildings at Union County College

The property owners of Dreyer Farms and the Holy Trinity Greek Orthodox Church have stated they are not interested in leasing space for a wireless facility on their property. The Union County College was also not interested until recently when a request for proposals was issued by the college in October of 2017. The college includes several buildings which may be capable of supporting telecommunications antennas. However, the tallest building at the college (the library at 3 stories) does not clear the tree line.



A wireless facility on the roof of the Union County College library would only provide approximately one third (1/3) of the coverage to be provided by the proposed new tower (which is analyzed later in this report). Any other building on the campus would provide even less coverage. Given the fact that there are no existing suitable structures to supplement coverage which would be afforded by

wireless facility atop the existing Library building at Union County College, it is not considered a suitable option.

With respect to alternative technologies not requiring the use of towers or structures to provide the services, wireless telecommunication services require near line of sight paths for radio signals in order for the wireless technology to communicate. To obtain a near line of sight path for communication, a structure is required to mount and elevate antennas allowing such a path to exist. Therefore, no suitable alternative technologies not requiring towers or structures to provide the services exist which would alleviate the coverage gaps.

9(b)[10]

A description of the feasible location(s) of future towers or antennas, which may be erected by the applicant, within the Township based upon existing physical, engineering, technological or geographical limitations in the event the proposed tower is erected.

Response: Currently there are no planned or anticipated future wireless communications towers or antennas for the applicants in the Township of Cranford.

9(b)[12]

Applicants proposing to erect a new wireless telecommunications tower shall provide documentary evidence that a legitimate attempt has been made to locate the antennas on existing buildings or structures. Such evidence shall include a radio frequency engineering analysis of the potential suitability of existing buildings or structures in the search for such antennas. Efforts to secure such locations shall be documented through correspondence between wireless telecom providers and the property owners of any suitable existing buildings or structures. The Township reserves the right to engage such professionals as it may be required at the applicant's expense.

Response: The effort to locate antennas on existing buildings and structures has been discussed in the response to section 9(b)[9] above. Documentation regarding the efforts will be provided during testimony.

10(d)

Availability of suitable existing towers or other structures or alternative technology. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the appropriate Township board, and said board makes specific and separate written findings

thereon, that no existing tower, structure or alternative technology can accommodate the applicant's proposed antenna. An applicant shall submit information requested by the appropriate Township board related to the availability of suitable existing towers, other structures or alternative technology. Evidence submitted to demonstrate that no existing tower, structure or alternative technology can accommodate the applicant's proposed antenna may consist of any of the following:

[1]

No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements.

[2]

Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements.

[3]

Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment.

[4]

The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.

[5]

The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

[6]

The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

[7]

The applicant demonstrates that an alternative technology that does not require the use of towers or structures, such as a cable microcell network using multiple low-powered transmitters/receivers attached to a wireline system, is unsuitable. Costs of alternative technology that exceed new tower or antenna development shall not be presumed to render the technology unsuitable.

Response: The effort to locate antennas on existing buildings and structures has been discussed in the response to section 9(b)[9] above. A detailed analysis of alternative technologies and structures located in the municipality's right of way is discussed later in this report.

The Existing Telecommunication Networks and Gaps in Coverage

The three (3) applicants, AT&T Mobility, T-Mobile and Verizon Wireless each hold several Federal Communications Commission (FCC) licenses to provide wireless telecommunications services (Service Providers). These Service Providers maintain existing networks in and around Cranford and are proposing the construction of a new telecommunications facility at Union County College. The technology utilized in the existing networks is mainly 4G Long Term Evolution (LTE) service which accommodates both voice and data communications. Most of the existing cell sites also provide 2G and 3G services as well. This report will focus on 4G LTE service as over 90% of the wireless telecommunications on the Service Providers networks utilize 4G LTE technology.

A component of each Service Provider's existing network includes the local network elements which are commonly known as cell sites. The cell sites provide 4G LTE voice and data service to customers today and are comprised of a mix of macrocells, small cells and Distributed Antenna Systems (DAS).

A macrocell is a traditional cell site where base station equipment is located at a property and a structure is used to elevate antennas to a given height. The base station equipment is connected to the Service Provider's switching center where calls and data are routed, and a network monitoring center where alarms are monitored 24 hours a day, seven days a week, 365 days a year. This connection is usually redundant for increased reliability. The macrocell base station is capable of providing wireless service on all of the Service Provider's FCC licensed frequencies. The base station equipment includes back-up power in the form of batteries, or both batteries and a standby power generator. The back-up power will keep the facility operating in case of a commercial power outage. The structure used to elevate the antennas is often a building or some sort of communications tower (lattice tower, monopole, stealth structure). Antennas are mounted on the structure at a height sufficient to provide service to a defined geographic area. The antennas are normally configured to provide service in three (3) or four (4) directions in order to increase capacity of the network and to manage self-interference on the network.

A small cell is also a cell site where base station equipment is located at a property and a structure is used to elevate antennas to a given height. The base station equipment is also connected to a Service Providers switching center and network monitoring center.

A small cell has less base station equipment and is often only capable of providing service on some of the Service Providers FCC licenses. The base station equipment includes battery back-up power and usually has a generator plug to allow for the connection of a portable generator if required. The structure used to elevate antennas for a small cell is usually less than 50' tall and is intended to provide service to a smaller geographic area. The antennas utilized on small cells vary based on the coverage, capacity needs and interference management required for each installation. Typically, small cell antennas range in size from a two (2) foot tall cylindrical antenna to standard five (5) foot tall panel antennas used on macrocells.

A Distributed Antenna System, or DAS, is used to provide wireless telecommunications service to a defined geographic area and consists of several components. The first component is a base station similar to the one used for a macrocell. This base station is often co-located with a nearby existing macrocell, or in an existing facility operated by the Service Provider. The base station is used to feed wireless signals into the DAS and has all the redundancy and back-up power of a normal macrocell. The base station will only be equipped with the Service Provider's FCC Licensed frequencies which the DAS is capable of transmitting, which is usually only one (1), two (2) or Three (3) of a Service Provider's frequencies. The second component of a DAS network is the distribution of the radio signals to a designated location in the intended coverage area. A device is used to convert the radio frequency signals, to and from the base station, into light which can be transmitted over fiber optic cables. For outdoor applications, the fiber optic cables leave the base station and are routed along utility poles within rights of ways to a DAS Node. The wireless telecommunications network is now a wired network subject to the same failures as other telephone, commercial power and cable TV providers installed on the same rights of ways. The fiber optic path from the base station to the DAS node is neither redundant or fault tolerant. The third component of the DAS is the DAS Node. The DAS node consists of another radio frequency to light converter, radio amplifiers and an antenna. It is most often mounted to a pole in the public right of way along public streets. Similar to macrocells and small cells, a DAS Node requires a structure to elevate the antenna to provide service to the intended area. The structure is usually the same utility pole upon which the DAS node is mounted. The DAS Node is connected to commercial power available along the right of way and does not have any back-up power. The reason back-up power is not provided is a complicated issue involving batteries, owner of the pole, the power company, the telephone company and the National Electrical Safety Code® (NESC®). The NESC is

the Code that sets the ground rules and guidelines for practical safeguarding of utility workers and the public during the installation, operation, and maintenance of electric supply, communication lines and associated equipment. In short, there are restrictions on what and where certain items can be placed on a pole, and the DAS Node must have a power disconnect switch to unequivocally turn off the DAS Node for utility workers (or even tree trimmers) to safely work near the DAS Node antenna. If a DAS Node included battery back-up, the utility worker could not be sure the DAS Node is powered off and radio signals have stopped transmitting once the disconnect switch is turned to the off position or if it was still transmitting using back-up power. With a DAS network, anytime there is a commercial power failure, a cut or failure of the fiber optic cable from the base station to the DAS Node, or if a worker needs to work near the DAS Node antenna, telecommunication service from the DAS Node will cease.

The Service Providers use these network elements to transmit and receive signals to customers over a geographic area which is also referred to as coverage. Geographic areas that do not receive sufficient signal to make, and maintain a reasonably uninterrupted voice call or data session are considered gaps in coverage. The threshold that defines a sufficient signal for 4G LTE communications in a suburban area is a signal strength of -95 dBm Reference Signal Received Power (RSRP) as measured on the street at head level. This signal level as measured on the street is sufficient for a customer to experience reasonably uninterrupted wireless service when in a vehicle or in a wood frame structure.

Given the fact that the Service Providers have several FCC Licenses in several frequency bands ranging from 600 MHz to 2300 MHz, a specific frequency band has been selected for comparison in this report. Pursuant to the licenses granted by the FCC, along with the Wireless Communications and Public Safety Act of 1999, the Service Providers have the obligation and the right to build out a seamless ubiquitous network on each and every FCC license. In addition, there is more than twice the frequency bandwidth at the 1900 MHz through 2100 MHz frequency bands as compared to the 600 MHz, 700 MHz and 850 MHz frequency bands. If the lower frequency bands were chosen, the coverage afforded from each site would be somewhat greater, but given the reduced amount of frequency bandwidth at the lower frequencies, the Service Providers would not be able to meet the capacity demands of their customers if the network was engineered and built around these lower frequencies in densely populated areas such as Cranford. Therefore, the 1900 MHz/2100 MHz frequency band is the focus of this report and is the frequency band depicted in the maps that have been prepared. Maps of the

Cranford area have been prepared for each Service Provider to demonstrate the areas where the coverage provided by existing wireless facilities meet the signal strength requirement of -95 dBm RSRP for the 1900 MHz/2100 MHz frequency bands. The maps are provided in the Appendix and are entitled as follows:

Exhibit G – AT&T Mobility Existing 1900 MHz LTE Coverage

Exhibit H – T-Mobile Existing 2100 MHz LTE Coverage

Exhibit I – Verizon Wireless Existing 2100 MHz LTE Coverage

The maps prepared depict two grades of existing coverage. Reliable Suburban Coverage and DAS Suburban Coverage. Reliable Suburban Coverage is coverage provided by macrocells and small cells as they have a degree of redundancy and back-up power. This coverage is displayed with a green tint. DAS Suburban Coverage is coverage provided by DAS which is less reliable when compared to coverage provided by macrocells and small cells. DAS Suburban Coverage has more points of failure and is subject to commercial power outages as it does not have back-up power for the DAS Nodes. This coverage is displayed with an orange tint.

Referencing Exhibits G, H and I, the coverage maps provided show that each Service Provider has utilized different types of cell sites to provide the existing coverage shown. Each Service Provider has evolved differently since the previous attempt was made to resolve gaps in coverage in the northern portion of Cranford and Westfield approximately 12 years ago with an application at the Cranford Swim and Tennis Club. As discussed below and clearly shown on the exhibits, each of the Service Providers have significant gaps in coverage.

AT&T Mobility Existing Coverage

AT&T Mobility has focused on macrocell solutions for the Cranford area. All of the existing coverage is provided by macrocells and their efforts over the past years have been to locate additional macrocells to resolve their gaps in coverage. Unfortunately, AT&T Mobility has not be able to add any cell sites to their network since the Cranford Swim and Tennis Club application. The gaps in coverage for AT&T Mobility have remained very similar over the years except for variation due to changes in technology and optimization of the existing cell sites. The current gaps in reliable existing coverage

near the proposed wireless facility at Union County College (as shown in Exhibit G) are considered significant and are as follows:

Gaps in Reliable Suburban Coverage

- Springfield Avenue from Michael Drive to Balmiere Parkway (1 mi)
- Kenilworth Boulevard from Springfield Avenue to North 11th Street (1 mi)
- Riverside Drive
- Beech Street
- Gallows Hill Road from Middlebury Lane to East Broad Street (0.6 mi)
- East Broad Street from Chestnut Street to Hampton Court (0.6 mi)
- Washington Elementary School
- Brookside Place Elementary School
- Cranford High School
- Union County College
- Nomahegan Park

What has changed for AT&T Mobility is an addition to the types of customers that use its network. AT&T Mobility was awarded a contract from the federal government to build out FirstNet which was launched in 2018. FirstNet is a broadband (4G LTE) network dedicated to public safety. A recent press release has stated that AT&T Mobility has more than 600,000 devices being used by more than 7,250 public safety agencies in over 600 markets across the United States. Some of the public safety agencies on the FirstNet network include The State of New Jersey, the Federal Emergency Management Agency (FEMA) and the U.S. Coast Guard. What this means to the AT&T Mobility network is that the network must have a high level of reliability. It must work when public safety agencies need it the most. This includes times when commercial power is unavailable, when storms take down trees which bring down power and communication lines on utility poles and during times of high network usage. Therefore, DAS networks, without an umbrella of reliable macrocell coverage, will not meet the needs of the public safety users and are not a viable option for AT&T Mobility in Cranford.

T-Mobile Existing Coverage

T-Mobile has existing macrocells and several DAS Nodes deployed in the Cranford area. In the recent years, T-Mobile has attempted, but has not been successful, in deploying additional macrocells solutions for the Cranford area. They have acquired several DAS Nodes as part of its acquisition of Metro PCS. These DAS Nodes are part of a DAS network owned by a third party and not by any of the three (3) applicants. It is however available to multiple wireless telecommunications providers. The DAS Nodes on the third party DAS network are located on wooden utility poles both north and south of Route 28. For this report, only the DAS Nodes north of Route 28 are relevant to the analysis. Referencing Exhibit H in the Appendix, there are two grades of existing coverage depicted on the map for T-Mobile. As described previously, the green tint is for reliable suburban coverage provided by macrocells and the orange tint is suburban coverage provided by DAS Nodes. As is readily apparent, the radius of coverage provided by a DAS Node is significantly less (radius of approximately 700 feet) than that of a macrocell (radius of approximately 2000-4000 feet). When coverage from both macrocells and DAS Nodes are considered, many areas in the northern portion of Cranford still remain without suburban coverage. Based on the existing coverage map provided as Exhibit H, the gaps in coverage for T-Mobile are considered significant and are as follows:

Gaps in Reliable Suburban Coverage (not including DAS Nodes)

- Springfield Avenue from East Broad Street to Holly Street (1.5 mi)
- Kenilworth Boulevard from Springfield Avenue to North 21st Street (1.4 mi)
- Riverside Drive
- Spruce Street
- Gallows Hill Road from Brookside Place to East Broad Street (0.7 mi)
- East Broad Street from Stanley Street to Springfield Avenue (1.2 mi)
- Washington Elementary School
- Brookside Place Elementary School
- Cranford High School
- Union County College
- Nomahegan Park

Gaps in Suburban Coverage (including DAS Nodes)

- Springfield Avenue from East Broad Street to Kenilworth Boulevard, near Union County College, and from Balmiere Parkway to Holly Street (1.1 mi)
- Kenilworth Boulevard from Springfield Avenue to North 21st Street (1.4 mi)
- Portions of Riverside Drive (0.6 mi)
- Small portion of Spruce Street (500')
- Gallows Hill Road from Brookside Place to East Broad Street (0.7 mi)
- East Broad Street from Stanley Street to Springfield Avenue (1.2 mi)
- Washington Elementary School
- Most of Union County College
- Most of Nomahegan Park

There are nine (9) DAS Nodes located in Cranford near the proposed wireless facility at Union County College that are utilized by T-Mobile. These DAS Nodes are equipped with omnidirectional multiband antennas located on top of the utility poles. An equipment cabinet is located on the pole at approximately 8 to 10 feet above grade. The base station equipment dedicated to the DAS Nodes provides signal for up to four (4) DAS Nodes from one (1) transceiver. This practice is common given the spotty nature of DAS coverage, as simulcasting multiple DAS Nodes from one (1) transceiver allows for more seamless coverage between nodes. This is especially important in areas of faster vehicular traffic to avoid a multitude of handoff attempts along a short section of roadway. Even though the dedicated base station equipment includes standard alarms, the base station usually does not know if one (1) or more of the DAS nodes connected to a transceiver are offline as it appears to the base station as one (1) antenna connection.

The DAS Nodes in Cranford, although connected to T-Mobile base stations, are installed, operated and maintained by a third-party provider. This creates additional issues for T-Mobile with maintenance, adjustments, expansion and notification of outages in the DAS coverage area. In addition, with the use of multiband omnidirectional antennas, T-Mobile is not able to optimize the network to control the coverage of each node and to eliminate call/data failures. For instance, since the frequencies used by the Service Providers are near line of sight, when a DAS Node is located beside a straight roadway, the signal not only has near line of sight but also has an unobstructed line of sight view linearly along the roadway. This unobstructed view often allows the node to transmit too far causing interference to other parts of the network. With a macrocell, each antenna is directional and can be turned or tilted to

manage the radio signal propagation to resolve performance issues and call/data failures. The DAS Nodes, being run by a third party and available to multiple wireless telecommunication providers, can not have the antennas adjusted to accommodate a particular Service Provider because doing so could create performance issues for another wireless telecommunications provider utilizing the same DAS Node and antenna.

The use of DAS Nodes also poses issues in connection with E911 location in emergency situations. The first concern with E911 is in the event of an emergency in which commercial power is unavailable. In such a situation, there isn't any service from the DAS Node and therefore no E911 call can be initiated. Second, when omnidirectional antennas are used, and the Service Providers network is attempting to provide routing to the correct location information via a network solution to the public safety personnel at a Public Safety Answering Point (PSAP) for the E911 call, the network only knows how far a user is from the DAS Node antenna. This is determined by how long it takes for radio waves to travel from the user, to the DAS Node antenna, through the fiber optic cable and back to the base station. The Service Providers network would try to determine in what direction the user is from the DAS Node (North, South, East or West) but since the DAS Node antenna is omni directional, the network has no idea which direction the user is from the DAS Node. Therefore, the network can not indicate to the PSAP in which direction the EMS personnel should begin to search for the person in need of assistance. The network only knows that the person in need is approximately 600' away. This problem is compounded when multiple DAS Nodes operate off of one base station transceiver. In this case, the E911 data sheets for each transceiver are only allowed one location to be provided. Where multiple DAS Nodes are fed by one (1) transceiver (there are as many as 4 nodes simulcasting radio signals from one (1) transceiver in Cranford) the area covered by 1 transceiver can be over 3000' from end to end. In this situation, the Service provider is forced to pick a location midpoint for all the DAS Nodes fed by the particular transceiver and provide location on the E911 data sheet. But the distance to the user provided by the network is from the DAS Node, not from the center point. For example, if the network reports the user is 700' away, this distance is from an actual DAS Node. However, the information to the PSAP is conveyed as 700' from a center point of 4 DAS Nodes. This could make locating a person in need extremely difficult. These concerns do not exist with macrocells, such as the one proposed, because the E911 network solution for location uses the macrocell's panel antennas pointing in specific directions and the network takes readings from multiple transceivers pointing in multiple directions and over multiple macrocells in order to triangulate a E911 caller's location.

Verizon Wireless Existing Coverage

Verizon Wireless has existing macrocells, small cells and several DAS Nodes deployed in the Cranford area. In recent years, Verizon Wireless has also attempted, but has not been successful, in deploying additional macrocells solutions for the Cranford area. They have however built a few small cells and connected to five (5) of the nine (9) DAS Nodes existing in the area. The five (5) DAS Nodes are the same as DAS Nodes 1 through 5 utilized by T-Mobile. They have similar coverage and the exact same reliability and E911 concerns discussed above in the "T-Mobile Existing Coverage" section. The small cells are designated with an "SC" at the end of the cell site label on Exhibit I. Referencing Exhibit I in the Appendix, there are two grades of existing coverage depicted on the map for Verizon Wireless. As described previously, the green tint is for reliable suburban coverage provided by macrocells and the orange tint is suburban coverage provided by DAS Nodes. As one can see, the radius of coverage provided by a DAS Node is significantly less (radius of approximately 700') than that of a macrocell (radius of approximately 2000-4000'). When coverage from the combination of macrocells, small cells and DAS Nodes are considered, many areas in the northern portion of Cranford still remain without suburban coverage. Based on the existing coverage map provided as Exhibit I, the gaps in coverage for Verizon Wireless are considered significant and are as follows:

Gaps in Reliable Suburban Coverage (not including DAS Nodes)

- Springfield Avenue from Michael Drive to Balmiere Parkway (1 mi)
- Kenilworth Boulevard from Springfield Avenue to North 6th Street (.8 mi)
- Riverside Drive from Kenilworth Boulevard to Belmont Avenue (0.6 mi)
- Spruce Street
- Gallows Hill Road from St Marks Avenue to East Broad Street (0.2 mi)
- East Broad Street from Jefferson Avenue to Sunset Avenue (0.6 mi)
- Brookside Place Elementary School
- Cranford High School
- Union County College
- Nomahegan Park

Gaps in Suburban Coverage (including DAS Nodes)

- Springfield Avenue from Michael Drive to Penn Road (0.6 mi)

- Kenilworth Boulevard from Springfield Avenue to North 6th Street (0.8 mi)
- Portions of Riverside Drive (0.4 mi)
- Spruce Street
- Gallows Hill Road from St Marks Avenue to East Broad Street (0.2 mi)
- East Broad Street from Jefferson Avenue to Sunset Avenue (0.6 mi)
- Cranford High School
- Most of Union County College
- Most of Nomahegan Park

Resolving Gaps in Coverage

The three (3) applicants each have significant gaps in coverage in the northern portion of Cranford. There have been attempts to build additional macrocells, small cells and to utilize alternative technologies. Over the years the Service Providers have identified the gaps and have attempted to lease property to build reliable macrocell facilities with no success. Over the past several years, the following properties (at a minimum) were contacted by at least one (1), if not all three (3), Service Providers. The responses from the property owners are also included.

- 506 Springfield Ave, Cranford, NJ 07016: Nomahegan Swim and Tennis Club. Landlord is not interested in leasing space.
- 1100 East Broad Street, Westfield NJ 07090: Fairview Cemetery. Landlord is not interested in leasing space for a tower or any cell site on the property.
- 831 Springfield Blvd., Cranford, NJ 07016: Dreyer Farms. Landlord not interested in leasing space for a tower or any cell site on the property.
- 515 Springfield Avenue, Westfield, NJ 07090: Echo Lake CC. Landlord is not interested in leasing space for any communications facility.
- 419 Springfield Avenue, Westfield, NJ 07090: Church of Christ Echo Lake. Landlord is not interested in leasing space for any communications facility.
- 524 Springfield Avenue, Westfield, NJ 07090: Williams Nursery. Landlord has been approached many times and is not interested in leasing space for any communications facility.
- 250 Gallows Hill road, Westfield, NJ 07090: Holy Trinity Greek Orthodox Church. The Church's council has stated that it is not interested in leasing space for any communications facility.
- County Park Drive, Cranford, NJ 07016: Cranford Swim and Tennis Club. Application was denied by the Cranford Zoning Board of Adjustment.

- 1033 Springfield Avenue Cranford, New Jersey, 07016: Union County College. The college was not interested until October 2017 when a request for proposal was issued and a lease has been executed for the proposed wireless facility.

In the interest of eliminating a significant portion of the gaps in coverage and adding reliable communications to the northern portion of Cranford, both AT&T Mobility and Verizon Wireless submitted proposals to Union County College for the construction of a new wireless facility. After several discussions regarding the best solution for the college and the surrounding area, the Union County College entered into a lease with Verizon Wireless to lead the project. Verizon Wireless first reviewed the existing structures at the college for use as a structure to support its antennas. The tallest structure is the roof of the library building which is 45' 10" above grade. A study was performed to evaluate coverage that could be obtained from the rooftop which is attached as Exhibit J in the Appendix. Referencing Exhibit J, it is clear that a wireless installation on the roof of the Union County College Library will not connect to any of the surrounding existing coverage. In addition, it would be unlikely that the roof of the Library would be able to accommodate the antennas and base station equipment for 3 or 4 wireless telecommunications providers. Given the gaps in coverage that would not be alleviated with a rooftop installation, Verizon Wireless then looked to propose a new structure.

The process of proposing a new wireless structure requires a variance from the Cranford Zoning Board of Adjustment. This process is estimated to take several months and Union County College has expressed immediate safety concerns for their students and faculty, especially inside the buildings on campus where coverage is almost non-existent. With this in mind, Verizon Wireless and the college have decided to install an in-building system which was activated in May of 2019. The in-building system provides coverage inside almost all of the campus buildings but does not provide coverage for the rest of the campus. It also does not provide coverage for students, faculty and others as they travel to and from the college, or for the nearby neighborhood.

The location selected for a new structure resulted in the wireless facility proposed in this application in the maintenance yard located on the western portion of the college property. The height of the structure was determined by the need for the antennas to clear the nearby tree heights and to support up to 4 wireless telecommunications

providers. Studies conducted by AT&T Mobility and Verizon Wireless determined that 130' was the minimum height for their antennas. To accommodate both, the structure was designed to be 140' tall with Verizon Wireless at 140' antenna centerline and AT&T Mobility at 130' antenna centerline. T-Mobile's antennas are proposed at a centerline of 120 feet. Please reference the Appendix for maps of the existing and proposed suburban coverage. The maps provided in the Appendix are entitled as follows:

Exhibit K – AT&T Mobility Proposed and Existing 1900 MHz LTE Coverage

Exhibit L – T-Mobile Proposed and Existing 2100 MHz LTE Coverage

Exhibit M – Verizon Wireless Proposed and Existing 2100 MHz LTE Coverage

Although the proposed wireless facility will provide reliable suburban coverage to most of the gaps in coverage, there are gaps in coverage that will remain. The gaps in coverage remaining for each Service Provider are as follows:

AT&T Mobility - Remaining Gaps in Reliable Suburban Coverage

- Kenilworth Boulevard from County Park Drive to North 11th Street (0.8 mi)
- Riverside Drive
- Portions of East Broad Street from Chestnut Street to Hampton Court
- Cranford High School

T-Mobile – Remaining Gaps in Reliable Suburban Coverage (not including DAS Nodes)

- Springfield Ave from West End Place to Holly Street (1.5 mi)
- Kenilworth Boulevard from Springfield Avenue to N 21st Street (0.3 mi)
- Riverside Drive
- Gallows Hill Road at East Broad Street (500')
- East Broad Street from Stanley Street to Davis Court (1.1 mi)
- Cranford High School
- Union County College
- The Northeastern portion of Nomahegan Park

Verizon Wireless – Remaining Gaps in Reliable Suburban Coverage (not including DAS Nodes)

- Kenilworth Boulevard from Riverside Drive to North 6th Street (.8 mi)

- Riverside Drive from Kenilworth Boulevard to Belmont Avenue (.6 mi)
- East Broad Street from Jefferson Avenue to Wychwood Road (500')
- The Northeast portion of Nomahegan Park and along Riverside Drive

The proposed wireless facility will provide reliable suburban coverage to 3350 POPs (as per the 2010 Census) and on any given school day Union County College has between 4000 and 8000 students and faculty on campus. In addition, the Cranford High School has another 1200 students and faculty. When summed, a total of 8550 to 12550 people that will benefit from the proposed wireless telecommunications facility. Substantiating this estimate of people that will benefit from this proposal are traffic counts from the New Jersey Department of Transportation (NJDOT). The NJDOT reports 12,109 cars per day on Springfield Avenue between Romore Place and Park Drive from January 23, 2013 to January 25, 2013.

Conclusion

Verizon Wireless, T-Mobile and AT&T Mobility operate FCC licensed wireless networks in Union County and each have significant gaps in coverage in Cranford. The proposed wireless facility located at the Union County College Cranford Campus, 1033 Springfield Avenue, Cranford, New Jersey will alleviate many of these coverage gaps. The proposed new stealth structure needed to provide the coverage demonstrated above, is designed to be the minimum height necessary. This report and the information provided is intended to address the application requirements outlined in the Township of Cranford wireless ordinance and to detail the gaps in coverage for each applicant. If there are any questions, please feel free to contact me and I will also be available when the application is heard by the Township.

Regards,



Glenn Pierson
Senior Radio Frequency Engineer
Pier Four Enterprises

Appendix

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Exhibit A: Verizon Wireless Inventory of Existing Sites

Name	Location	City	Height (ft)	Design
N UNION AVE	123 North Union Ave	Cranford	84	Rooftop
CRANFORD GSP	21 Quine Street	Cranford	100	Monopole
KENILWORTH BLVD SC	528 Boulevard	Kenilworth	36	Rooftop
BIRCHWOOD AVE SC	1100 Orange Ave	Cranford	43	Rooftop
WALNUT & GSP	100 Walnut Ave	Clark	86	Rooftop
DAS 1	Chippawa Way	Cranford	33	Wood Pole
DAS 2	Dartmouth Rd	Cranford	33	Wood Pole
DAS 3	Springfield Ave	Cranford	33	Wood Pole
DAS 4	Venetia Ave	Cranford	33	Wood Pole
DAS 5	Locust Dr	Cranford	33	Wood Pole
DAS 10	Denman Rd	Cranford	33	Wood Pole
DAS 11	Mansion Tr	Cranford	33	Wood Pole
DAS 12	Hillside Ave	Cranford	33	Wood Pole
DAS 13	Wilshire Dr	Cranford	33	Wood Pole
DAS 14	Walnut	Cranford	33	Wood Pole
DAS 15	Clark St	Cranford	33	Wood Pole

Exhibit B: T-Mobile Inventory of Existing Sites

Name	Location	City	Height (ft)	Design
COMMERCE DR	11 Commerce Dr.	Cranford	63	Rooftop
WALNUT & GSP	100 Walnut Avenue	Clark	97	Rooftop
ROSELLE WT	Aldene Rd.	Roselle	66	Water Tank
CRANFORD GSP	21 Quine St	Cranford	100	Monopole
UNION AVE SOUTH	4 Union Avenue South	Cranford	74	Rooftop
DAS 1	Chippawa Way	Cranford	33	Wood Pole
DAS 2	Dartmouth Rd	Cranford	33	Wood Pole
DAS 3	Springfield Ave	Cranford	33	Wood Pole
DAS 4	Venetia Ave	Cranford	33	Wood Pole
DAS 5	Locust Dr	Cranford	33	Wood Pole
DAS 6	West End Pl	Cranford	33	Wood Pole
DAS 7	Central Ave	Cranford	33	Wood Pole
DAS 8	Union Ave N	Cranford	33	Wood Pole
DAS 9	Elizabeth Ave	Cranford	33	Wood Pole
DAS 10	Denman Rd	Cranford	33	Wood Pole
DAS 11	Mansion Tr	Cranford	33	Wood Pole
DAS 12	Hillside Ave	Cranford	33	Wood Pole
DAS 13	Wilshire Dr	Cranford	33	Wood Pole
DAS 14	Walnut	Cranford	33	Wood Pole
DAS 15	Clark St	Cranford	33	Wood Pole
DAS 16	Behnert Pl	Cranford	33	Wood Pole
DAS 17	Iroquois Rd	Cranford	33	Wood Pole

Exhibit C: AT&T Mobility Inventory of Existing Sites

Name	Location	City	Height(ft)	Design
COMMERCE DR	11 COMMERCE DRIVE	CRANFORD	65	Rooftop
ROSELLE WT	109 ALDENE ROAD	ROSELLE	91	Water Tank
N UNION AVE	123 NORTH UNION AVENUE	CRANFORD	68	Rooftop
CLARK	360 CENTRAL AVENUE	CLARK	126	Monopole



Exhibit D: Verizon Wireless Inventory of Existing Sites Map

Union County College
1033 Springfield Avenue
Cranford, NJ

- Proposed Wireless Facility
- Existing Verizon Wireless Facility
- Cranford Boundary
- Cranford Boundary 1/4 mi Buffer

verizon ✓

Prepared By: G. Pierson
Date: 5-16-2019

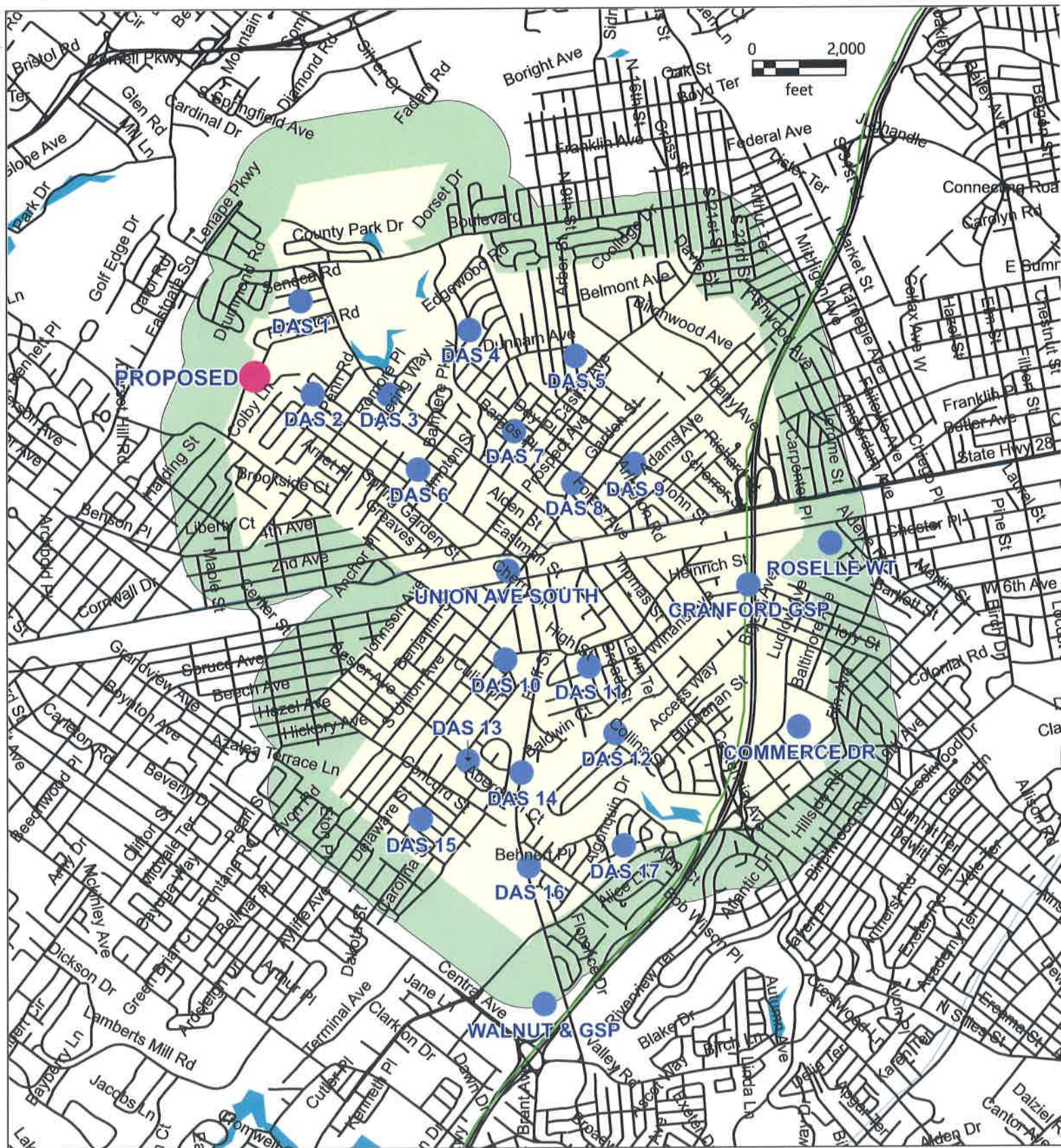


Exhibit E T-Mobile Inventory of Existing Sites Map

Union County College
1033 Springfield Avenue
Cranford, NJ

- Proposed Wireless Facility
- Existing T-Mobile Facility
- Cranford Boundary
- Cranford Boundary 1/4 mi Buffer

T-Mobile

Prepared By: G. Pierson
Date: 5-16-2019



Exhibit F: AT&T Mobility Inventory of Existing Sites Map

Union County College
1033 Springfield Avenue
Cranford, NJ

- Proposed Wireless Facility
- Existing AT&T Mobility Facility
- Cranford Boundary
- Cranford Boundary 1/4 mi Buffer



Prepared By: G. Pierson
Date: 5-16-2019

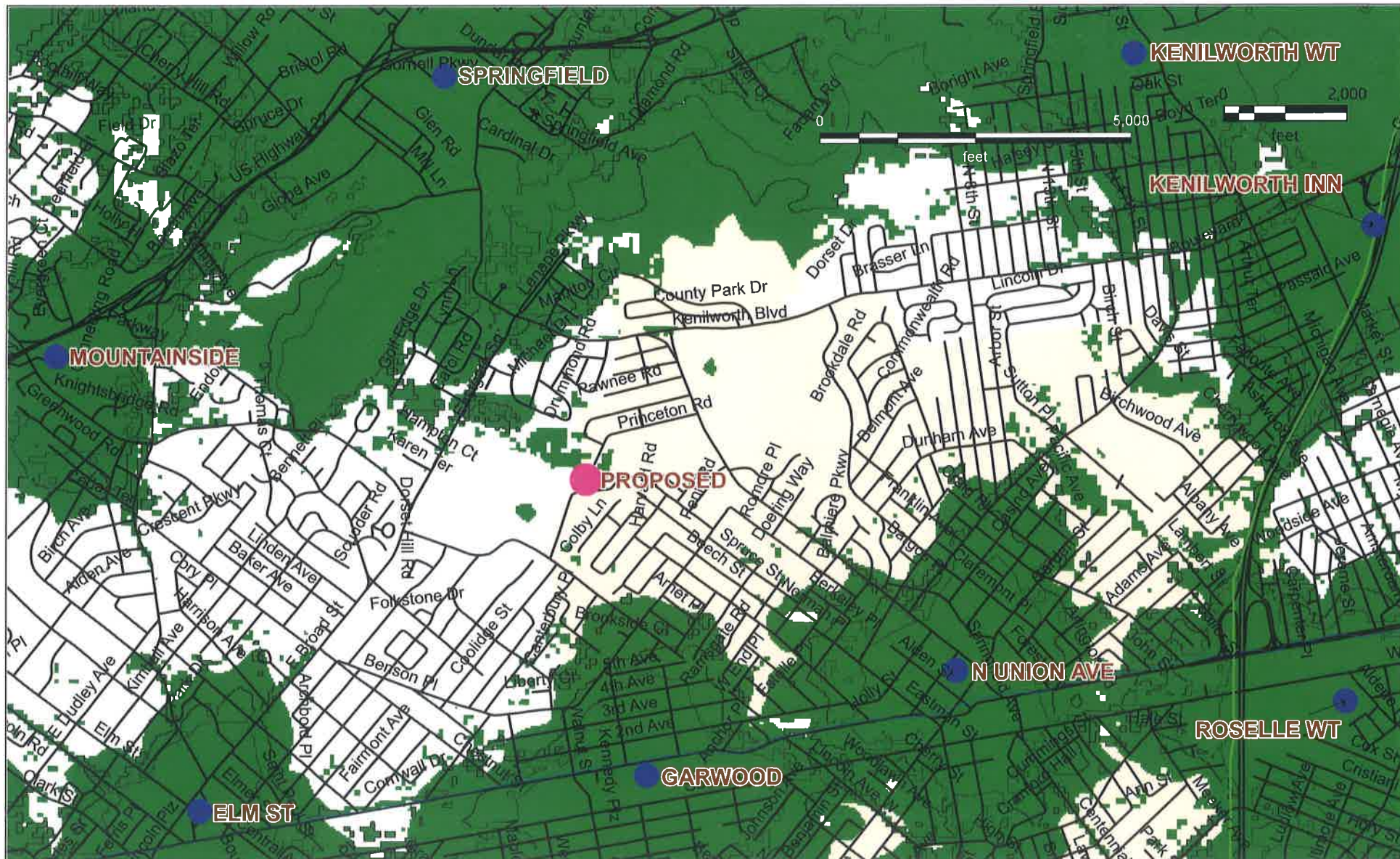


Exhibit G
AT&T Mobility Existing 1900 MHz LTE
Coverage

Union County College
1033 Springfield Avenue
Cranford, NJ

- Proposed Wireless Facility
- Existing AT&T Mobility Facility
- Reliable Suburban Coverage (≥ -95 dBm RSRP)
- Cranford Boundary



Prepared By: G. Pierson
Date: 5-16-2019

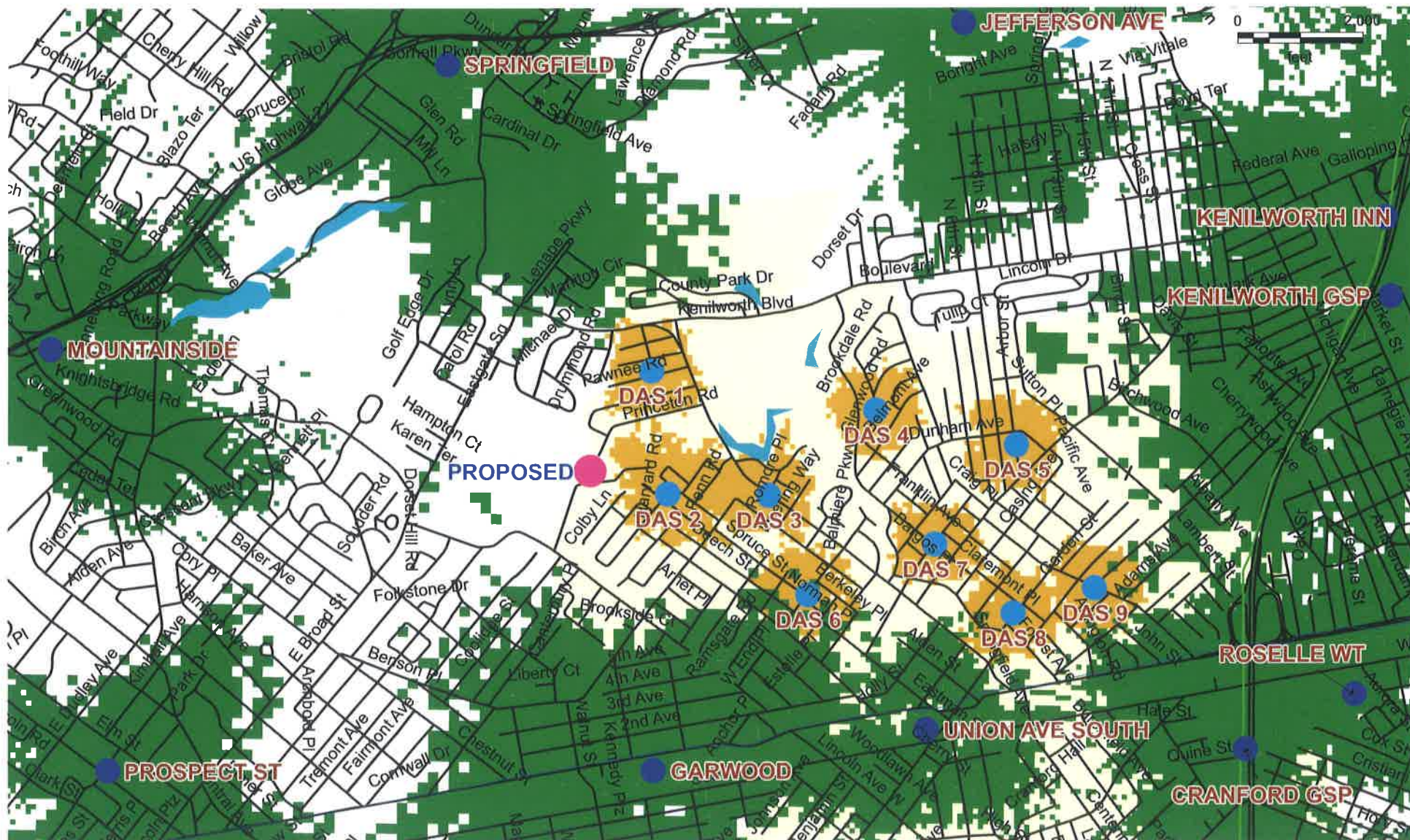


Exhibit H
T-Mobile Existing 2100 MHz LTE Coverage

Union County College
1033 Springfield Avenue
Cranford, NJ

- Proposed Wireless Facility
- Existing T-Mobile Facility
- Existing T-Mobile DAS Facility
- Reliable Suburban Coverage (≥ -95 dBm RSRP)
- DAS Suburban Coverage (≥ -95 dBm RSRP)
- Cranford Boundary

T-Mobile

Prepared By: G. Pierson
Date: 5-16-2019

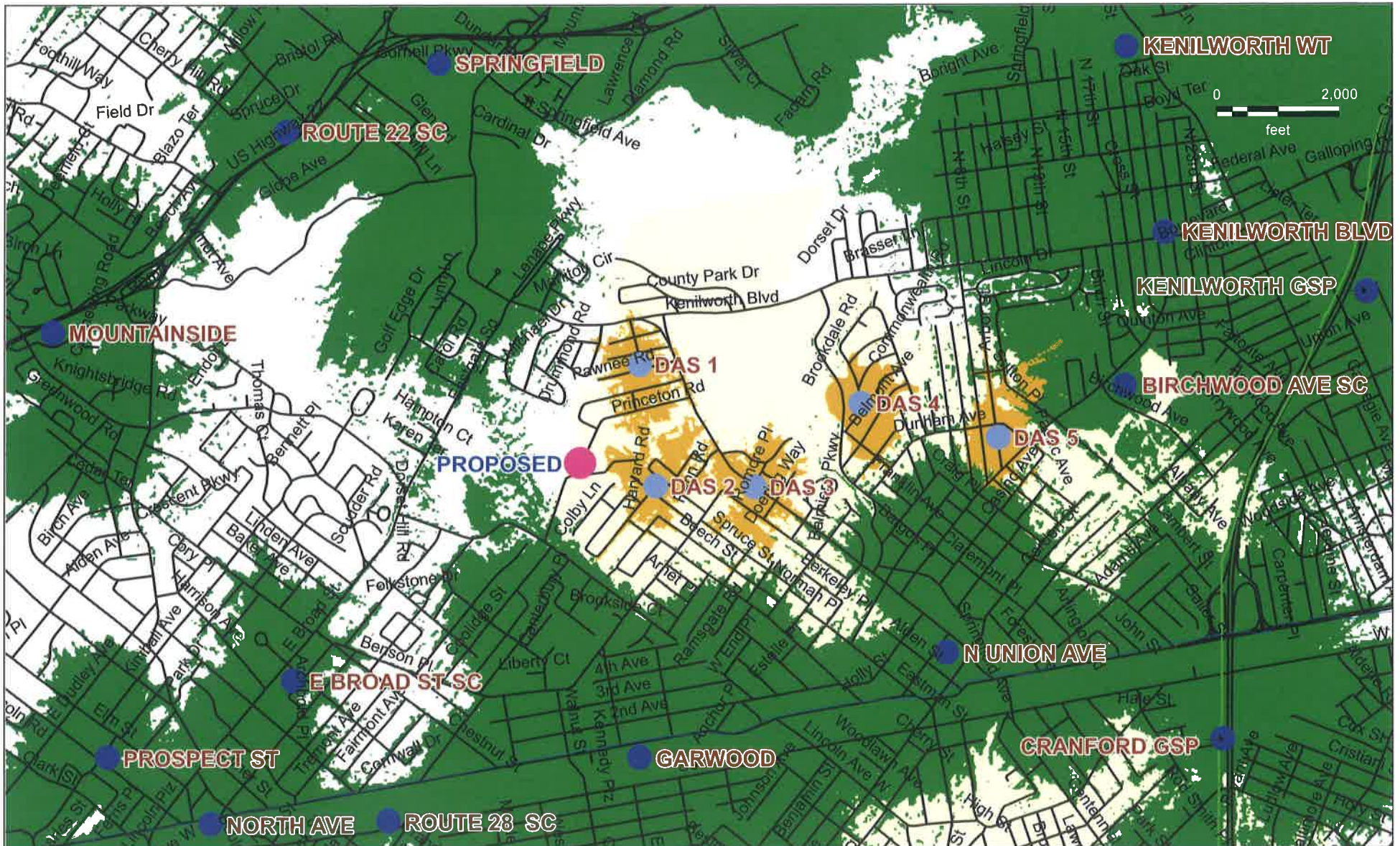


Exhibit I
Verizon Wireless Existing 2100 MHz LTE
Coverage

Union County College
1033 Springfield Avenue
Cranford, NJ



Prepared By: G. Pierson
Date: 5-16-2019

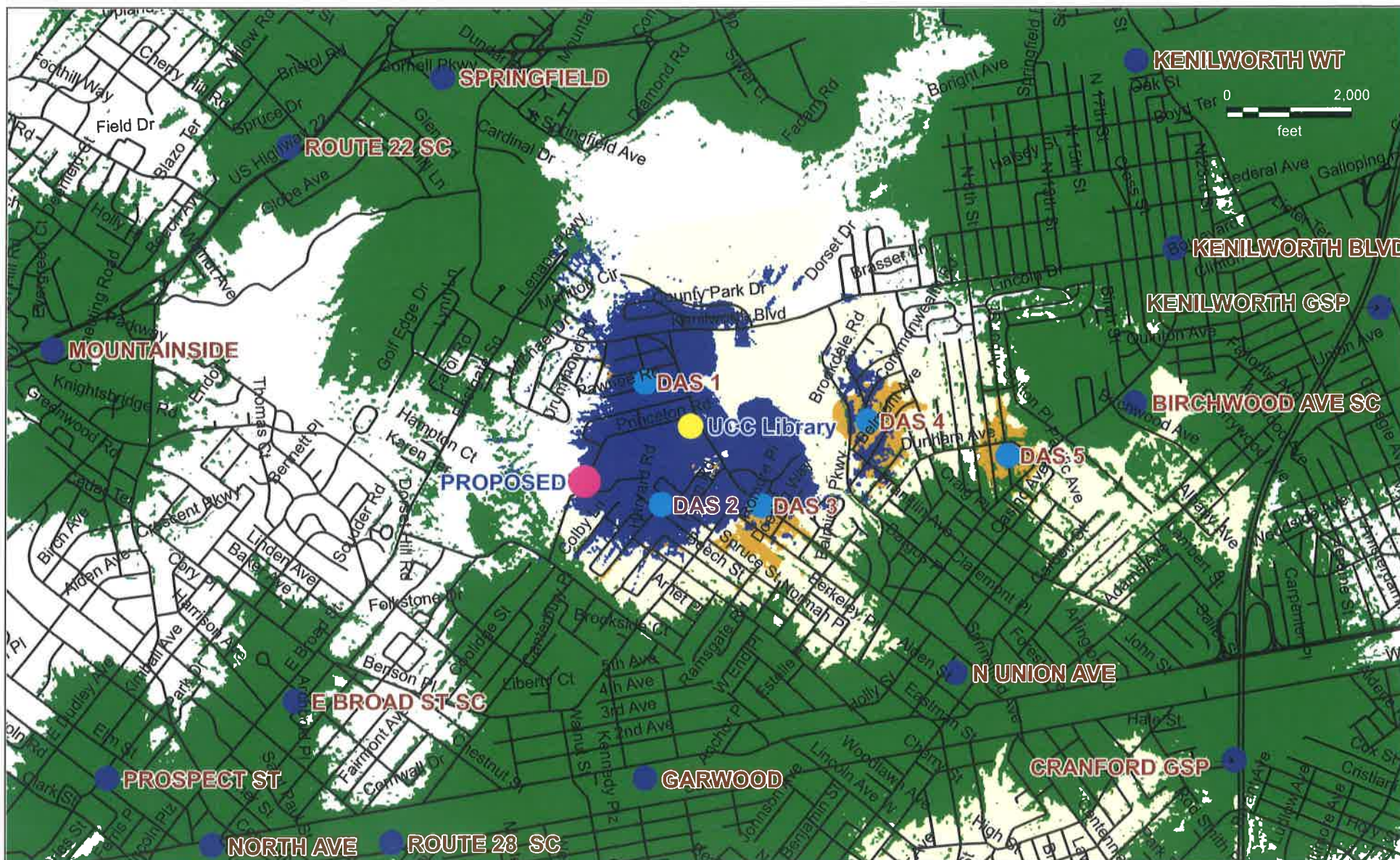


Exhibit J
Verizon Wireless Alternate UCC Library
(@60') and Existing 2100 MHz LTE
Coverage

Union County College
1033 Springfield Avenue
Cranford, NJ

- | | |
|--|--|
| ● Proposed Wireless Facility | ● Existing Verizon Wireless Facility |
| ● Alternate UCC Library Wireless Facility | — Cranford Boundary |
| ■ Reliable Suburban Coverage (\Rightarrow -95 dBm RSRP) | |
| ■ Alternate Reliable Suburban Coverage (\Rightarrow -95 dBm RSRP) | |
| ■ DAS Suburban Coverage (\geq -95 dBm RSRP) | ● Existing Verizon Wireless DAS Facility |

verizon✓

Prepared By: G. Pierson
Date: 5-16-2019

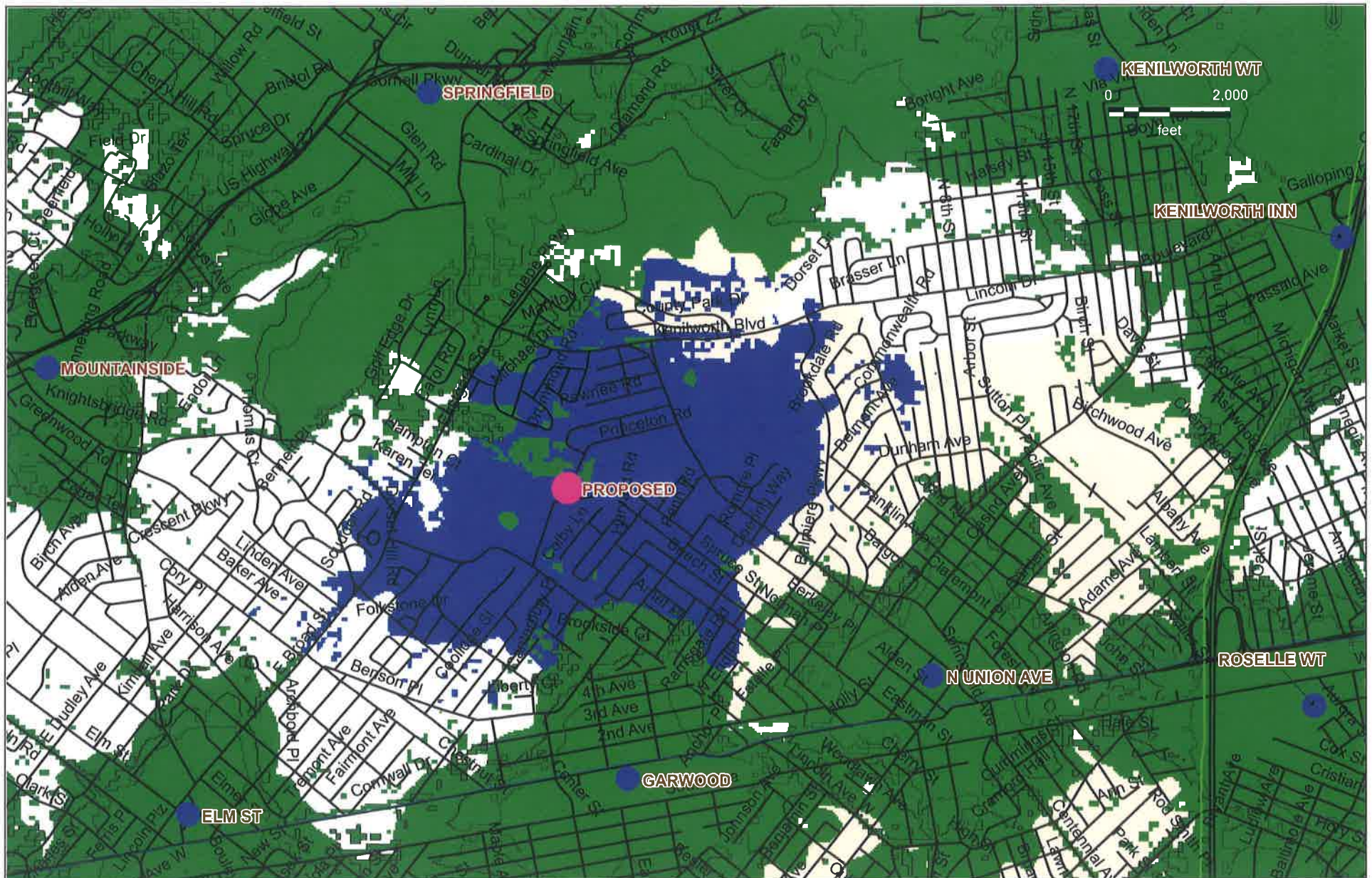


Exhibit K
AT&T Mobility Proposed (@130') and
Existing 1900 MHz LTE Coverage

Union County College
 1033 Springfield Avenue
 Cranford, NJ

- Proposed Wireless Facility
- Existing AT&T Mobility Facility
- Reliable Suburban Coverage (≥ -95 dBm RSRP)
- Proposed Reliable Suburban Coverage (≥ -95 dBm RSRP)
- Cranford Boundary



Prepared By: G. Pierson
 Date: 5-16-2019

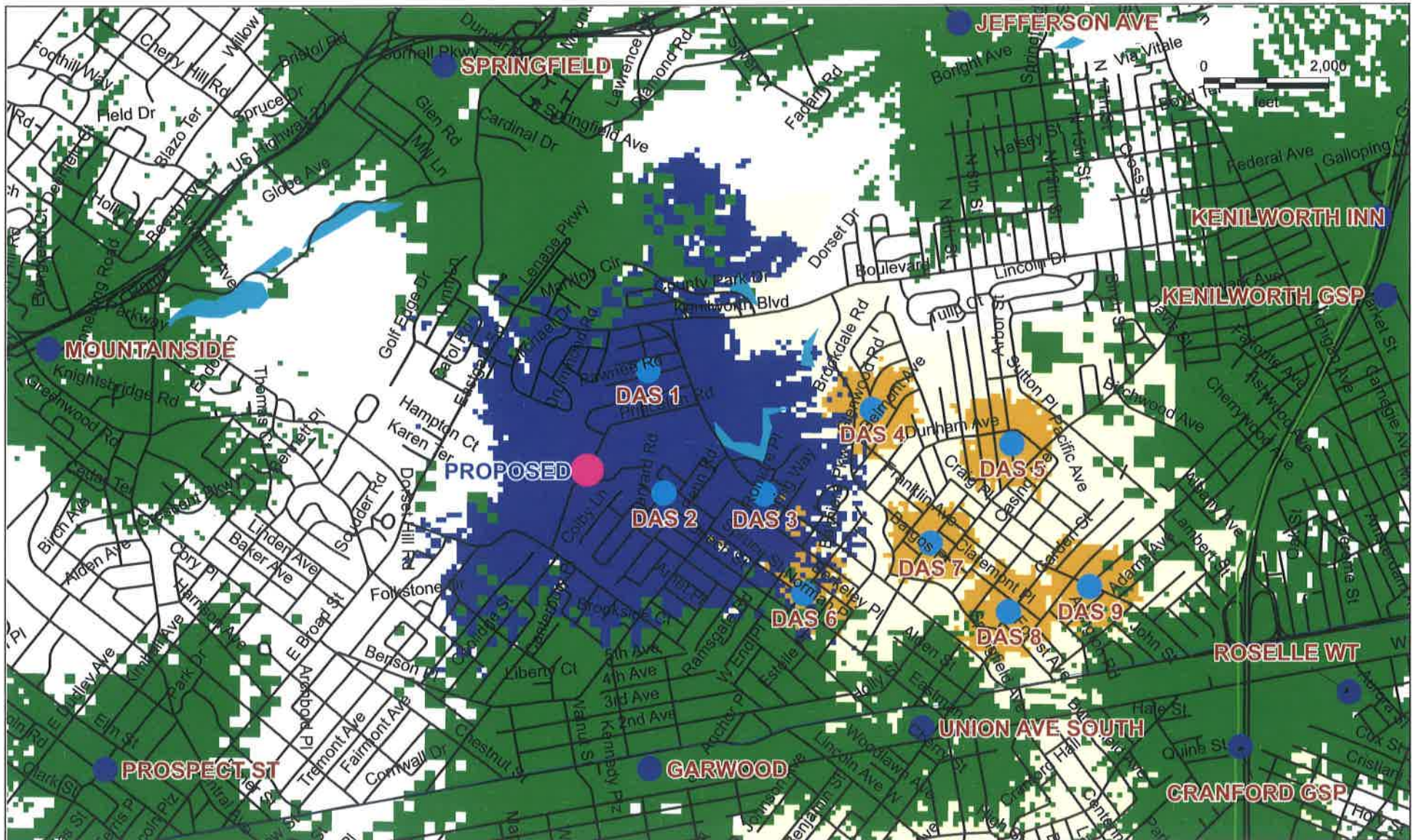


Exhibit L
T-Mobile Proposed (@120') and Existing
2100 MHz LTE Coverage

Union County College
1033 Springfield Avenue
Cranford, NJ

- Proposed Wireless Facility
- Existing T-Mobile Facility
- Existing T-Mobile DAS Facility
- Cranford Boundary
- Reliable Suburban Coverage (≥ -95 dBm RSRP)
- DAS Suburban Coverage (≥ -95 dBm RSRP)
- Proposed Reliable Suburban Coverage (≥ -95 dBm RSRP)

T-Mobile

Prepared By: G. Pierson
Date: 5-16-2019

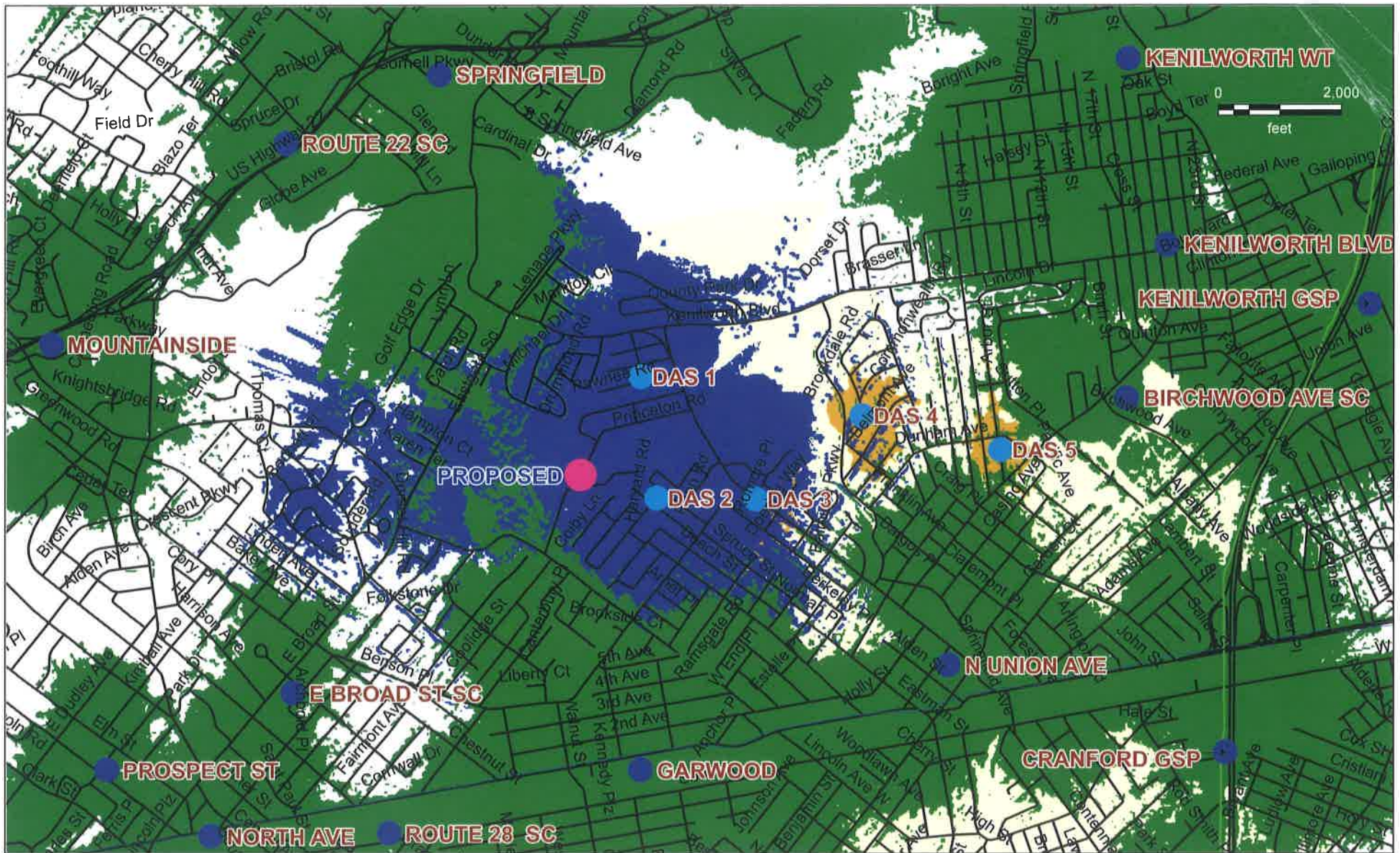


Exhibit M
Verizon Wireless Proposed (@140') and
Existing 2100 MHz LTE Coverage

Union County College
1033 Springfield Avenue
Cranford, NJ

verizon

Prepared By: G. Pierson
Date: 5-16-2019



Analysis of the Electromagnetic Environment in the Vicinity of a Proposed Wireless Communication Tower

Applicants

NY SMSA Limited Partnership
D/B/A Verizon Wireless
Site ID: Westfield 4

T-Mobile Northeast LLC
Site ID: NJ09961A

New Cingular Wireless PCS, LLC by AT&T
Mobility Corp.
Site ID: W-1128

Union County College
1033 Springfield Avenue
Cranford, NJ 07016

Prepared By: G Pierson

Date: April 17, 2019

Summary

This report is an analysis of the electromagnetic environment surrounding the communication facility proposed at 1033 Springfield Avenue Cranford, New Jersey by Verizon Wireless, T-Mobile and AT&T Mobility. The analysis utilizes details of the proposed facility provided by the 3 applicants along with analytical techniques for evaluation of the radiofrequency (RF) electromagnetic fields at or near the proposed facility. Worst-case assumptions are used to ensure compliance with the Federal Communications Commission guidelines. Actual values will be significantly lower than the corresponding analytical results.

The conclusion of this analysis indicates that the worst-case level of RF electromagnetic fields to which the public may be exposed is below all applicable limits. Specifically, in all normally accessible areas near the proposed facility, will be at least 31 times below the limits set forth by the Federal communications Commission (FCC), the Institute of Electrical and Electronics Engineers (IEEE), the National Council on Radiation Protection (NCRP) and the American National Standards Institute (ANSI), In addition, the proposed facility will also be at least 156 times below limits defined by the NJ Radiation Protection Act (N.J.S.A 7:28-42.1).

It is the conclusion of this report that the proposed communications facility meets the FCC regulations and the State of New Jersey criteria with respect to the electromagnetic environment.

Introduction

The following analysis of the electromagnetic environment was prepared for Verizon Wireless, T-Mobile and AT&T Mobility. It has been prepared by Pier Four Enterprises LLC, an independent consulting company with over 30 years of experience in wireless systems. The purpose of the analysis is to demonstrate compliance with the Federal Communications Commission (FCC) guidelines as defined in the FCC Bulletin OET-65 and the State of New Jersey provisions in the Radiation Protection Act. The location of the proposed tower is the property known as 1033 Springfield Avenue Cranford, NJ 07016

Background

Verizon Wireless, T-Mobile and AT&T Mobility are licensed by the FCC and maintain wireless communications networks throughout the United States. The FCC requires licensees to perform an analysis of the electromagnetic environment, also known as levels of radiofrequency energy, upon the installation, addition or modification of a radio transmitter location. The State of New Jersey also has a regulation for radiofrequency radiation as defined in the Radiation Protection Act (N.J.S.A 7:28-42.1). This analysis is to ensure and demonstrate the proposed facility, and the area surrounding the proposed facility is in compliance with FCC guidelines and New Jersey regulations for all areas accessible by the general public.

Description of the Proposed Wireless Facility

In order to perform this analysis, information regarding the proposed facility was obtained from the applicants including;

- Detailed drawings of the proposed facility
- Antenna models proposed
- Antenna locations and height above grade level
- Power output and technology of all transmitters

A review of the surrounding area was also performed to determine if any other sources of FCC licensed wireless communications systems were nearby, if there are any changes in ground elevation and to locate any nearby structures.

The proposed facility consists of a new communications monopole disguised as a tree with radiofrequency equipment located at ground level. The top of the monopole is 140 feet above grade level (AGL) with the top of the concealment tree branches at 148 feet. The centerline of the proposed sixteen (16) Verizon Wireless antennas is 140' AGL. The centerline of the proposed sixteen (16) AT&T Mobility antennas is 130' AGL. The centerline of the proposed nine (9) T-Mobile antennas is 120' AGL.

The antennas proposed are capable of transmitting in the FCC licensed frequency bands for Verizon Wireless. These FCC licensed frequency bands are as follows:

- 700 MHz Frequency Band for 4G LTE Communications
- 850 MHz Frequency Band for 3G Communications and 4G LTE Communications
- 1900 MHz Frequency Band for 4G LTE Communications
- 2100 MHz Frequency Band for 4G LTE Communications

The antennas proposed are capable of transmitting in the FCC licensed frequency bands for T-Mobile. These FCC licensed frequency bands are as follows:

- 600 MHz Frequency Band for 4G LTE Communications
- 700 MHz Frequency Band for 4G LTE Communications
- 1900 MHz Frequency Band for 3G communications and 4G LTE Communications
- 2100 MHz Frequency Band for 4G LTE Communications

The antennas proposed are capable of transmitting in the FCC licensed frequency bands for AT&T Mobility. These FCC licensed frequency bands are as follows:

- 700 MHz Frequency Band for 4G LTE Communications
- 850 MHz Frequency Band for 4G LTE Communications
- 1900 MHz Frequency Band for 4G LTE Communications
- 2100 MHz Frequency Band for 4G LTE Communications
- 2300 MHz Frequency Band for 4G LTE Communications

Reference Tables 1, 2 and 3 in the Appendix for additional Engineering Specifications.

Methodology

The FCC and other regulatory bodies have established a method for calculating the electromagnetic environment from radio transmitters. This method is defined in the FCC OET-65 Bulletin entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" and is accepted by the world organizations setting standards for RF environments. The FCC OET-65 sets forth two limits of exposure, one for the general public, or uncontrolled environments and one for occupational, or controlled environments. The limits are referred to as the Maximum Permissible Exposure (MPE) for each environment and is often expressed as a power density in milliwatts per square centimeter for calculation purposes. The general public limit is the most restrictive, therefore this analysis calculates the MPE for the general public environment.

The MPE limit depends on the frequency of the RF transmitter. The FCC utilizes a percent of the MPE in order to allow multiple transmitters of different frequencies to be added together to obtain the total electromagnetic environment at a given location. Using this method, the overall % MPE limit is 100 percent which is a sum of the %MPE for each and every radio transmitter contributing to the local environment. Any calculated overall percent of the MPE which is below 100% indicates the location is in compliance. Please see the Reference section of the Appendix for more detail.

The calculations for all radio transmitters assume that each transmitter is operating continuously at maximum power producing a worst-case result. The calculations also assume that the energy of all transmitters is in-phase and considers any energy directed toward the ground is completely reflected toward the general public. Any attenuating effects of any objects which may shadow the line of sight path from the wireless facility are ignored. These assumptions are conservative as not all transmitters are operating simultaneously and any reflections are normally less than 100% of the main electromagnetic field. Therefore, these assumptions result in the theoretically greatest MPE that can be achieved and actual MPE levels are much less than the calculated values.

The electromagnetic energy from a radiofrequency transmitter is generally directed along the horizon and the strength of the electromagnetic fields drop significantly with distance. With this in mind, the calculations used in this analysis were performed from directly under the proposed facility out to a 1200' radius. Locations beyond 1200' will be significantly lower than the worst-case MPE results provided in this analysis.

When a transmitter is utilizing panel antennas in multiple directions, the worst-case antenna is used in the calculations and the analysis is performed for the front facing maximum gain portion of the panel antenna.

In order to calculate the Maximum Permissible Exposure near the proposed facility, an analysis of the elevations and structures near the facility is required. This analysis determines where the general public may be located in reference to the proposed (and any existing) antennas. For this particular wireless facility, the worst-case location is approximately 690' from the proposed facility where the ground elevation is 5 feet higher than the ground elevation of the facility and the general public is located at ground level. Considering a six foot tall member of the general public, this results in an overall height of 11 feet above the grade level of the facility. This value is listed in Tables 1,2 and 3 as "Elevation of Public".

Results

The results of the analysis of the electromagnetic environment within 1200' of the proposed wireless facility is as follows:

- The maximum percent MPE from all transmitters on the proposed wireless facility is 3.190 % of, or over 31 times below, the FCC general public limit.
- The maximum percent MPE from all transmitters on or near the proposed wireless facility is 0.0.638 % of, or over 156 times below, the New Jersey (N.J.S.A 7:28-42.1) limit.

The maximum percent MPE for all transmitters occurs at approximately 690' from the facility as shown in Figure 1 below.

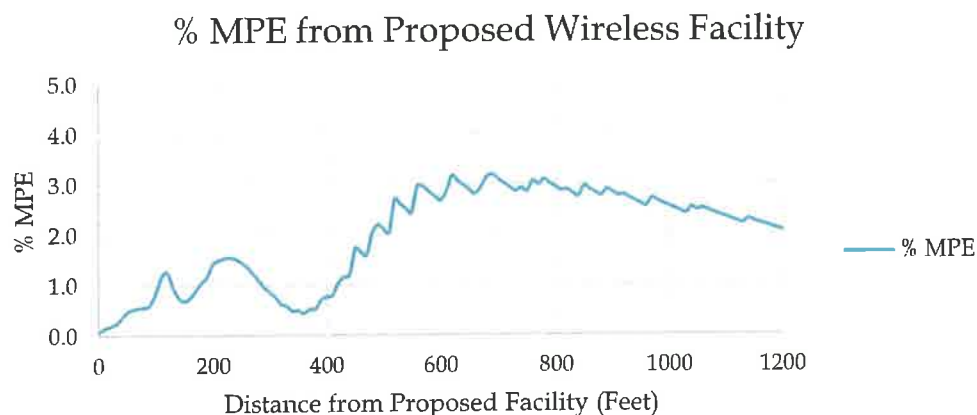


Figure 1

Conclusion

The analysis of the electromagnetic environment was prepared for Verizon Wireless, T-Mobile and AT&T Mobility for the proposed wireless facility located at 1033 Springfield Avenue Cranford, New Jersey 07016. The analysis utilizes engineering data provided by the applicants together with FCC guidelines and well-established analytical techniques for calculating RF electromagnetic fields. Worst-case assumptions were used to ensure theoretically maximum results.

The Federal Communications Commission guidelines provide a limit for exposure to electromagnetic fields produced by radio transmitters. The limit is a Maximum Permissible Exposure (or MPE) and the highest allowable exposure would be 100% when summing the results from all transmitters at the facility. Any results below 100% would demonstrate compliance. The above analysis has concluded that the proposed facility, with all transmitters operating simultaneously at maximum power, will produce a %MPE of 3.190% or 31 times below the allowable limit for the general public. Referencing the New Jersey regulations, the facility will produce a %MPE of 0.638% or 156 times below the allowable limit. When the general public is inside a building the %MPE from the proposed facility will be significantly reduced. It is the conclusion of this report that the proposed facility meets both the FCC and New Jersey criteria with respect to the electromagnetic environment produced by RF emissions.

Regards,



Date 4-17-19

Glenn Pierson
Senior Radio Frequency Engineer
Pier Four Enterprises

Appendix

Exhibit A: Engineering Specifications 9

Exhibit B: Background and References 12

Exhibit A: Engineering Specifications

Table 1

		Technical Parameters for Wireless Services		
Service Provider	Verizon Wireless	Verizon Wireless	Verizon Wireless	Verizon Wireless
Technology	LTE	LTE/CDMA	LTE	LTE
Frequency Band (MHz)	750	880	1970	2130
Antenna Centerline (ft)	140	140	140	140
Antenna Manufacturer	Quintel	Quintel	Quintel	Quintel
Antenna Model	QS6456-5_V3-OF_06DT	QS6456-5_V3-OF_06DT	QS6456-5_V3-OF_02DT	QS6456-5_V3-OF_02DT
Antenna Gain (dBd)	13.16	13.36	15.56	16.56
Antenna Downtilt (Mechanical) - Degrees	0	0	0	0
Transmit Power per Channel (watts)	40	20	40	40
Number of Channels	1	2	1	1
MIMO Multiplier	4	4	4	4
ERP (dBm)	65.20	65.40	67.60	68.60
Line Loss (dB)	0	0	0	0
Elevation of Public (ft)	11	11	11	11

Service Provider	T-Mobile	T-Mobile	T-Mobile	T-Mobile	T-Mobile
Technology	GSM PCS	LTE 2100	LTE 700	LTE 1900	LTE 600
Frequency Band (MHz)	1900	2100	700	1900	600
Antenna Centerline (ft)	120	120	120	120	120
Antenna Manufacturer	RFS	Ericsson	RFS	RFS	RFS
Antenna Model	RFS APX16DWV- 16DWVS-2- A20	AIR32KRD901 146B66_02	RFS APXVAARR24_ 43-U-NA20-1- 3	RFS APX16DWV- 16DWVS-2- A20	RFS APXVAARR24_ 43-U-NA20-1- 3
Antenna Gain (dBd)	16.3	16.3	13.66	16.3	13.11
Antenna Downtilt (Mechanical) - Degrees	0	0	0	0	0
Transmit Power per Channel (watts)	20	30	10	20	20
Number of Channels	4	1	1	1	1
MIMO Multiplier	1	4	4	4	4
ERP (dBm)	65.33	67.09	59.68	65.33	62.14
Line Loss (dB)	0	0	0	0	0
Elevation of Public (ft)	11	11	11	11	11

Service Provider	AT&T	AT&T	AT&T	AT&T	AT&T	AT&T
Technology	LTE 700BC & First net	LTE 1900	LTE WCS	LTE 850	LTE 700 DE	LTE 2100
Frequency Band (MHz)	785	1940	2355	880	728	2175
Antenna Centerline (ft)	130	130	130	130	130	130
Antenna Manufacturer	Commscope	Commscope	Commscope	Commscope	Commscope	Commscope
Antenna Model	NNHH-65B-R4	NNHH-65B-R4	NNHH-65B-R4	NNHH-65B-R4	NNHH-65B-R4	NNHH-65B-R4
Antenna Gain (dBd)	11.77	14.54	15.53	12.8	11.77	14.65
Antenna Downtilt (Mechanical) - Degrees	0	0	0	0	0	0
Transmit Power per Channel (watts)	40	40	25	40	40	40
Number of Channels	2	1	1	1	1	1
MIMO Multiplier	4	4	4	4	2	4
ERP (dBm)	66.82	66.58	65.53	64.84	60.80	66.69
Line Loss (dB)	0	0	0	0	0	0
Elevation of Public (ft)	11	11	11	11	11	11

Exhibit B: Background and References

The standards for exposure to electromagnetic fields were largely developed in the 1990's when the Institute of Electrical and Electronics Engineers (IEEE) assembled more than 10,000 pieces of scientific literature and a large committee of preeminently qualified scientists to study the biological effects of radiofrequency (RF) energy. The scientific literature described the results of epidemiological studies and animal studies which were reviewed in the interest of developing health standards.

The IEEE and the scientific community indicated that biological effects associated with exposure to RF energy are threshold effects, i.e., unless the exposure level is sufficiently high the effect will not occur regardless of exposure duration. This is unlike ionizing radiation such as X-rays. Thus, it is relatively straight forward to derive limits for when effects from RF energy occur. Based on the limit of when effects occur, the IEEE added safety factors to the threshold limit to create a conservative exposure guideline. The guideline developed by the IEEE defined a Maximum Permissible Exposure level or MPE.

The IEEE developed 2 levels of MPE, one for the general public, also called the uncontrolled environment and one for the occupational or controlled environment. The occupational level is for those who are aware of the RF environment they are working in and are trained in order to manage their exposure to electromagnetic fields. The general public level is intended for those that are unaware of the surrounding RF environment. This analysis addresses the uncontrolled or general public situations as they are the more conservative and restrictive environment.

In developing the standards for electromagnetic fields, the IEEE determined variations in the radiofrequency effects warranted different limits of MPE. Therefore, the standard has different MPE limits depending on the specific radiofrequency being transmitted. Mathematically, the MPE levels are expressed as follows.

Radiofrequency (MHz)	General Public Electric Field Strength (V/m)	Occupational Electric Field Strength (V/m)	General Public Magnetic Field Strength (A/m)	Occupational Magnetic Field Strength (A/m)	General Public Power Density (mW/cm ²)	Occupational Power Density (mW/cm ²)
0.3-1.34	614	614	1.63	1.63	100	100
1.34-3	824/f	614	2.19/f	1.63	180/f	100
3-30	824/f	1842/f	2.19/f	4.89/f	180/f	900/f
30-300	27.5	61.4	0.073	0.163	0.2	1
300-1500	n/a	n/a	n/a	n/a	f/1500	f/300
1500-100,000	n/a	n/a	n/a	n/a	1	5

For calculations of the MPE, Power Density is most commonly used. A graphical representation of the MPE levels in units of Power Density is shown in Figure 2 below.

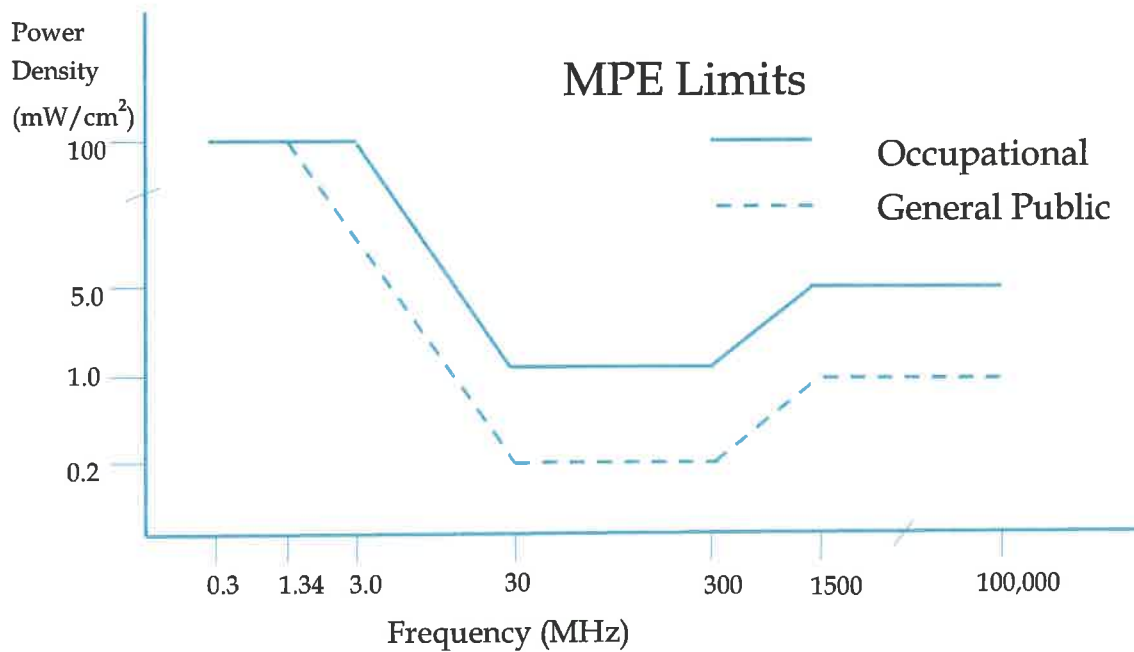


Figure 2

Once the standard was established for human exposure to electromagnetic fields by the IEEE, several agencies also adopted the same standards. In the United States these agencies are the FCC, ANSI, NCRP and for the most part, the State of New Jersey. The portion the State of New Jersey did not adopt was the update from the IEEE to include a more stringent general public category. Hence the NJ standard follows the occupational MPE limits.

The calculations and methodologies used in this analysis are defined by the FCC in the OET-65 Bulletin entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". The guideline establishes two primary calculations to be used to determine the power density of a particular transmitter. The first calculation is for an area called the near-field region which is the area very near the transmitting antenna. The Near Field calculation is as follows:

$$S (\text{mW}/\text{cm}^2) = (P \times M) / (2 \times \pi \times R \times h)$$

Where:

S = Calculated Power Density

P = Power of the transmitter

M = Antenna mounting factor

R = Distance from the antenna

h = height of the antenna

The second calculation is for the far field region which exists beyond the near field region. This is the most common calculation used as a majority of the areas around an antenna, which are accessible by the general public, are in the far field region. The Far Field calculation is as follows:

$$S \text{ (mW/cm}^2\text{)} = \text{EIRP} / (\pi \times R^2)$$

Where:

S = Calculated Power Density

EIRP = Effective Radiated isotropic Power of the transmitter and antenna

R = Distance from the antenna

After the proper calculations are performed for each transmitter and antenna combination, the result is compared to the MPE for the particular frequency associated with the transmitter. This establishes a % of the MPE for each transmitter. Once the %MPE is established, all the transmitter %MPE's can be summed to produce an overall %MPE for each incremental distance studied from a given radiofrequency source or location. The results for each incremental distance are then analyzed and reported.

References

1. Telecommunications Act of 1996, Pub. L. No. 104-104, 110 Stat. 56 (1996)
2. FCC OET Bulletin 65, "*Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields*", Edition 97-1, August 1997
3. 47 CFR FCC Rules and Regulations, Section 1.1301 *et seq*
4. FCC OET Bulletin 56, "*Questions and Answers About Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields*", Fourth Edition, August 1999
5. Richard Tell, "*CTIA's EME Design and Operation Considerations for Wireless Antenna Sites*", November 15, 1996.
6. Institute of Electrical and Electronics Engineers, *IEEE Recommended Practice for Radio Frequency Safety Programs*, 3 KHz to 300 GHz, C95.7-2005.
7. FCC Report and Order, ET Docket 93-62, "*In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*", August 1, 1996
8. NJ Regulations – Nonionizing Radiation New Jersey Administrative Code Title 7. Department of Environmental Protection Chapter 28: Radiation Protection Programs, Subchapter 42. Radio Frequency Radiation



1

1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW FROM COLBY LANE
AT #26
PHOTOGRAPH TAKEN: MARCH 11, 2019

verizon



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW WITH PROPOSED
WIRELESS COMMUNICATIONS FACILITY





1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW FROM DARTMOUTH ROAD
BETWEEN #14 AND #16
PHOTOGRAPH TAKEN: MARCH 11, 2019

verizon



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW WITH PROPOSED
WIRELESS COMMUNICATIONS FACILITY





1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW FROM UNION COUNTY COLLEGE
CAMPUS ROAD
PHOTOGRAPH TAKEN: MARCH 11, 2019

verizon



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW WITH PROPOSED
WIRELESS COMMUNICATIONS FACILITY

verizon



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW FROM WILLIAM MILLER SPERRY
OBSERVATORY

PHOTOGRAPH TAKEN: MARCH 11, 2019

verizon

4A



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW WITH PROPOSED
WIRELESS COMMUNICATIONS FACILITY

verizon



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW FROM PRINCETON ROAD
AT #32
PHOTOGRAPH TAKEN: MARCH 11, 2019

verizon



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW WITH PROPOSED
WIRELESS COMMUNICATIONS FACILITY

verizon



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW FROM RUTGERS ROAD
AT #27
PHOTOGRAPH TAKEN: MARCH 11, 2019

verizon

6A



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW WITH PROPOSED
WIRELESS COMMUNICATIONS FACILITY





1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW FROM PRINCETON ROAD
AT #44
PHOTOGRAPH TAKEN: MARCH 11, 2019

verizon



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW WITH PROPOSED
WIRELESS COMMUNICATIONS FACILITY

verizon



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW FROM FAIRVIEW CEMETERY
PLATEAU AT HILLCREST AVENUE
PHOTOGRAPH TAKEN: MARCH 11, 2019

verizon



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW WITH PROPOSED
WIRELESS COMMUNICATIONS FACILITY





1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW FROM BROWN TERRACE
AT #5

PHOTOGRAPH TAKEN: MARCH 11, 2019

verizon



9A

1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW WITH PROPOSED
WIRELESS COMMUNICATIONS FACILITY

verizon^v



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW FROM DARTMOUTH ROAD
AT CORNELL ROAD
PHOTOGRAPH TAKEN: MARCH 11, 2019

verizon



1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

VIEW WITH PROPOSED
WIRELESS COMMUNICATIONS FACILITY

verizon[✓]

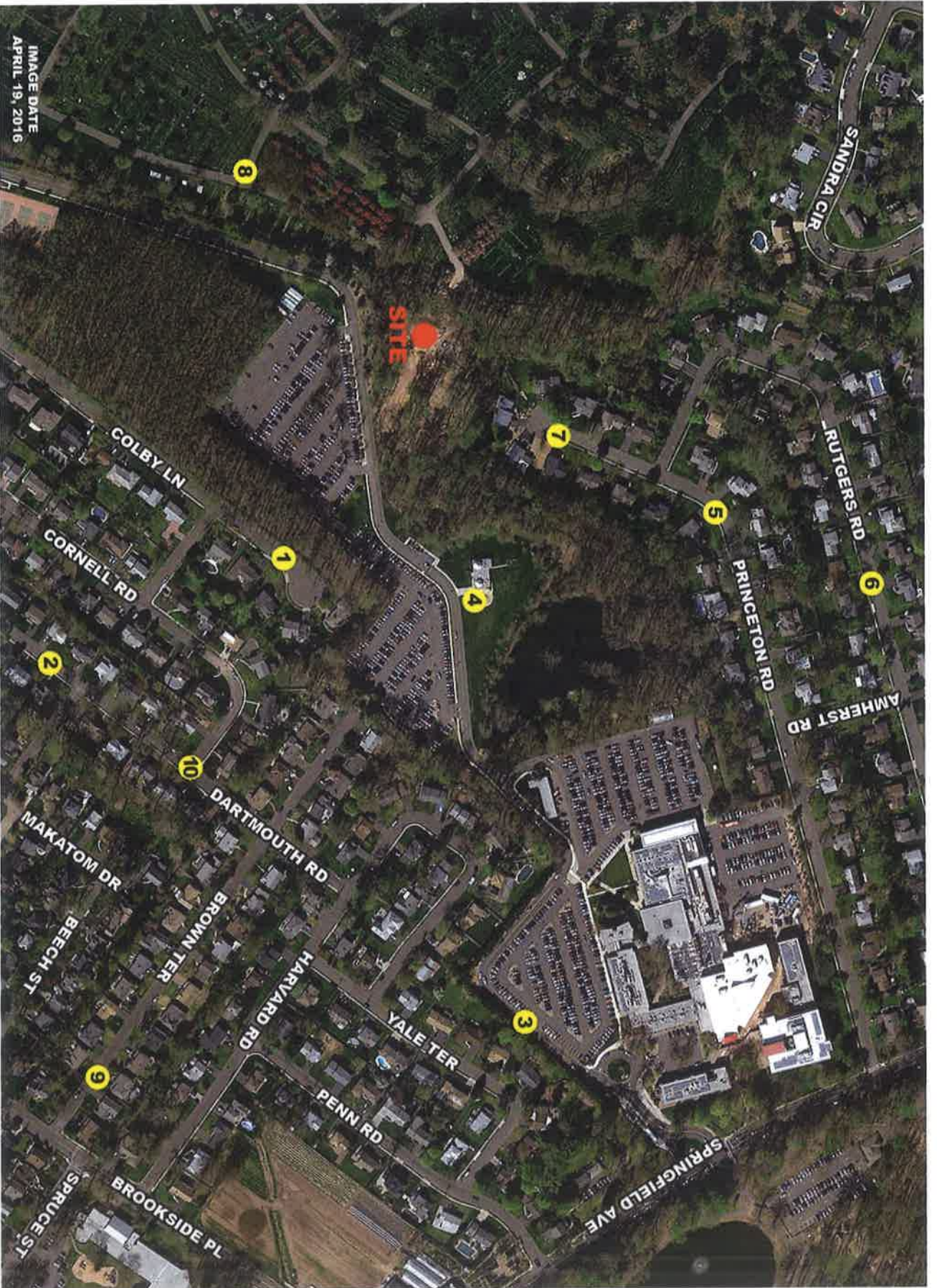


IMAGE DATE
APRIL 19, 2016

1033 SPRINGFIELD AVENUE
TOWNSHIP OF CRANFORD
UNION COUNTY, NJ

PHOTOGRAPH LOCATIONS



GRAPHIC SCALE





GB ENGINEERING, LLC

Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

DRAINAGE CALCULATIONS

FOR

1033 SPRINGFIELD AVENUE
LOT 2.01 in BLOCK 121
Township of Cranford
UNION COUNTY
NEW JERSEY
2019/0129
Wireless Communication Facility
WESTFIELD 4
W-1128

May 7, 2019

Prepared for:

New York SMSA Limited Partnership
D/B/A Verizon Wireless
New Cingular Wireless PCS, LLC
by AT&T Mobility Corporation
Northeast LLC
T Mobile

RECEIVED

JUN 11 2019

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD



THOMAS G. STEARNS III
N. J. PROFESSIONAL ENGINEER & SURVEYOR
N. J. LICENSE NO. GB40959



GB ENGINEERING, LLC

Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

PRESENT EXISTING SITE:

Portion of Lot 2.01 in Block 121

Use 100 yr storm, $I=3.25$ "/hr; $i = 7.3$ "/hr; Use Rational Method
 $t_c = 10$ min. Area = 2304 sf = 0.053 Acres

EXISTING COEFFICIENT FROM PRESET SITE:

Wooded Area 100% $C = 0.3$

RUNOFF FROM EXISTING SITE:

$$Q = C_i A = 0.300 \times 7.3 \times 0.053 = 0.116 \text{ cfs}$$

$$V = 0.116 \times \frac{1}{2} \times 25 \times 60 = \underline{87} \text{ cf}$$

POST CONSTRUCTION SITE:

Portion of Lot 2.01 in Block 121

Use 100 yr storm, $I=3.25$ "/hr; $i = 7.3$ "/hr; Use Rational Method
 $t_c = 10$ min. Area = 2304 sf = 0.053 Acres

RUNOFF COEFFICIENT FROM PROPOSED SITE:

	Area(SF)	%	Ce	Partial Ce
Gravel Compound	1887	81.9	0.70	0.573
AT&T conc. pad	300	13.0	0.99	0.129
Verizon conc. pad	58	2.5	0.99	0.025
Generator conc. pad	32	1.4	0.99	0.014
Monopole footing	20	0.9	0.99	0.009
Meter	7	0.3	0.99	0.003
Landscape	<u>0</u>	<u>0.0</u>	0.3	<u>0.000</u>
	2,304	100%		0.752

RUNOFF FROM PROPOSED SITE:

$$Q_p = C_i A = 0.752 \times 7.3 \times 0.053 = 0.2905 \text{ cfs}$$

$$V_p = 0.291 \times \frac{1}{2} \times 25.00 \times 60 = \underline{218} \text{ cf}$$



GB ENGINEERING, LLC

Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

INCREASE IN RUNOFF VOLUME FROM SITE:

$$\begin{array}{ccccccc} V & - & V & = & 218 & - & 87 \\ \text{post} & & \text{pre} & & & & \end{array}$$

**INCREASE IN RUNOFF VOLUME FROM SITE:
DURING A 100 YR STORM = 131 CF**

STORAGE REQUIRED FOR ZERO RUNOFF INCREASE

1887 square feet of 3 inch thick sub-gravel with 40% void ratio will be provided by the proposed compound. The compound must be level and Mirafi Filter fabric (or equivalent) must be provided under the gravel.

Compound Storage: 189 CF

INCREASE IN RUNOFF 131 < 189 PROVIDED STORAGE

Existing drainage patterns will be improved, since the stone storage will retain the majority of the proposed runoff from the compound and drive, runoff from the site will be less than that of the existing conditions.

ACTION TITLE RESEARCH

611 Route 46 West - Suite 103
Hasbrouck Heights, NJ 07604

NOTE

ID: 214332

Subject: Union Country RFP
County: UNION

Company: Gardell Land Surveying, LLC

Send To:
sgardell@gardellsurveying.com

I need a quote (price and timing) to do a title search for Union County Community College. DO NOT START WORK YET, just need a price range for overall pricing.

Union County, Township of Cranford
Tax Block 121, all lots (1,1 2.01, 2.02, 3, 4, 5)

The college has changed name over the years. History is:

1933 - 1936. U.S. President Franklin D. Roosevelt founded Union County Junior College as an "emergency junior college" through the federal Works Project Administration.
1936 - 1982. The College became Union Junior College an independent, non-profit, degree-offering institution governed by a Board of Trustees.
1982. Union County Technical Institute
1982. The State of New Jersey merged Union County Technical Institute with the then 50-year-old Union College to form Union County College

At least part of the tract was n/f Fairview Cemetery (1959) per adjoining subdivision maps

The lots are on several tax map sheets (9, 10, 11). I attached a photo of the lots, marked in green.

RESULTS:

see attached

DO NOT WRITE ON OR COVER BAR CODE



56%000N214332

C: 8/24/2018 9:43:44 AM
P: 10/10/2018 11:03:10 PM

RECEIVED

JUN 11 2019

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD

File # 214332

Premises : SPRINGFIELD AVE, 1033 SPRINGFIELD AVE, COUNTRY LN REAR, GALLOWAY HILL ROAD,
COURT

Tax Map : Block 121 Lot 1, 201, 202, 3, 4 Sheet 8, 9, 10, 11

Filed Map : # - Block - Lot - Setback -

Title In : THE UNION JUNIOR COLLEGE... BY DB 1733-181 : UNION

JUNIOR COLLEGE... BY DB 2742-775 AND DB 2763-718, UNION COLLEGE...

BY DB 2907-102 AND DB 2915-859 AND DB 4657-33

Mortgages : N/A

Easements/Grants : DB 1733-181 DB 2459-489 DB 2907-102

DB 2915-859 DB 2915-862 DB 2929-135

DB 2974-719 DB 4657-33

Restrictions : NONE

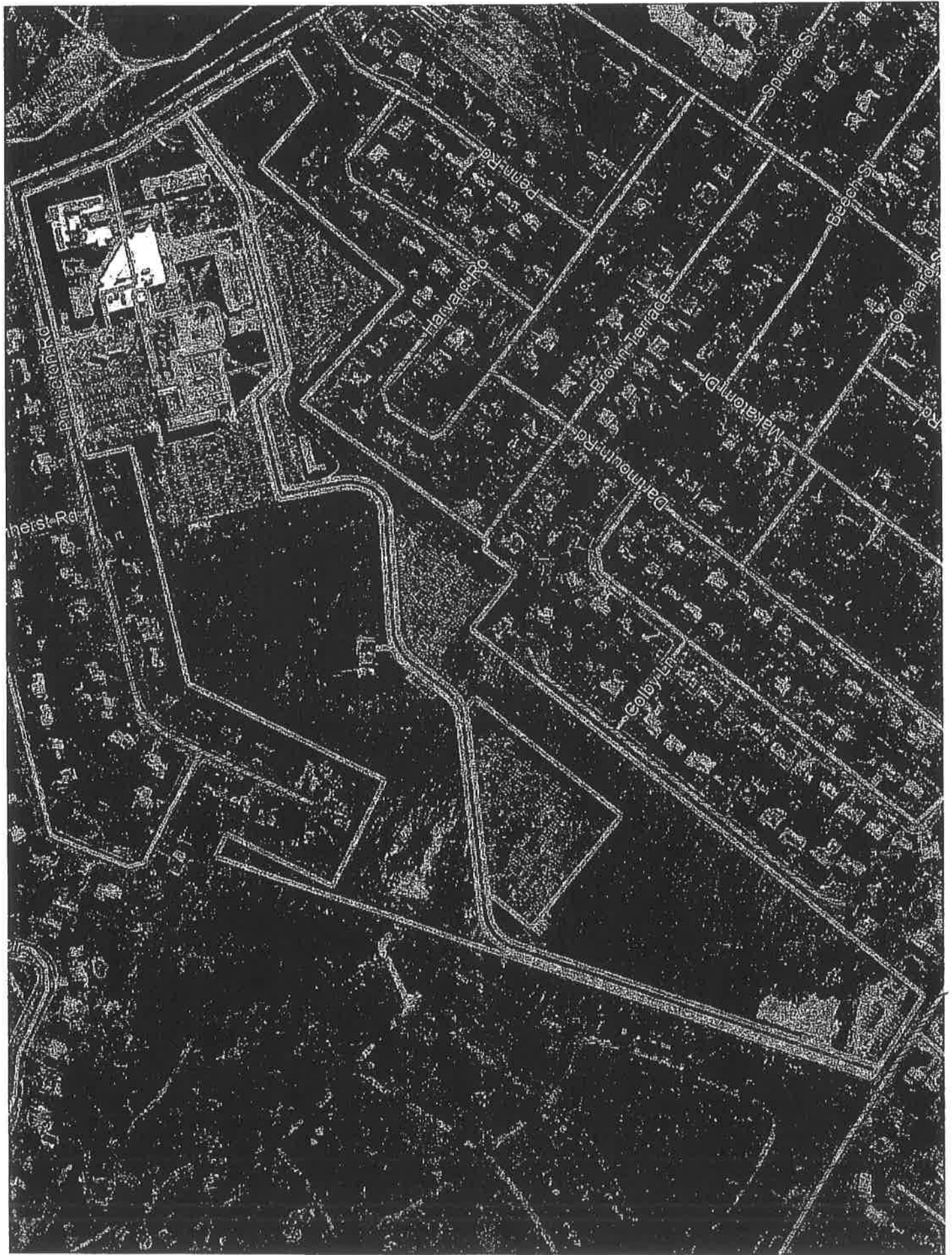
Judgments : N/A

Remarks : NOTE LEASES EXPIRED. NOTE MISC BK STAMPS ON DB 2915-862

AND DB 2974-719 ARE FOR EXPIRED CONSTRUCTION LIENS. COPIES AT END OF SEARCH

Board Date : 9-21-18

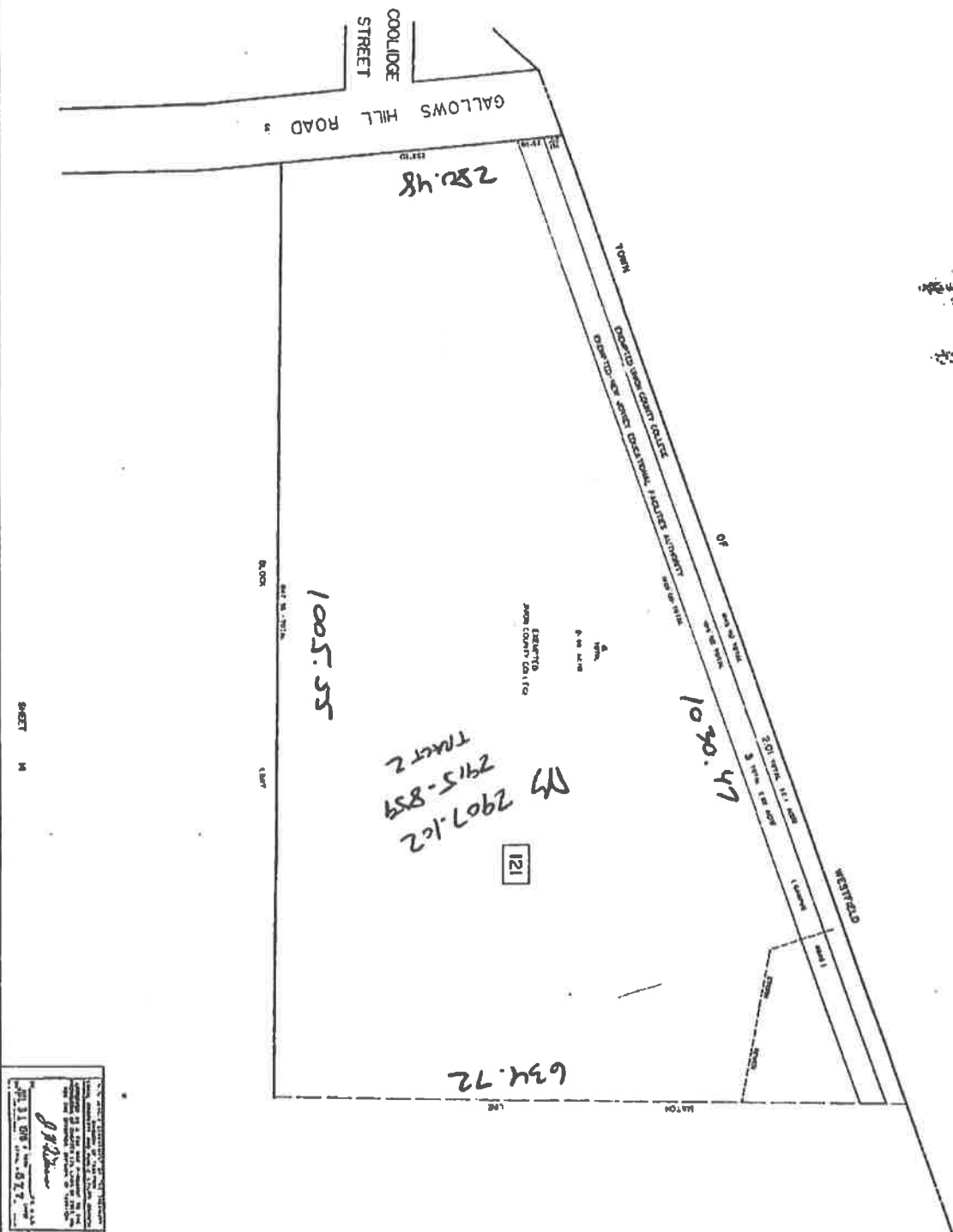
Searcher : 





TAX MAP
TOWNSHIP OF CRANFORD
UNION COUNTY, NEW JERSEY
SCALE 1" = 50'
JUNE 1977

DESIGNED BY DUFFY
BY CLEVELAND LAND PARTNERS
INCORPORATED
FOR CONSULTANT: J. J. ...

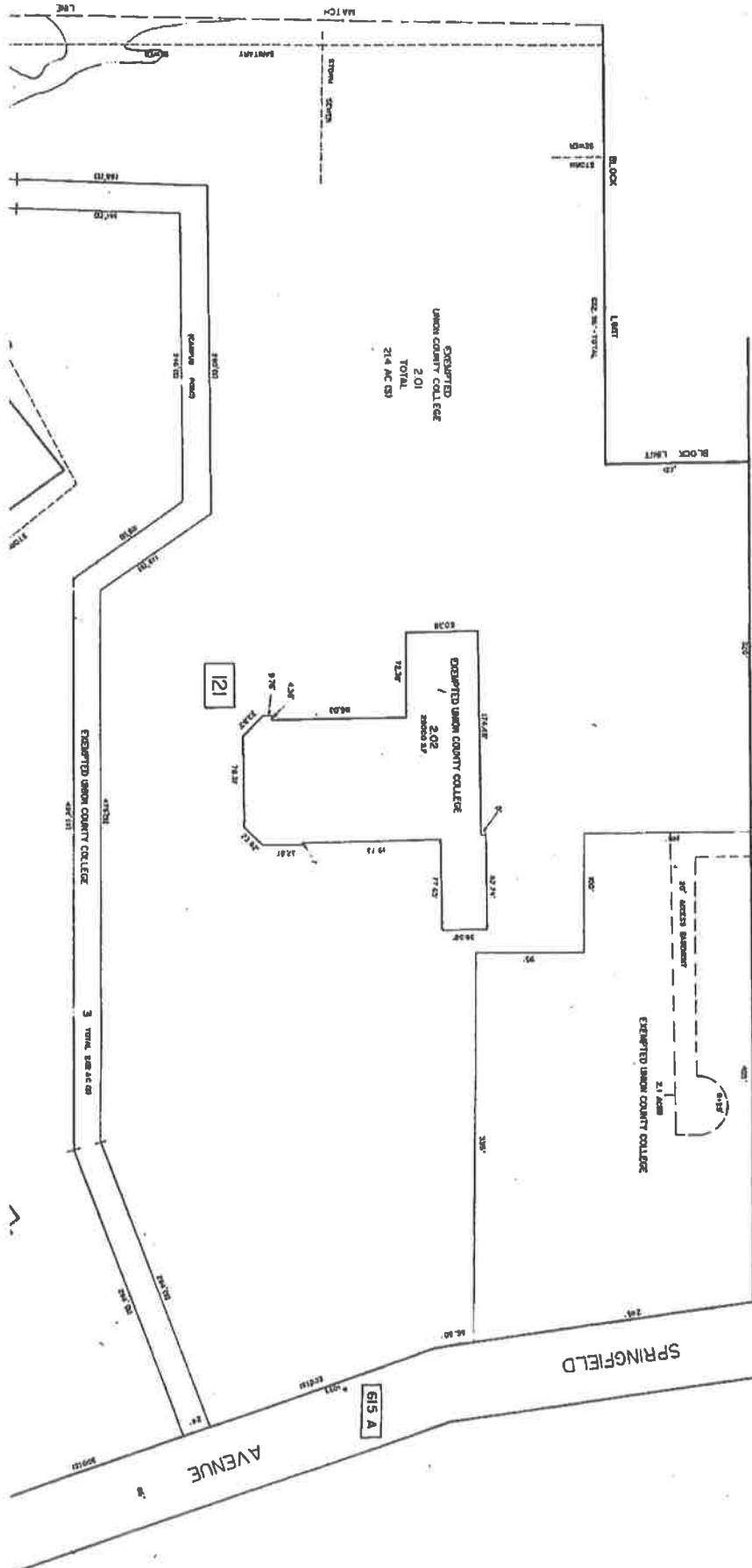


PL 31 015
J. J. Jones
Surveyor
New Jersey
1977

TAX MAP	
TRACT	AREA
1	2907.102
2	2915.854
3	2915.854
4	2915.854
5	2915.854
6	2915.854
7	2915.854
8	2915.854
9	2915.854
10	2915.854
11	2915.854
12	2915.854
13	2915.854
14	2915.854
15	2915.854
16	2915.854
17	2915.854
18	2915.854
19	2915.854
20	2915.854

TOWNSHIP OF CRANFORD
UNION COUNTY, NEW JERSEY
SCALE 1" = 40'
JUNE 1977
PLANNED BY: J. J. Jones
DESIGNED BY: J. J. Jones
DRAWN BY: J. J. Jones
CHECKED BY: J. J. Jones
APPROVED BY: J. J. Jones

ROAD §



SHEET 8

SHEET 7

PRINCETON ROAD

ROAD

SPRINGFIELD

EXEMPTED
UNION COUNTY COLLEGE
2.04
TOTAL
21.9 AC (53)

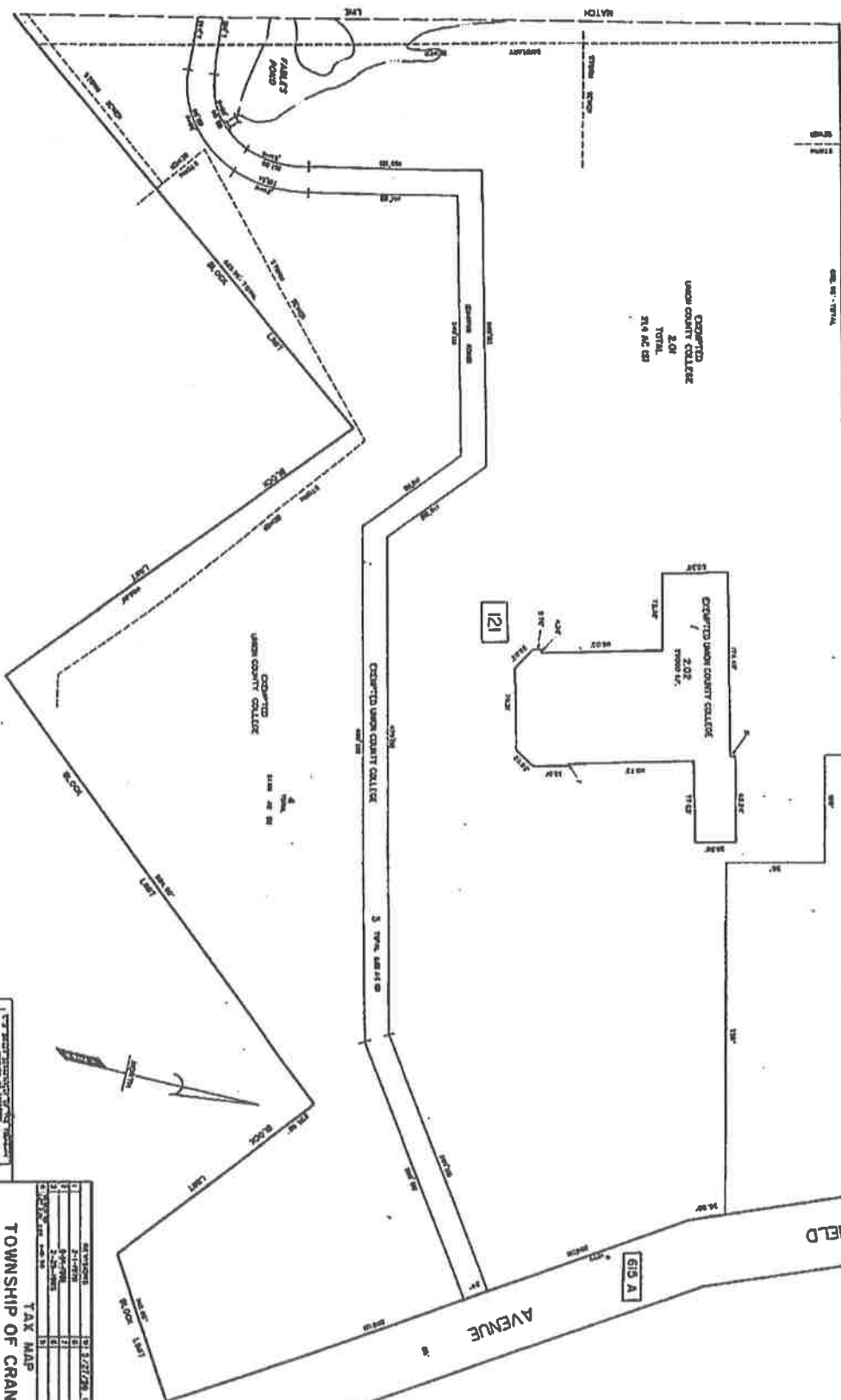
EXEMPTED UNION COUNTY COLLEGE
2.04
TOTAL
21.9 AC (53)

EXEMPTED UNION COUNTY COLLEGE
2.04
TOTAL
21.9 AC (53)

AVENUE

615 A

121



SHEET 10

SHEET 9

THE STATE OF NEW JERSEY
COUNTY OF UNION
TOWNSHIP OF CRANFORD
TAX MAP
SCALE 1" = 50'
DATE 1977
BY J. J. BROWN
J. J. BROWN & SONS
TOWNSHIP ENGINEERS

SECTION	1	2	3	4	5	6	7	8	9	10	11	12
1-1-1-1-1												
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12-1-1-1-1												

TOWNSHIP OF CRANFORD

UNION COUNTY, NEW JERSEY

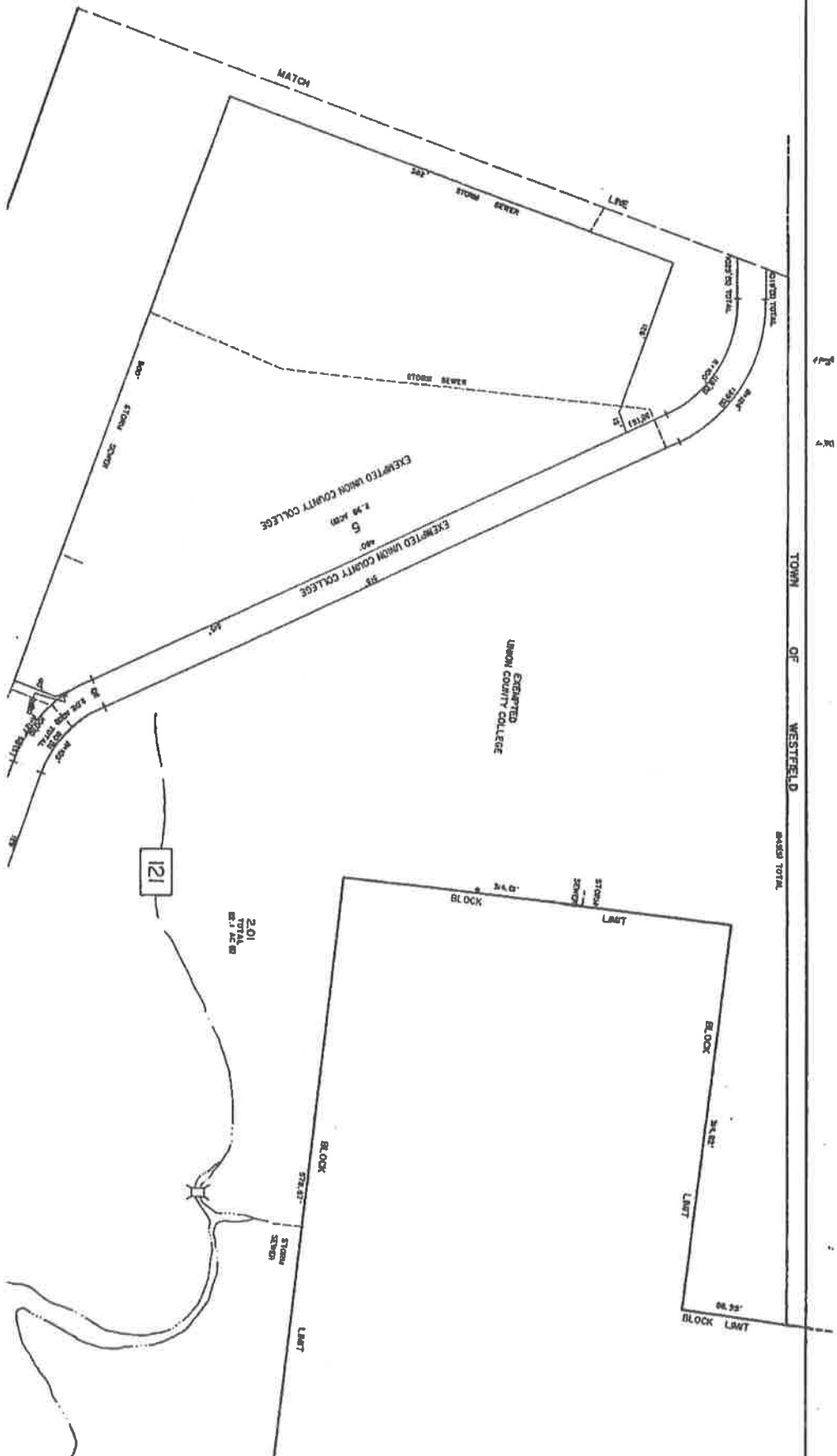
SCALE 1" = 50'

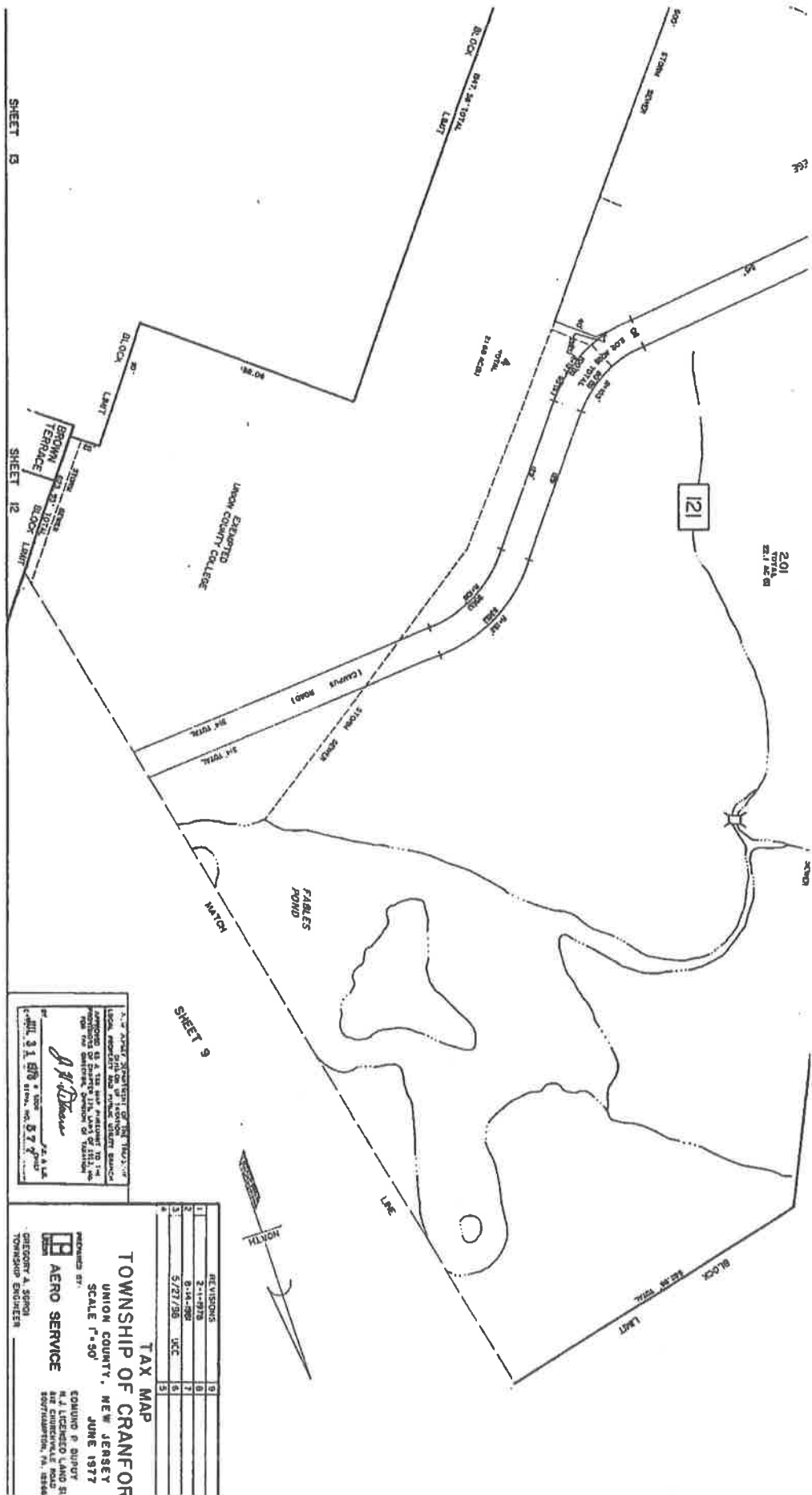
DATE 1977

BY J. J. BROWN

J. J. BROWN & SONS

TOWNSHIP ENGINEERS





A. J. & S. J. CRANFORD, INC. ENGINEERS
 1000 N. 10TH ST. SUITE 100
 CRANFORD, N.J. 07016
 PHONE: 908-271-1111
 FAX: 908-271-1112
 E-MAIL: A.J.C@CRANFORD.COM
 J. J. CRANFORD, JR.
 1000 N. 10TH ST. SUITE 100
 CRANFORD, N.J. 07016
 PHONE: 908-271-1111
 FAX: 908-271-1112
 E-MAIL: J.J.C@CRANFORD.COM

TAX MAP

TOWNSHIP OF CRANFORD

UNION COUNTY, NEW JERSEY

SCALE 1"=90'

JUNE 1977

REVISIONS

1	2-1-1978	8
2	8-14-1980	7
3	5/27/198	5
4		3

RECORDED BY:

AERO SERVICE

CATEGORY A, 2000

TOWNSHIP ENGINEER

COULDING P. SUPPLY

111 J. L. CRANFORD, JR.

2000 N. 10TH ST.

CRANFORD, N.J. 07016



NO. 1000000	1
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1-1-10000	99
1-1-10000	100

GALLOW'S HILL ROAD

EXEMPTED UNION COUNTY COLLEGE
NEW JERSEY EDUCATION

UNION COUNTY COLLEGE
EDUCATIONAL FACILITIES AUTHORITY
NEW JERSEY
15

100% TOTAL
 100% TOTAL
 100% TOTAL

Q-101
S-101

WESTFIELD

1. 1950

18
19

MATCH

347

4
TOTAL

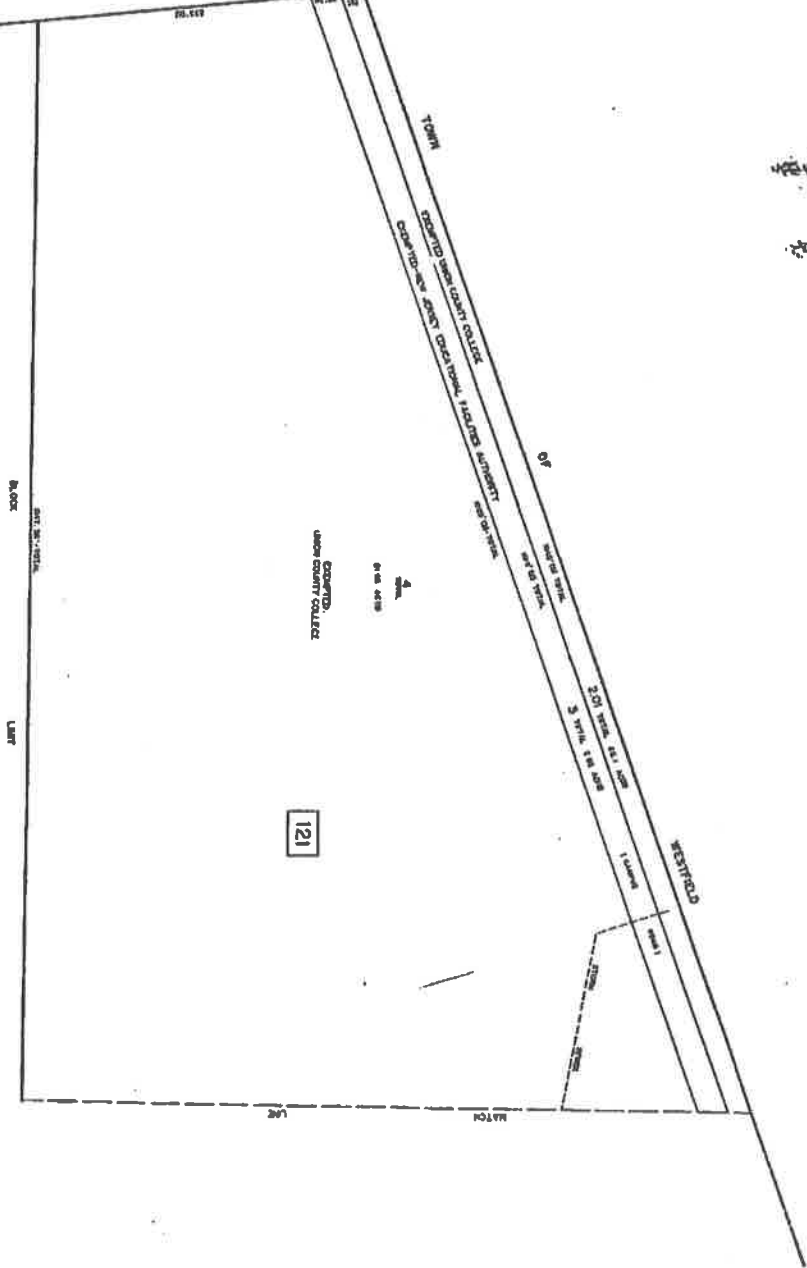
EQUIPPED
UNION COUNTY COLLEGE

121

247.58'-TOTAL

UNIT

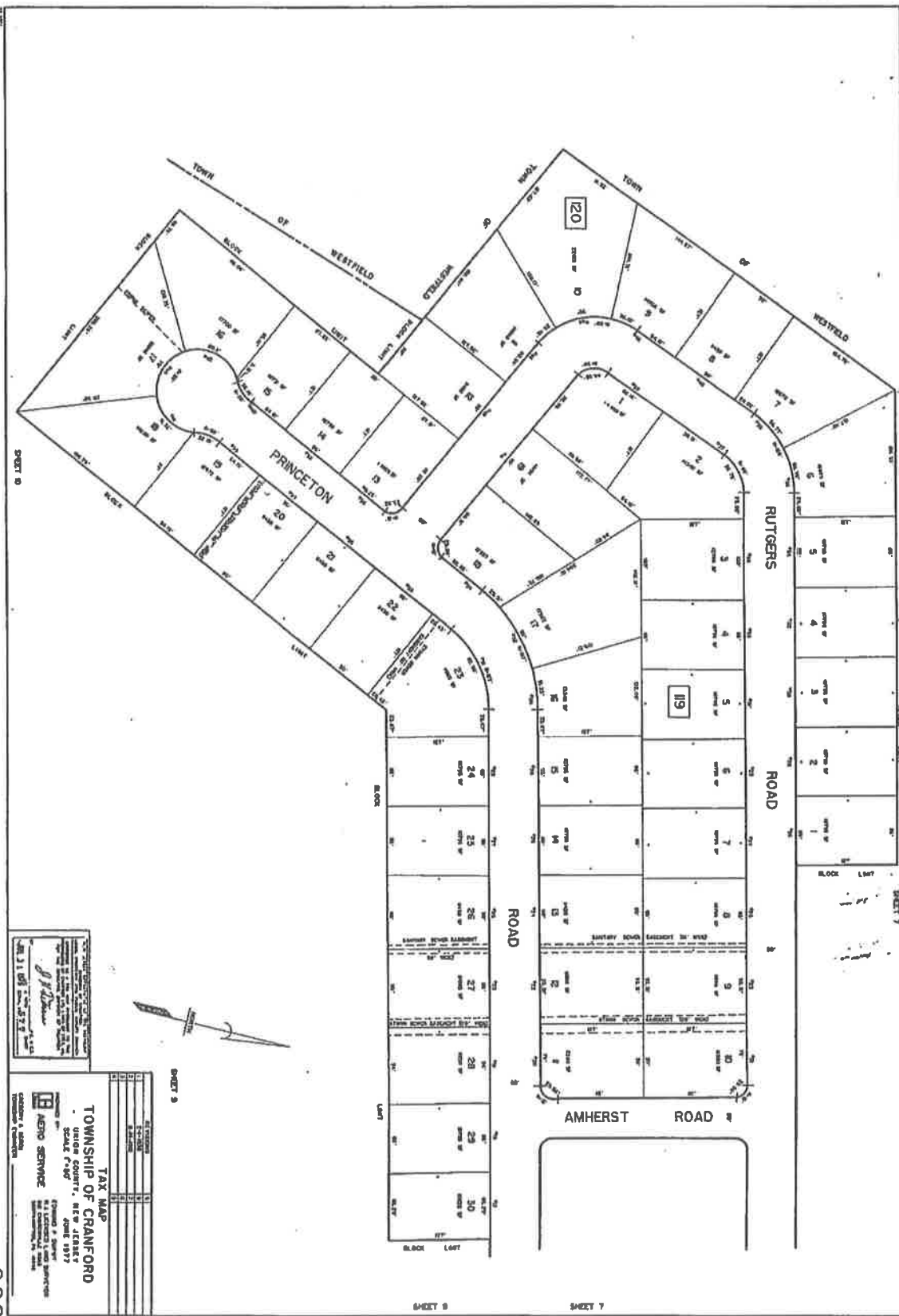
COOLIDGE STREET
GALLOW'S HILL ROAD



121

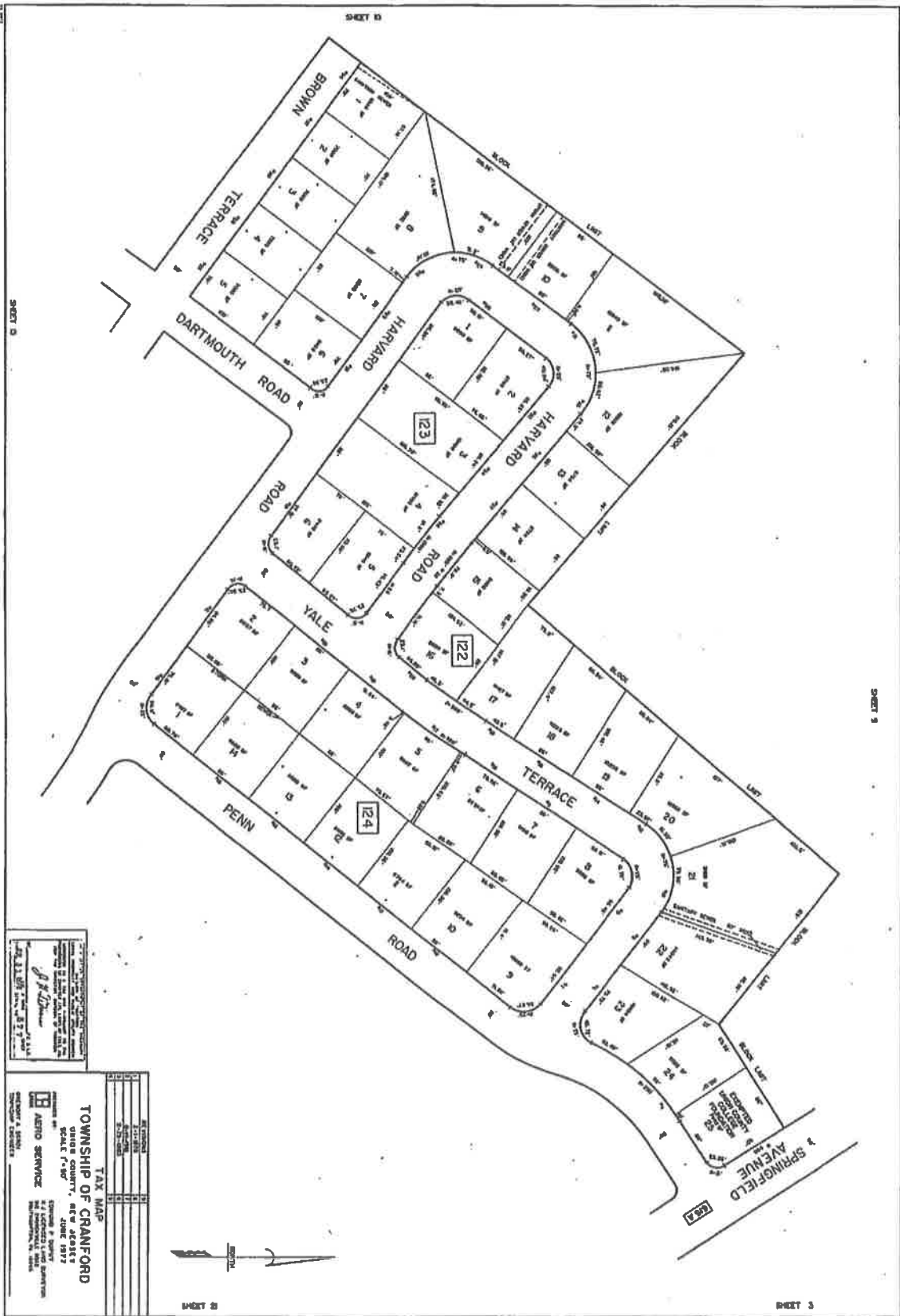
PLAT 11 OF 11
JULY 11, 1917
J. L. L. L.

TAX MAP	
TOWNSHIP OF CRANFORD	
COUNTY OF NEW JERSEY	
SCALE 1" = 80'	
DATE 1917	
AERO SERVICE	
BY LUTHER L. J. J. J.	
TOWNSHIP OF CRANFORD	



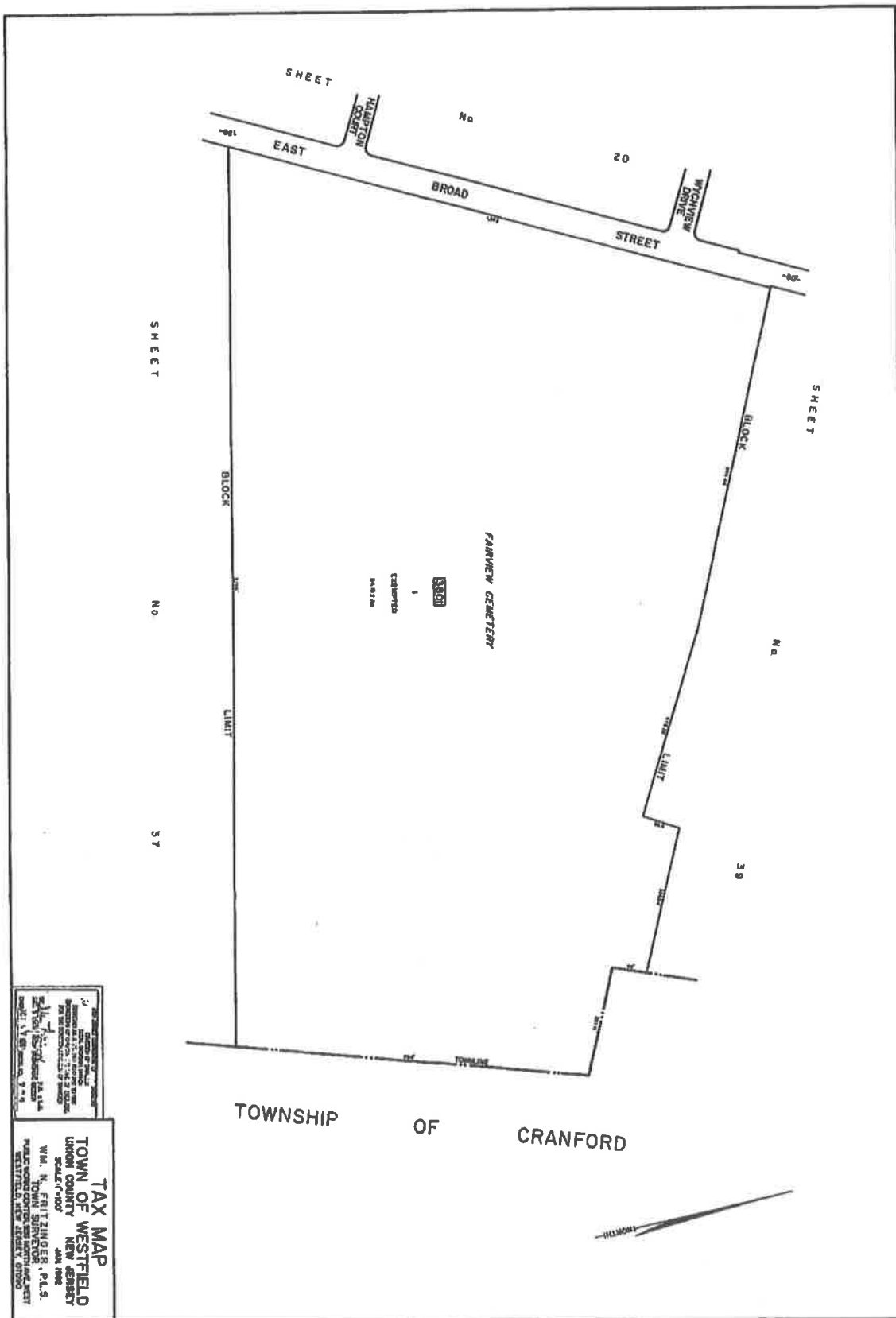
TOWNSHIP OF CRANFORD
 UNION COUNTY, NEW JERSEY
 SCALE 1"=40'
 1977
 AERIAL SERVICE
 1000
 1000

TAX MAP
 TOWNSHIP OF CRANFORD
 UNION COUNTY, NEW JERSEY
 SCALE 1"=40'
 1977
 AERIAL SERVICE
 1000
 1000



TOWNSHIP OF CRANFORD
 UNION COUNTY, NEW JERSEY
 JUNE 1972
 SCALE 1" = 80'
 PREPARED BY
 J. H. BROWN
 1111 1/2 7th Ave. S.W.
 ALBUQUERQUE, N.M. 87102

TAX MAP			
LOT	AREA	OWNER	ASSESSMENT
122	0.12	JOHN J. BROWN	\$1,200.00
123	0.12	JOHN J. BROWN	\$1,200.00
124	0.12	JOHN J. BROWN	\$1,200.00
125	0.12	JOHN J. BROWN	\$1,200.00



THE TOWNSHIP OF CRANFORD, NEW JERSEY
 OFFICE OF THE TAX MAP COMMISSIONER
 1000 WEST 10TH STREET, SUITE 100
 NEW JERSEY 07033-1000
 PHONE: (908) 261-1000
 FAX: (908) 261-1001
 E-MAIL: TAXMAP@CRANFORDNJ.GOV
 WWW: WWW.CRANFORDNJ.GOV

TAX MAP
TOWNSHIP OF CRANFORD
UNION COUNTY
NEW JERSEY
 SCALE: 1"=100'
 DATE: 1998
 BY: W. H. FRITZINGER, P.L.S.
 PUBLIC WORKS DIVISION, NEW JERSEY DEPT. OF TRANSPORTATION
 WESTFIELD, NEW JERSEY 07090

MAP OF CAMPUS ESTATES TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY

SCALE 1" = 60'

DECEMBER 20, 1955

THOUNSON & DECKER
ENGINEERS AND SURVEYORS
CRANFORD, N.J.

Filed April 11, 1956

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND THAT IT
CONFORMS WITH ALL THE LAWS OF THE STATE AND THE MUNICIPAL
ORDINANCES AND REQUIREMENTS APPLICABLE THEREIN.

APRIL 10, 1956 *W. H. H. H.*
DATE TOWN ENGINEER, CRANFORD, N.J.

THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF
THE TOWNSHIP OF CRANFORD, N.J.

NOV. 3, 1955 *Stille Stanley*
DATE

THIS MAP IS HEREBY APPROVED FOR FILING IN THE UNION COUNTY
REGISTERED OFFICE, IN ACCORDANCE WITH REVISED STATUTES, BY MORTIMER WELD
DECEMBER 20, 1955

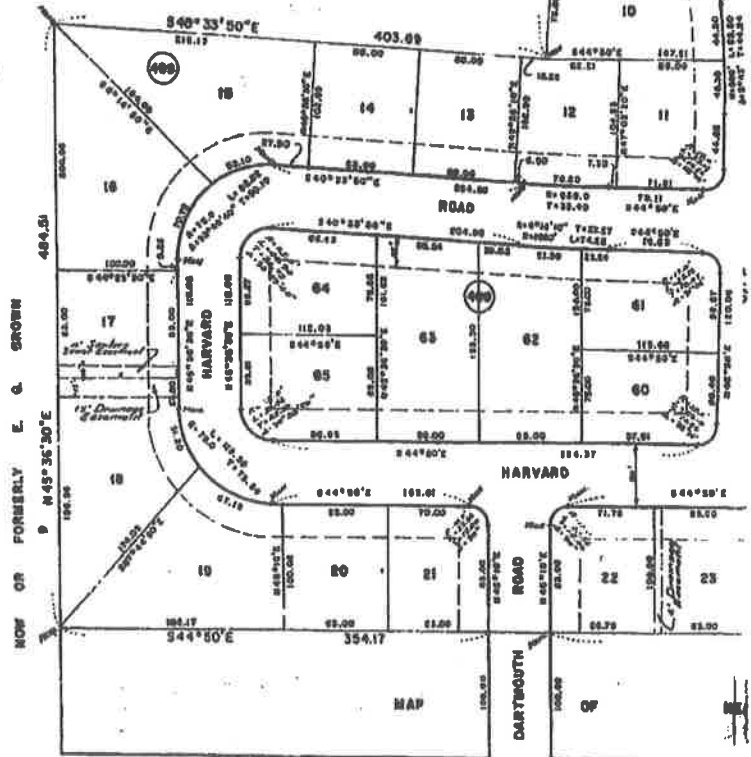
BY *W. H. H. H.*
TOWN CLERK, CRANFORD, N.J.

THE COMMISSIONER OF REVENUE IS MADE WITH THE FIVE
COURTESY AND IN ACCORDANCE WITH THE DESIRE OF

W. H. H. H.
TOWN ENGINEER, CRANFORD, N.J.

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY HAS BEEN
MADE UNDER MY IMMEDIATE SUPERVISION AND COMPLIED WITH
THE LAWS OF THE STATE OF NEW JERSEY. I FURTHER CERTIFY
THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY
GUARANTEEING THE SETTING OF SUCH MONUMENTS WHEN
IT BECOMES NECESSARY FOR A SPECIFIED PERIOD.

E. J. P. P.
LICENSED LAND SURVEYOR NO. 00009

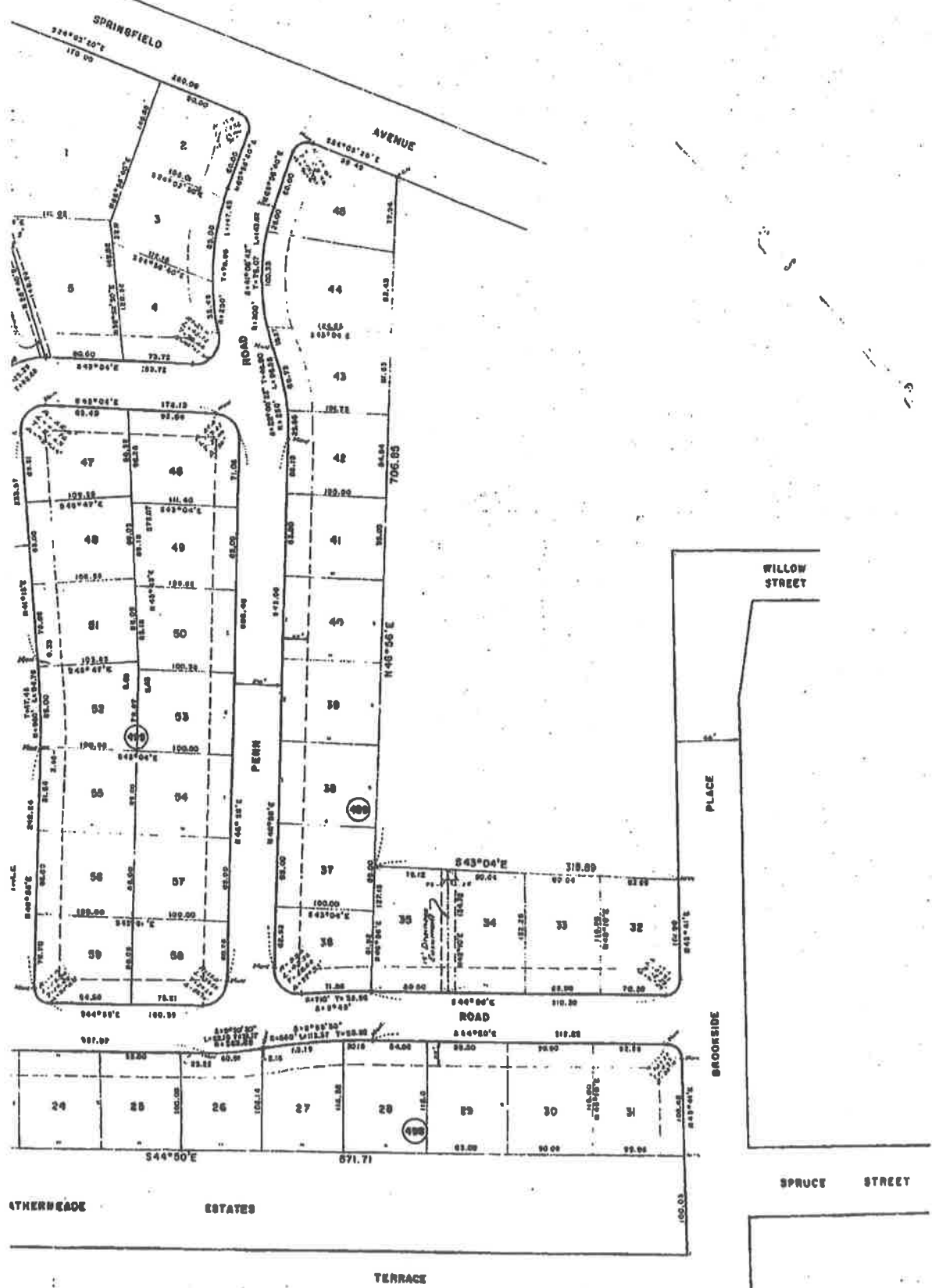


438-F

BROWN

438-F

5/2



ATHERHEAD ESTATES

TERRACE

SPRUCE STREET

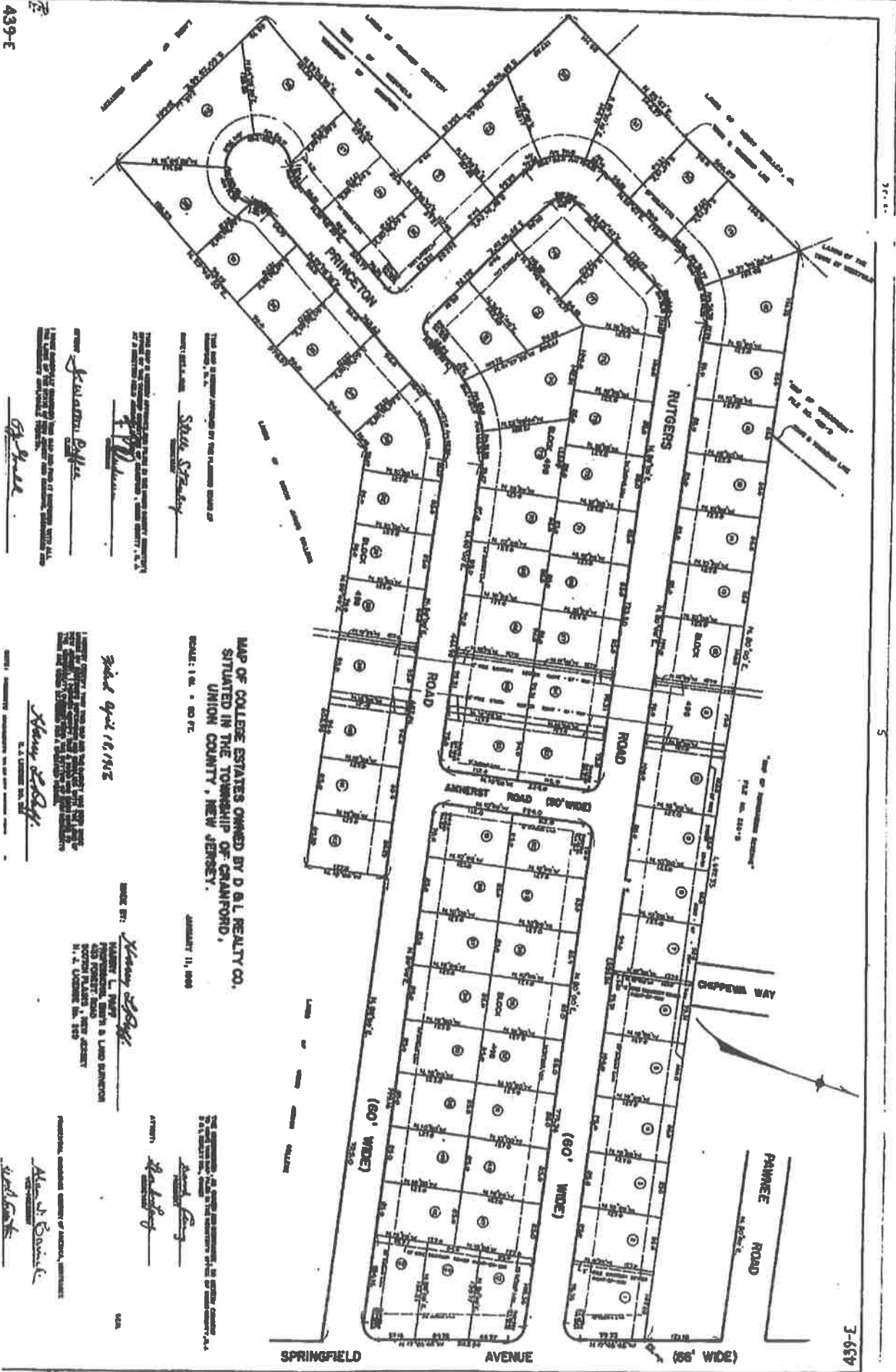
BROOKSIDE

PLACE

WILLOW STREET

AVENUE

SPRINGFIELD



THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF
CRANFORD, N. J.
DATE: DEC. 1, 1900
John Stracy
TOWN CLERK

THE D & L REALTY CO. HAS BEEN GRANTED A LICENSE BY THE
STATE OF NEW JERSEY TO ACT AS REAL ESTATE BROKER
IN THE COUNTY OF UNION, N. J.
DATE: DEC. 1, 1900
John Stracy
REAL ESTATE BROKER

THE D & L REALTY CO. HAS BEEN GRANTED A LICENSE BY THE
STATE OF NEW JERSEY TO ACT AS REAL ESTATE BROKER
IN THE COUNTY OF UNION, N. J.
DATE: DEC. 1, 1900
John Stracy
REAL ESTATE BROKER

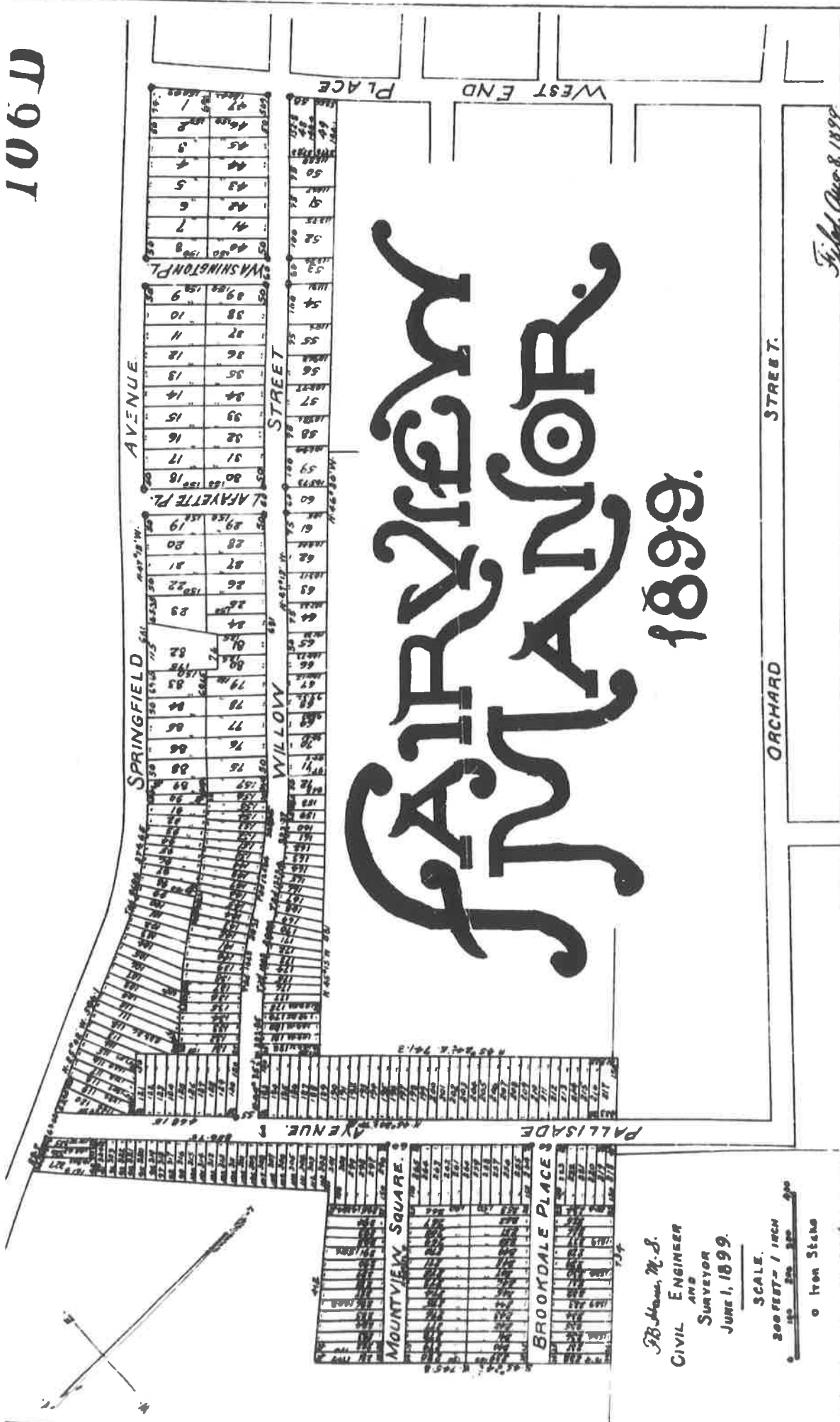
MAP OF COLLEGE ESTATES OWNED BY D & L REALTY CO.
SITUATED IN THE TOWNSHIP OF CRANFORD,
UNION COUNTY, NEW JERSEY.
SCALE: 1 in. = 40 FT.
JANUARY 11, 1900

MADE BY:
Henry Stracy
H. L. LINDEN, N. J.
H. L. LINDEN, N. J.
H. L. LINDEN, N. J.

THE PLANNING BOARD OF CRANFORD, N. J. HAS GRANTED A
LICENSE TO THE D & L REALTY CO. TO ACT AS REAL ESTATE
BROKER IN THE COUNTY OF UNION, N. J.
DATE: DEC. 1, 1900
John Stracy
TOWN CLERK

THE PLANNING BOARD OF CRANFORD, N. J. HAS GRANTED A
LICENSE TO THE D & L REALTY CO. TO ACT AS REAL ESTATE
BROKER IN THE COUNTY OF UNION, N. J.
DATE: DEC. 1, 1900
John Stracy
TOWN CLERK

106 D



F.B. Mann, M.S.
CIVIL ENGINEER
AND
SURVEYOR
JUNE 1, 1899.

SCALE.
200 FEET = 1 INCH
Iron Stakes

This Copy made By Rev. J. H. E. H. N. Y.

106-D

Filed Aug. 8, 1899

BOOK 1733 PAGE 181

This Indenture,

Made the Sixteenth day of December in the year of our Lord
One Thousand Nine Hundred and Forty-eight
Between

NOMAHEGAN COMPANY

a corporation of the State of New Jersey,

party of the first part

And

THE UNION JUNIOR COLLEGE

a corporation of New Jersey, having its principal office in the
Township of Cranford, County of Union and State of New Jersey;

party of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

----- ONE (\$1.00) DOLLAR -----

lawful money of the United States of America, and other good and valuable

considerations to it in hand well and truly paid by the said party of
the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid,
has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these
presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of
the second part, and to its successors and assigns, forever, **All**

that certain tract or parcel of land and premises, hereinafter particular
ly described, situate, lying and being in the Township of Cranford and Town of Westfield
in the County of Union and State of New Jersey

FIRST TRACT: - BEGINNING at a stone in the middle of the
road leading from William Crane's to Moses Pierson; thence south 61
degrees west along said Pierson's land 26.06 chains to a stone in an
angle of said Pierson's land; thence south 27 degrees west along said
Pierson's line 7.56 chains to a stone in an angle of Squire Pierson's
land; thence south 59 degrees east 5.40 chains to a stone at a corner
of Theophilus and John Pierson's land; thence south 71 degrees west
along their line 4.75 chains to a stone in an angle in their land;
thence south 58½ degrees east 6.01 chains to a stone in an old ditch
at the westerly corner of the second tract hereinafter described;
thence north 44 degrees east along said second tract 11.35 chains to
a rock; thence south 47½ degrees east 7.51 chains to a stone, a corner
of William Crane's land; thence south 42½ degrees east 6.17 chains to
a stone in an angle of said Crane's land; thence north 45-¾ degrees
east 11.24 chains to the southwesterly side of the aforeaid road;
thence north 68½ degrees east 63 links across said road; thence north

BOOK 1733 PAGE 182

265.32
46 degrees east 4.02 chains to a stone in the southerly corner of Moses Dunham's land; thence north 22 degrees west 3.74 chains to a stake in an angle of said Dunham's land; thence south 71-3/4 degrees west 4.06 chains to the middle of aforesaid road; thence along the middle of said road north 16 degrees west 9.76 chains to the place of BEGINNING.

246.84
267.90
644.16
SECOND TRACT: - BEGINNING at the rock above mentioned; thence south 44 degrees west 11.35 chains to land late of Sylvanus Pierson, deceased; thence along that land (now or formerly of Squire Pierson) south 47 degrees east 7.94 chains to the westerly corner of said William Crane's land; thence along said Crane's line north 43 degrees east 11.40 chains to the first aforesaid tract; thence along that land north 47 degrees west 7.51 chains to the place of BEGINNING.

A small portion of premises above described is situate in the Town of Westfield.

Excepting out of the above the premises lying on the easterly side of Springfield Avenue sold by Dreyer and wife to the Union County Park Commission.

Being the same premises conveyed to party of the first part by Deed from J. Henry Dreyer, Sr., widower, bearing date December 31, 1943, recorded on January 4, 1944 in Book 1491 of Deeds for Union County on pages 42220.

This conveyance is made subject to covenants and restrictions appearing of record, zoning and municipal ordinances, if any, rights of adjoining owners in streams and ditches crossing premises in question and to such facts as an accurate survey would disclose.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand (whatsoever) of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof.

To have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever:

And the said party of the first part does for itself and its successors, covenant and agree to and with the said party of the second part, its successors and assigns, that it, the said party of the first part is the true, lawful and right owner of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment or limitation, or by any encumbrance whatsoever, by which the title of the said party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever, except as aforesaid.

And also that the said party of the first part now has good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid:

And also, that the said party of the first part, will **Warrant**, secure, and forever defend the said land and premises unto the said party of the second part its successors and assigns, forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever, except as aforesaid.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its Secretary President and its corporate seal to be hereto affixed and attested by its the day and year first above written.

MONAHAN COMPANY

by

David Cronheim

David Cronheim

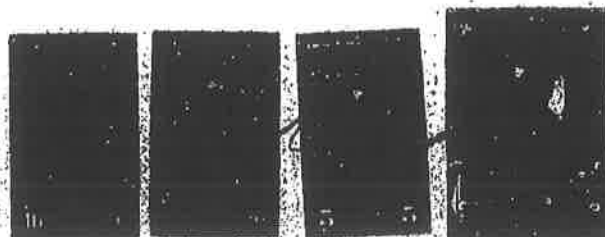
President

Attest

Alex. M. Blawie

Secretary

Alex. M. Blawie



State of New Jersey, } ss.:
County of Essex

Be it remembered, That on this 16th day of December, Nineteen hundred and Forty-eight before me the subscriber, a Notary Public of the State of New Jersey personally appeared Alex. M. Slavitt who being by me duly sworn on his oath, says that he is the Secretary of the HOMAHEGAN COMPANY the Grantor named in the foregoing instrument; that he well knows the corporate seal of said corporation; that the seal affixed to said instrument is the corporate seal of said corporation; that the said seal was so affixed and the said instrument signed and delivered by

David Gronheim who was at the date thereof the President of said corporation, in the presence of this deponent, and said President, at the same time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Directors, and that deponent, at the same time, subscribed his name to said instrument as an attesting witness to the execution thereof.

Sworn and Subscribed before me at Newark, New Jersey the date aforesaid

Alex. M. Slavitt

Witness my hand and seal this 16th day of December 1948
Allen H. Jacobus

1948
Deed.

HOMAHEGAN COMPANY, a corporation of New Jersey

TO

THE UNION TRUST COMPANY, a corporation of New Jersey

Dated December 16th 1948
Recorded in the Registers Office of the County of Union on the 18th day of December A. D. 1948 at 10.38 o'clock in the forenoon and Recorded in Book 1733 of DEEDS for said County, on page 181&c

LAW OFFICES
LEVY, FENSTER & MCCLOSKEY
268 BROAD STREET
NEWARK 2, NEW JERSEY

RECORDED
DEC 18 10 39 AM '48
HERBERT J. PASCOE
REGISTER

This Indenture,

Made the Sixteenth day of December in the year of our Lord
One Thousand Nine Hundred and Forty-eight
Between

NOMAHEGAN COMPANY

a corporation of the State of New Jersey,

party of the first part

And

THE UNION JUNIOR COLLEGE

a corporation of New Jersey, having its principal office in the
Township of Cranford, County of Union and State of New Jersey,

party of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

ONE (\$1.00) DOLLAR

lawful money of the United States of America, and other good and valuable
considerations to it in hand well and truly paid by the said party of
the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid,
has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these
presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of
the second part, and to its successors and assigns, forever, All

that certain tract or parcel of land and premises, hereinafter particular-
ly described, situate, lying and being in the Township of Cranford and Town of Westfield
in the County of Union and State of New Jersey

FIRST TRACT:— BEGINNING at a stone in the middle of the
road leading from William Crane's to Moses Pierson; thence south 81
degrees west along said Pierson's land 26.06 chains to a stone in an
angle of said Pierson's land; thence south 27 degrees west along said
Pierson's line 7.56 chains to a stone in an angle of Squire Pierson's
land; thence south 59 degrees east 5.40 chains to a stone at a corner
of Theophilus and John Pierson's land; thence south 31 degrees west
along their line 4.75 chains to a stone in an angle in their land;
thence south 58½ degrees east 6.91 chains to a stone in an old ditch
at the westerly corner of the second tract hereinafter described;
thence north 44 degrees east along said second tract 11.35 chains to
a rock; thence south 47½ degrees east 7.51 chains to a stone, a corner
of William Crane's land; thence south 42½ degrees east 6.17 chains to
a stone in an angle of said Crane's land; thence north 45-¾ degrees
east 11.24 chains to the southwesterly side of the aforesaid road;
thence north 68½ degrees east 63 links across said road; thence north

SEE

PG.

8k

PG

7

PG

14

46 degrees east 4.02 chains to a stone in the southerly corner of Honea Dunham's land; thence north 23 degrees west 2.74 chains to a stake in an angle of said Dunham's land; thence south 71-3/4 degrees west 4.06 chains to the middle of aforesaid road; thence along the middle of said road north 16 degrees west 9.76 chains to the place of BEGINNING.

SECOND TRACT: - BEGINNING at the rock above mentioned; thence south 44 degrees west 11.35 chains to land late of Sylvanus Pierson, deceased; thence along that land (now or formerly of Saulino Pierson) south 47 degrees east 7.94 chains to the westerly corner of said William Crane's land; thence along said Crane's line north 43 degrees east 11.40 chains to the first aforesaid tract; thence along that land north 47 degrees west 7.51 chains to the place of BEGINNING.

A small portion of premises above described is situate in the Town of Westfield.

Excepting out of the above the premises lying on the easterly side of Springfield Avenue sold by Dreyer and wife to the Union County Park Commission.

Being the same premises conveyed to party of the first part by Deed from J. Henry Dreyer, Sr., widower, bearing date December 31, 1943, recorded on January 4, 1944 in Book 1491 of Deeds for Union County on pages 495 &c.

This conveyance is made subject to covenants and restrictions appearing of record, zoning and municipal ordinances, if any, rights of adjoining owners in streams and ditches crossing premises in question and to such facts as an accurate survey would disclose.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining. Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in, and to every part and parcel thereof. To have and to hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

And the said party of the first part does for itself, and its successors, covenant and agree to and with the said party of the second part, its successors and assigns, that it, the said party of the first part, is the true, lawful and right owner of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment or limitation, or by any encumbrance whatsoever, by which the title of the said party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever, except as aforesaid.

And also that the said party of the first part now has good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid. And also, that the said party of the first part, with warrant, secure, and forever defend the said land and premises unto the said party of the second part its successors and assigns, forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever, except as aforesaid.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its Secretary President and its corporate seal to be hereto affixed and attested by its the day and year first above written.

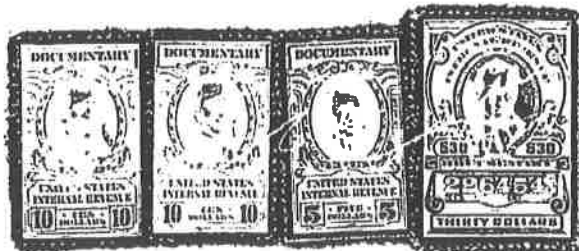
NOMADGAN COMPANY



David Cronheim President



Secretary
Alex. M. Slavitt



State of New Jersey } ss.:
County of Essex

Be it remembered, That on this 16th day of December, Nineteen hundred and Forty-eight the subscriber, a Notary Public of the State of New Jersey personally appeared Alex. M. Slavitt who being by me duly sworn on his oath, says that he is the Secretary of MCMAHEGAN COMPANY the Grantor named in the foregoing Instrument; that he well knows the corporate seal of said corporation; that the seal affixed to said Instrument is the corporate seal of said corporation; that the said seal was so affixed and the said Instrument signed and delivered by

David Cronhelm who was at the date thereof the President of said corporation, in the presence of this deponent, and said President, at the same time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Directors, and that deponent, at the same time, subscribed his name to said Instrument as an attesting witness to the execution thereof.

Sworn and Subscribed before me at Newark, New Jersey the date aforesaid

Alex. M. Slavitt
Alex. M. Slavitt

Helen M. Jacobus
NOTARY PUBLIC OF NEW JERSEY
My Comm. Expires July 1, 1955
Helen M. Jacobus

19586
Deed
MCMAHEGAN COMPANY, a corporation of New Jersey
TO
THE UNION JUNIOR COLLEGE
a corporation of New Jersey
Dated December 16th 1948
Received in the Office of the County of Union on the 18th day of December 1948 at 10.39 o'clock in the forenoon and Recorded in Book 1733 of DEEDS for said County on page 181&0
LAW OFFICES
LEVY, FENSTER & MCCLOSKEY
608 BROAD STREET
NEWARK 2, NEW JERSEY
Chg 360

RECEIVED
UNION JUNIOR COLLEGE
Dec 19 10 39 AM '48
HERBERT J. PASCOE
REGISTER

18069

This Indenture,

Made the 15th day of June, in the year of our Lord
One Thousand Nine Hundred and Sixty-Five

Between FRANK E. L. TUDOR and MIRIAM B. TUDOR, wife,

residing at 1029 Springfield Avenue
in the Township of Cranford
Union and State of New Jersey

RECEIVED & RECORDED
UNION COUNTY, N. J.
JUL 16 12 31 PM '65
REGISTER

And UNION JUNIOR COLLEGE, a non-profit corporation
organized and existing under the laws of the State of New Jersey,
having its principal office at 1033 Springfield Avenue

the Township of Cranford in the County of
Union and State of New Jersey party of the second part:

Witnesseth, that the said party of the first part, for and in consideration of One Dollar

lawful money of the United States of America,
to them in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, ha given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and
by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the
said party of the second part, and to their heirs and assigns, forever,

All that certain
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the Township of Cranford
in the County of Union and State of New Jersey:

BEGINNING at a point marked by a monument in the westerly side line of
Springfield Avenue, said point being distant 275.00 feet northerly
from the intersection of the said line of Springfield Avenue and the
northerly side line of Penn Road, if both were produced, said point
being a common corner for property now of Frank E. E. Tudor, et ux
and John A. Lazarick, and running from thence

- (1) along the common boundary line between said Tudor and
Lazarick, South 46° 56' West 196.46 feet to a point marked
by an iron pipe; thence
- (2) North 43° 04' West 123.00 feet to a point in the southeast-
erly boundary line of property of Union Junior College;
thence
- (3) along the boundary line of Union Junior College North 49° 13'
30" East 235.46 feet to a point in the westerly side line
of Springfield Avenue; thence
- (4) South 24° 03' 20" East 119.13 feet to a monument marking
the point and place of Beginning.

BEING known as Lots Nos. 322, 323, 324-325-326 abd 327 and a portion
of Palisade Avenue (now vacated) as shown on "Map of Fairview Manor"
made by F. B. Ham, C. E. & Surveyor, June 1, 1899, filed August 8,
1899 in the Union County Register's office as Map #106D. Said
Palisade Avenue was vacated April 12, 1955 by Ordinance No. 55-6 of
the Township of Cranford and reference made herein is used merely to
locate the premises and is not to be construed as a rededication. It
is the intention of the Grantors herein to convey all of their right,

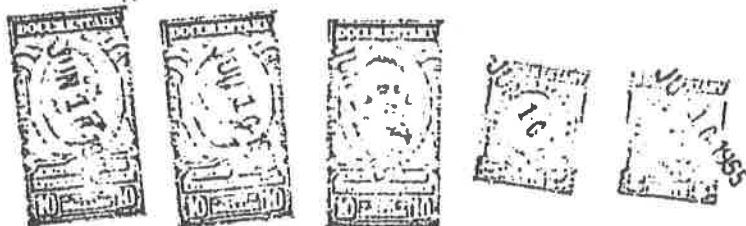
(over)

27428 775

REV. STAMPS \$ 30.30

title and interest they may have in and to said Palisade Avenue by reason of said vacation.

BEING the same premises conveyed to Frank E. E. Tudor by deed of William H. Cokelet, Jr., et ux, dated May 6, 1944, recorded May 9, 1944, in Book 1501 of Deeds for Union County, on page 34. TOGETHER with that portion of Palisade Avenue vacated as above set forth.



REV. STAMPS \$ 30.30

274216 776

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, **their heirs** and assigns, to the only proper use, benefit and behoof of the said party of the second part, **their heirs** and assigns forever:

And the said **FRANK E. TUDOR and MIRIAM B. TUDOR, his wife**

for **their** heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, **its successors** and assigns, that **they** ha **ve** not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the said party of the first part ha **ve** hereunto set **their** hands and seals the day and year first above written.

Frank E. Tudor (L.S.)
FRANK E. TUDOR

Signed, Sealed and Delivered
in the Presence of

John P. Michaels

Miriam B. Tudor (L.S.)
MIRIAM B. TUDOR, his wife

State of New Jersey.

County of UNION

We It Remembered, that on this

ss:

15th day of June

19 65, before me,

the subscriber,
personally appeared **FRANK E. TUDOR and MIRIAM B. TUDOR, his wife**

who, I am satisfied, are the person s named in and who executed the within instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as **their** act and deed, for the uses and purposes therein expressed.

John P. Michaels
Notary at Law, New Jersey

END OF DOCUMENT

B2742K 777

This Indenture,

Made the 13th day of January, in the year of our Lord
One Thousand Nine Hundred and Sixty Six

Between

JOHN A. LAZARICK, single

residing at 999 Springfield Avenue,
in the Township of Cranford
Union and State of New Jersey

And

UNION JUNIOR COLLEGE, a non-profit corporation organized under
the laws of the State of New Jersey, having its principal office
at 1033 Springfield Avenue,

in the Township of Cranford in the County of
Union and State of New Jersey party of the second part:

Witnesseth, that the said party of the first part, for and in consideration of
One (\$1.00) Dollar and other good and valuable consideration
lawful money of the United States of America,

to him in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof he
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and
by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the
said party of the second part, and to its successors and assigns, forever,

All that
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the Township of Cranford
in the County of Union and State of New Jersey:

BEING known and designated as Lot No. 1 in Block 499 on a certain
map entitled "Map of Campus Estates, Township of Cranford, Union
County, New Jersey, made by Trousseau & Decker, 12-20-55" which map
is filed in the Union County Register's Office as Map #438-F, and
was filed on April 11, 1956.

BEING more particularly described as follows:

BEGINNING at a point in the westerly side line of Springfield Avenue,
said point being distant 275.00 feet northerly from the intersection
of said side line of Springfield Avenue with the northerly side line
of Penn Road if both were produced, said point being marked by a
concrete monument, and which point marks the common corner of property
of the grantor herein and Union Junior College (formerly Tudor), and
running from thence
(1) South 46 degrees 56 minutes West along lands of Union Junior College
formerly Tudor, 196.46 feet to a point, thence
(2) South 43 degrees 04 minutes East 112.02 feet to a point; thence
(3) North 65 degrees 56 minutes 40 seconds East 148.65 feet to said
side line of Springfield Avenue; thence
(4) Along said side line of Springfield Avenue North 24 degrees 03 min-
utes 20 seconds West 170.0 feet to the point and place of BEGINNING.

The above description is drawn in accordance to a survey made by
P. J. Grall, P.E. and Surveyor, dated June 10, 1965.

SUBJECT to restrictions of record and zoning ordinances, if any.

BEING the same premises conveyed to John A. Lazarick by Deed dated
October 21, 1958, recorded October 23, 1958 in Book 2394, page 535,
Union County Register's Office, from Cranford Sheraton Homes, Inc.,
a New Jersey Corporation.

REV. STAMPS \$25.20

W2763M 718
RS 35.20

RECEIVED & RECORDED
UNION COUNTY, N.J.
JAN 14 9 20 AM '66
BOOK 2763 Page 718
REGISTER

Title to a portion of the above described premises is derived from the vacation of Palisade Avenue/ Palisade Avenue was vacated April 12, 1955, by Ordinance No. 55-6 of the Township of Cranford, and reference made herein is not to be construed as a rededication. It is the intention of the grantor herein to convey all of his right, title and interest that he may have in and to said Palisade Avenue by reason of said vacation:



REV. STAMPS \$35.20

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever:

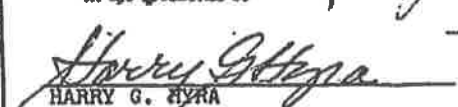
And the said GRANTOR

for himself, his heirs, executors and administrators, does covenant, promise and agree to and with the said party of the second part, its successors and assigns, that he has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered; in any manner or way whatsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.


JOHN A. LAZARICK (L.S.)

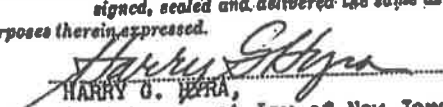
Signed, Sealed and Delivered
in the Presence of


HARRY G. HYRA (L.S.)

State of New Jersey,
County of UNION

ss.:
13th day of January
We It Remembered, that on this
in the year of our Lord One Thousand Nine Hundred and Sixty Six, before me,
the subscriber, An Attorney at Law of New Jersey
personally appeared JOHN A. LAZARICK

who, I am satisfied, is the person mentioned in the within instrument, and thereupon
he acknowledged that he signed, sealed and delivered the same as
his act and deed, for the uses and purposes therein expressed.


HARRY G. HYRA,
An Attorney at Law of New Jersey

END OF DOCUMENT

W2763M 720

PR

21661

This Deed, made the 31st day of December 1970

Between FAIRVIEW CEMETERY, a non-profit organization, having its principal place of business

located at 125 Elm Street

Town of Westfield in the County of Union and State of New Jersey herein designated as the Grantor, UNION COLLEGE, a non-pecuniary corporation of the State of New Jersey, having its principal office

COUNTY OF UNION
CONSIDERATION \$490,912.50
REALLY TRUSTEE FEE \$91.00
DATE 1-7-71 BY [Signature]

located at 1033 Springfield Avenue in the Township of Cranford in the County of Union and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of FOUR HUNDRED NINETY THOUSAND NINE HUNDRED TWELVE DOLLARS AND FIFTY CENTS (\$490,912.50)

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantees forever,

certain lot, All that/ tract or parcel of land and premises, situate, lying and being in the Township of Cranford in the County of Union and State of New Jersey, more particularly described as follows:

FIRST TRACT:

BEGINNING at a point in the division line between the Township of Cranford and the Town of Westfield and in the line of lands belonging to Fairview Cemetery said point being along said line on a course North 22 degrees 30 minutes 00 seconds East 1030.47 feet from a concrete monument in the northeasterly side line of Gallows Hill Road, thence (1) South 53 degrees 31 minutes 55 seconds West 634.72 feet to a point, thence (2) North 42 degrees 29 minutes 25 seconds East 477.83 feet to a concrete monument, thence (3) North 50 degrees 41 minutes West 302.47 feet to a stake, thence (4) North 60 degrees 28 minutes 45 seconds West 453.67 feet to a concrete monument, thence (5) North 29 degrees 03 minutes 55 seconds East 313.45 feet to a concrete monument, thence (6) North 59 degrees 56 minutes 20 seconds West 86.99 feet to a concrete monument in the division line between the Township of Cranford and the Town of Westfield and in the line of lands belonging to Fairview Cemetery, thence (7) southerly along said division line and lands of Fairview Cemetery South 22 degrees 30 minutes 00 seconds West 810.76 feet to the point and place of BEGINNING.

Containing 9.1315 Acres.

SECOND TRACT:

BEGINNING at a concrete monument in the northeasterly side line of Gallows Hill Road, said monument being in the division line between the Township of Cranford and the Town of Westfield and being the most southeasterly corner of lands belonging to Fairview Cemetery; thence (1) southeasterly along the said side line of Gallows Hill Road South 53 degrees 31 minutes 55 seconds East 200.48 feet to an iron pipe, thence (2) North 42 degrees 29 minutes 25 seconds East 1005.55 feet to a point, thence (3) North 53 degrees 31 minutes 55 seconds West 634.72 feet to a point in the division line between the Township of Cranford and the Town of Westfield and in the line of lands belonging to Fairview Cemetery, thence (4) southerly along said division line and lands of Fairview Cemetery South 22 degrees 30 minutes 00 seconds West 1030.47 feet

BK29076 102

to the northeasterly side line of Gallows Hill Road and being the point and place of BEGINNING.

Containing 10.505 Acres.

SUBJECT to a ten '(10') foot right of way granted Elizabethtown Gas Co., running from Gallows Hill Road in a general northeasterly direction along the lands of Fairview Cemetery, a distance of approximately 345', which right of way is located on the most southeasterly side of Fairview Cemetery and borders on the northwesterly side line of land now or formerly John Joseph Sicko and now or formerly Thomas F. McCarthy.

BEING part of the same premises conveyed to Fairview Cemetery by deed of Leigh M. Pearsall, et ux, et als, dated July 30, 1921 and recorded September 12, 1921 in the Union County Register's Office in Book 837 of Deeds for said county, Page 498.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.

ATTEST:


Marjorie F. Dunn, Secretary
Arthur V. Bunnell, President
Howard C. Wick

State of New Jersey, County of Union } ss.: Be it Remembered,
that on December 31st 1970, before me, the subscriber,
An Attorney at Law of the State of New Jersey
personally appeared Marjorie F. Dunn

who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Secretary of Fairview Cemetery
that Arthur V. Bunnell and Howard C. Wick are the
President and Treasurer, respectively of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was hereto affixed and said Instrument signed and delivered by said President and Treasurer
in presence of deponent, who thereupon subscribed her name thereto as attesting witness, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$ 490,912.50.

Sworn to and subscribed before me,
the date aforesaid.

Robert V. Snevily
Robert V. Snevily
An Attorney at Law of New Jersey
Marjorie F. Dunn, Secretary

Prepared by: Robert V. Snevily

END OF DOCUMENT

EX-290776 104

CORRECTIVE DEED

104-07710 - BARGAIN AND SALE COVENANT AGAINST GRANTOR J T T COPYRIGHT © 1966 BY ALL-STATE OFFICE SUPPLY CO.
CORP. TO IND. OR CORP. 49 EDISON PLACE, NEWARK, N. J. 07102

pr

21782

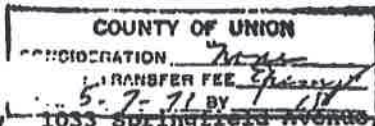
Corrective Deed, made the 3rd day of May

19 71

Between FAIRVIEW CEMETERY, a non-profit organization, having its principal place of business

~~located at 125 Elm Street, in the Town of Westfield~~
located at 125 Elm Street, in the Town of Westfield

and State of New Jersey herein designated as the Grantor,
And UNION COLLEGE, a non-pecuniary corporation of the State of New Jersey, having its principal office



~~located at 1033 Springfield Avenue, in the Township of Cranford~~
located at 1033 Springfield Avenue, in the Township of Cranford

Union and State of New Jersey herein designated as the Grantee

RECEIVED & RECORDED
UNION COUNTY
MAY 10 1971
859

Witnesseth, that the Grantor, for and in consideration of
----- NO ACTUAL MONETARY CONSIDERATION -----
the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantee forever,

All that certain lot, tract or parcel of land and premises, situate, lying and being in the Township of Cranford in the County of Union and State of New Jersey, more particularly described as follows:

FIRST TRACT:

BEGINNING at a point in the division line between the Township of Cranford and the Town of Westfield and in the line of lands belonging to Fairview Cemetery said point being along said line on a course North 22 degrees 30 minutes 00 seconds East 1030.47 feet from a concrete monument in the northeasterly side line of Gallows Hill Road, thence (1) South 53 degrees 31 minutes 55 seconds East 634.72 feet to a point; thence (2) North 42 degrees 29 minutes 25 seconds East 477.83 feet to a concrete monument; thence (3) North 50 degrees 41 minutes West 308.47 feet to a stake; thence (4) North 60 degrees 28 minutes 45 seconds West 453.67 feet to a concrete monument; thence (5) North 29 degrees 03 minutes 55 seconds East 313.45 feet to a concrete monument; thence (6) North 59 degrees 56 minutes 20 seconds West 86.99 feet to a concrete monument in the division line between the Township of Cranford and the Town of Westfield and in the line of lands belonging to Fairview Cemetery; thence (7) southerly along said division line and lands of Fairview Cemetery South 22 degrees 30 minutes 00 seconds West 810.76 feet to the point and place of BEGINNING.

Containing 9.1315 Acres.

SECOND TRACT:

BEGINNING at a concrete monument in the northeasterly side line of Gallows Hill Road, said monument being in the division line between the Township of Cranford and the Town of Westfield and being the most southeasterly corner of lands belonging to Fairview Cemetery; thence (1) southeasterly along the said side line of Gallows Hill Road South 53 degrees 31 minutes 55 seconds East 280.48 feet to an iron pipe; thence (2) North 42 degrees 29 minutes 25 seconds East 1005.55 feet to a point; thence (3) North 53 degrees 31 minutes 55 seconds West 634.72 feet to a point in the division line between the Township of Cranford and the Town of Westfield and in the line of lands belonging to Fairview Cemetery; thence (4) southerly along said division line and lands of Fairview Cemetery South 22 degrees 30 minutes 00 seconds West 1030.47 feet

BK2915PC 859

to the northeasterly side line of Gallows Hill Road and being the point and place of BEGINNING.

Containing 10.505 Acres.

SUBJECT to a ten (10') foot right of way granted Elizabethtown Gas Co., running from Gallows Hill Road in a general northeasterly direction along the lands of Fairview Cemetery, a distance of approximately 345', which right of way is located on the most southeasterly side of Fairview Cemetery and borders on the northwesterly side line of land now or formerly John Joseph Sicko and now or formerly Thomas F. McCarthy.

BEING the same premises conveyed to Union College, a non-pecuniary corporation of the State of New Jersey, by deed of Fairview Cemetery, a non-profit organization, dated December 31, 1970 and recorded January 7, 1971 in the Union County Register's Office in Book 2907 of Deeds for said county, Page 102.

It is the intention of this deed to correct the first course of the First Tract from a southwest direction to a southeast direction.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.

FAIRVIEW CEMETERY

ATTEST:

William D. Peek
William D. Peek,
Treasurer

Marjorie F. Dunn
Marjorie F. Dunn, Secretary

By: Arthur V. Bunnell
Arthur V. Bunnell, President

State of New Jersey, County of Union
that on May 5th, 1971, before me, the subscriber,
A Notary Public of the State of New Jersey
personally appeared Marjorie F. Dunn

ss.: Be it Remembered,

who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Secretary of Fairview Cemetery

that Arthur V. Bunnell is the President and the Corporation named in the within instrument; and that said Corporation; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said instrument is the proper corporate seal and was hereto affixed and said instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation;

and that the full and actual consideration paid or to be paid for the transfer of title to really evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is no actual monetary consideration.

Sworn to and subscribed before me,
the date first said.

Robert V. Snevily
Robert V. Snevily

Marjorie F. Dunn
Marjorie F. Dunn

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 5, 1974

Prepared by:

Robert V. Snevily

BR2915PC 861

END DE DOCUMENT

2-1783

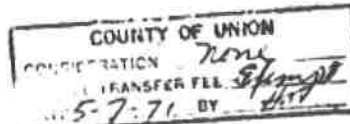
This Beed, made the 4TH day of May

1971

Between UNION COLLEGE, a non-pecuniary

corporation existing under and by virtue of the laws of the State of New Jersey
having its principal office at 1033 Springfield Avenue
in the Township of Cranford in the County of
Union and State of New Jersey herein designated as the Grantor,

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY, a
body politic of the State of New Jersey, with offices
at 225 West State Street, Trenton, New Jersey.



Witnesseth, that the Grantor, for and in consideration of the sum of One Dollar
and other good and valuable consideration

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the
Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the
Grantees forever,

All those tracts or parcel s of land and premises, situate, lying and being in the
Township of Cranford in the
County of Union and State of New Jersey, more particularly described as follows:

FIRST TRACT: BEGINNING at the intersection of the westerly
side line of Springfield Avenue and the southerly side line of
Princeton Road; thence (1) South 80 degrees 00 minutes West 405 feet
along said southerly side line of Princeton Road to a point; thence
(2) South 10 degrees 00 minutes East 145 feet to a point; thence (3)
North 80 degrees 00 minutes East 100 feet to a point; thence (4)
South 10 degrees 00 minutes East 95 feet to a point; thence (5)
North 80 degrees 00 minutes East 335 feet to said westerly side line
of Springfield Avenue; thence (6) North 17 degrees 45 minutes 45
seconds West 245 feet along said side line of Springfield Avenue to
its point of intersection with said line of Princeton Road and point
or place of Beginning.

SECOND TRACT: BEGINNING at a point which is distant 950 feet
northeasterly on a line parallel to Colby Lane and 140 feet northerly
from the northerly line of said Colby Lane; from a point in the
easterly side line of Gallows Hill Road; said point in said
line of Gallows Hill Road being distant 142 feet northerly from the
intersection of said line of Gallows Hill Road with the division
line of lands now or formerly of Fairview Cemetery and Joseph
Sico; thence (1) northeasterly along said line and parallel to
Colby Lane 500 feet to a point; thence (2) northwesterly at right
angles 40 feet to a point in the proposed Campus Road; thence (3)
Southwesterly along said Campus Road 480 feet to a point; thence
(4) Southwesterly and parallel to said side line of Colby Lane
162 feet; thence (5) at right angles southeasterly 375 feet to point
or place of Beginning.

TOGETHER with, as to each such tract, a permanent and
perpetual easement in all connecting or connectible sidewalks,
driveways, roadways, parking facilities, sewers, sewer lines and
mains, gas lines and mains, communications systems, water lines and
mains, power and electrical distribution lines and mains, and
heat and other utility distribution lines which may now or here-
after be located within and over abutting premises owned by the
Private College not herein conveyed to serve the educational
facilities on the premises hereinbefore described. The foregoing

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UNION COLLEGE
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easements include reciprocal rights of entry by the Private College and the Authority for the purpose of repairing, maintaining, improving and extending such educational facilities as may be necessary, including, but not by way of any limitation, a permanent and perpetual easement, for ingress and egress, by foot, vehicle or otherwise, over, through and on the proposed roads and driveways to be built by the grantor on the following tracts of land in the Township of Cranford aforesaid owned by the grantor, the latter permanent and perpetual easement to include reciprocal rights of entry by the Private College and Authority, as above mentioned:

THIRD TRACT: BEGINNING at a point in the southerly side line of Princeton Road distant 405 feet westerly from the intersection of said side line of Princeton Road with the westerly side line of Springfield Avenue; thence (1) South 10 degrees 00 minutes East 70 feet to a point; thence (2) North 80 degrees 00 minutes East 260 feet to a point; thence (3) North 10 degrees 00 minutes West 20 feet to a point of curve; thence (4) along said curve curving to the left an arc distance of 78.33 feet to a point; thence (5) South 80 degrees 00 minutes West 190 feet to a point; thence (6) North 10 degrees 00 minutes West 50 feet to said side line of Princeton Road.

FOURTH TRACT: BEGINNING at a point 506.30 feet southerly along the westerly side line of Springfield Avenue from its intersection with the southerly side line of Princeton Road; thence (1) South 61 degrees 31 minutes 05 seconds West 263. feet to a point; thence (2) South 80 degrees 00 minutes West 724 feet to a point; thence (3) South 25 degrees 00 minutes West 145 feet to a point of curve; thence (4) Southwesterly along an arc having a radius of 110 feet 129.6 feet to a point; thence (5) North 87 degrees 30 minutes 35 seconds West 280 feet to a point of curve; thence (6) along said curve having a radius of 118 feet curving to the left 103 feet to a point; thence (7) South 42 degrees 29 minutes 25 seconds West 158 feet; thence (8) Northwesterly and curving to the right an arc of 86 feet on a radius of 110 feet; thence (9) South 87 degrees 30 minutes West 522 feet to a point of curve; thence (10) Northwesterly and curving to the left an arc distance of 125 feet on a radius of 110 feet; thence (11) South 22 degrees 30 minutes West 1030 feet to the easterly side of Gallows Hill Road.

The above descriptions are in accordance with a survey made by P. J. Grall, C. E. & S., Cranford, New Jersey, dated April 10, 1971.

The First and Third tracts above mentioned being part of the lands conveyed to the grantor herein (formerly Union Junior College) by Nomahegan Company, a corporation of New Jersey, dated December 16, 1948, and recorded in the Register's Office of the County of Union aforesaid in Deed Book 1733, page 181.

The Second Tract above mentioned being part of the lands conveyed to the grantor herein by Fairview Cemetery, a non-profit organization of New Jersey, by Deed dated December 31, 1970, and recorded in the Register's Office of the County of Union aforesaid on January 7, 1971, in Deed Book 2907, page 102.

The Fourth Tract above mentioned being part of the lands conveyed to the grantor herein by both of the above mentioned Deeds.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.



Leroy W. Smith

Secretary

By:

Kenneth W. Iversen

President

State of New Jersey, County of UNION
that on March 14, 1971, before me, the subscriber,
An Attorney at Law of New Jersey
personally appeared **LEROY W. SMITH**

who, being by me duly sworn on his oath, deposed and makes oath to my satisfaction, that
he is the **Secretary of UNION COLLEGE**

that **KENNETH W. IVERSEN** is the
President of said Corporation; that the execution, as well as the making of this Instrument, has
been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that
deponent well knows the corporate seal of said Corporation; and that the seal affixed to said
Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and
delivered by said President as and for the voluntary act and deed of said Corporation,
in presence of deponent, who thereupon subscribed his name thereto as attesting witness,
and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced
by the within deed, as such consideration is defined in P.L. 1965, c. 49, Sec. 1(e), is \$ 1.00 and
other good and valuable consideration.

Sworn to and subscribed before me,
the date aforesaid.

George S. Sauer,
Attorney at Law of New Jersey

Prepared by: George S. Sauer, Esq.

29157 864

END OF DOCUMENT

This Deed, made the 30th day of April 1973.

Between UNION COLLEGE, a non-pecuniary

XX corporation existing under and by virtue of the laws of the State of New Jersey
having its principal office at 1033 Springfield Avenue
in the Township of Cranford in the County of
Union and State of New Jersey herein designated as the Grantor.

And NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY, a
body politic of the State of New Jersey, with
offices at 225 West State Street, Trenton, New
Jersey,

Witnesseth, that the Grantor, for and in consideration of One Dollar

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the
Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the
Grantees forever,

All those tract s or parcel s of land and premises, situate, lying and being in the
Township of Cranford in the
County of Union and State of New Jersey, more particularly described as follows:

FIRST TRACT: BEGINNING at the intersection of the Westerly
side line of Springfield Avenue and the Southerly side line of
Princeton Road; thence (1) South 80 degrees 00 minutes West 405 feet
along said Southerly side line of Princeton Road to a point; thence (2)
South 10 degrees 00 minutes East 145 feet to a point; thence (3)
North 80 degrees 00 minutes East 100 feet to a point; thence (4)
South 10 degrees 00 minutes East 95 feet to a point; thence (5)
North 80 degrees 00 minutes East 335 feet to said Westerly side line
of Springfield Avenue; thence (6) North 17 degrees 45 minutes 45
seconds West 245 feet along said side line of Springfield Avenue to
its point of intersection with said line of Princeton Road and point
or place of Beginning.

SECOND TRACT: BEGINNING at a point which is distant 950 feet
Northeasterly on a line parallel to Colby Lane and 140.0 feet
Northerly from the Northerly line of said Colby Lane; from a point
in the Easterly side line of Gallows Hill Road; said point in said
line of Gallows Hill Road being distant 140.78 feet Northerly from
the intersection of said line of Gallows Hill Road with the division
line of lands formerly of Fairview Cemetery and Joseph Sico; thence
(1) Northeasterly along said line and parallel to Colby Lane North
42 degrees 29 minutes 25 seconds East 500.0 feet to a point; thence
(2) North 47 degrees 30 minutes 35 seconds West 40.0 feet to a
point; thence (3) Southwesterly and along the Southeasterly line of
Campus Road South 87 degrees 29 minutes 25 seconds West 508.0 feet
to a point; thence (4) South 2 degrees 30 minutes 35 seconds East
15.0 feet to a point; thence (5) South 42 degrees 29 minutes
25 seconds West 126.0 feet to a point; thence (6) South 47 degrees
30 minutes 35 seconds East 382.0 feet to the point and place of
Beginning.

TOGETHER with, as to each such tract, a permanent and
perpetual easement in all connecting or connectible sidewalks,
driveways, roadways, parking facilities, sewers, sewer lines and
mains, gas lines and mains, communications systems, water lines and

(Continued)

COUNTY OF UNION
CONSIDERATION
REALTY TRANSFER TAX
9-4-73

423748 719

mains, power and electrical distribution lines and mains, and heat and other utility distribution lines which may now or hereafter be located within and over abutting premises owned by the Private College not herein conveyed to serve the educational facilities on the premises hereinbefore described. The foregoing easements include reciprocal rights of entry by the Private College and the Authority for the purpose of repairing, maintaining, improving and extending such educational facilities as may be necessary, including, but not by way of any limitation, a permanent and perpetual easement, for ingress and egress, by foot, vehicle or otherwise, over, through and on the proposed roads and driveways to be built by the grantor on the following tracts of land in the Township of Cranford aforesaid owned by the grantor, the latter permanent and perpetual easement to include reciprocal rights of entry by the Private College and Authority, as above mentioned;

THIRD TRACT: Beginning at a point in the Southerly side line of Princeton Road distant 405 feet Westerly from the intersection of said side line of Princeton Road with the Westerly side line of Springfield Avenue; thence (1) South 10 degrees 00 minutes East 70 feet to a point; thence (2) North 80 degrees 00 minutes East 260 feet to a point; thence (3) North 10 degrees 00 minutes West 20 feet to a point of curve; thence (4) along said curve curving to the left an arc distance of 78.33 feet to a point; thence (5) South 80 degrees 00 minutes West 190 feet to a point; thence (6) North 10 degrees 00 minutes West 50 feet to said side line of Princeton Road;

FOURTH TRACT: Beginning at a point 506.30 feet Southerly along the Westerly side line of Springfield Avenue from its intersection with the Southerly side line of Princeton Road; thence (1) South 61 degrees 31 minutes 05 seconds West 263.0 feet to a point; thence (2) South 80 degrees 00 minutes West 485.0 feet to a point; thence (3) North 47 degrees 00 minutes West 115.0 feet to a point; thence (4) South 80 degrees 00 minutes West 270.0 feet to a point; thence (5) South 7 degrees 00 minutes East 155.0 feet to a point of curve; thence (6) Southwesterly on a curve to the right having a radius of 130.0 feet distant 65.8 feet to a point of curve; thence (7) Southwesterly on a curve to the right having a radius of 80.0 feet distant 97.7 feet to a point of tangency; thence (8) North 88 degrees 45 minutes West 314.0 feet to a point of curve; thence (9) Southwesterly on a curve to the left having a radius of 120.0 feet distant 102.1 feet to a point of tangency; thence (10) South 42 degrees 29 minutes 25 seconds West 129.0 feet to a point of curve; thence (11) Southwesterly on a curve to the right having a radius of 115.0 feet distant 90.3 feet to a point of tangency; thence (12) South 87 degrees 29 minutes 25 seconds West 515.0 feet to a point of curve; thence (13) Southwesterly on a curve to the left having a radius of 112.0 feet distant 127.0 feet to a point of tangency; thence (14) South 22 degrees 30 minutes West 1019.0 feet to the Easterly side of Gallows Hill Road, said point being 32.97 feet Southerly along said road from the present South-easterly corner of lands belonging to the Fairview Cemetery. This description describes the centerline of a 24 foot wide R.O.W. known as Campus Road.

The above descriptions are in accordance with a survey made by Paul M. Keating, Land Surveyor, License #13153, Cranford, New Jersey, dated March 1, 1973.

Being the same premises conveyed or intended to be conveyed by the Grantors to the Grantee herein by Deed dated May 4, 1971, and recorded on May 7, 1971, in the Register's Office of the County of Union aforesaid, in Book 2915 of Deeds for said county on page 862, and this Deed is given to correct errors in the description in the Second and Fourth tracts in said Deed, and to convey and confirm title to the premises above described in the Grantee herein.

W2974R 720

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversim and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.



Leroy W. Smith

Secretary

UNION COLLEGE, a Corp. of
New Jersey

By: *Kenneth W. Iversen*

Kenneth W. Iversen President

State of New Jersey, County of UNION ss.: Be it Remembered,
that on April 30th 1973, before me, the subscriber,
an Attorney at Law of New Jersey
personally appeared LEROY W. SMITH

who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that
he is the Secretary of UNION COLLEGE

that KENNETH W. IVERSEN is the
President of said Corporation; that the execution, as well as the making of this Instrument, has
been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that
deponent well knows the corporate seal of said Corporation; and that the seal affixed to said
Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and
delivered by said President as and for the voluntary act and deed of said Corpora-
tion, in presence of deponent, who thereupon subscribed his name thereto as attesting witness.
and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced
by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$ 1.00.

Sworn to and subscribed before me,
the date aforesaid.

George S. Sauer
George S. Sauer,
Attorney at Law of New Jersey

Leroy W. Smith
Leroy W. Smith, Secretary

Prepared by: George S. Sauer, Esq.

62974K 721

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF UNION

SS.

FOR RECORDER'S USE ONLY

County of Union

Consideration \$ Twenty

Realty Transfer Fee \$ Eight

(1) PARTY OR LEGAL REPRESENTATIVE (see instruction #2)

Joseph R. Kane being duly sworn
according to law upon his oath deposes and says that he is an Attorney-at-Law of N. J.
and Special Advisory Counsel to the New Jersey Educational Facilities Authority, grantee.
(State whether Grantor, Grantee or Legal Representative. If legal representative, specify in what capacity.)
in the deed between Union College, a non-pecuniary corporation of New Jersey of 1033
Springfield Avenue, Cranford, New Jersey -and- New Jersey Educational Facilities
Authority, a body politic of the State of New Jersey of 225 West State Street, Trenton, N. J.

dated April 30, 1973

and annexed hereto.

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (see instruction #4)

Deponent states that he is the

(Title of Corporate Officer)

of

(Name of Corporate Grantor or Grantee)

and that he is fully
acquainted with the business of said corporation and knows the actual and full consideration paid
or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (see instruction #5)

Deponent states that he is the

(Title)

of
participating in

(Name of Title Company or Lending Institution)

the deed transaction herein described and that he knows the actual and full consideration paid
or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(4) CONSIDERATION (see instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money
and the monetary value of any other thing of value constituting the entire compensation paid or
to be paid for the transfer of title to the lands, tenements or other realty, including the remaining
amount of any prior mortgage to which the transfer is subject or which is to be assumed and
agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied
or removed in connection with the transfer of title is \$.....

(5) LOCATION OF PROPERTY

Deponent states that the real property transferred by the deed annexed hereto is located in
the Township of Cranford (Union College campus property)

(Nearest Township)

and Union County

(County)

(6) EXEMPTION FROM FEE (complete only if exemption from fee is claimed. See instruction #7)

Deponent claims that this deed transaction is exempt from the realty transfer fee imposed
by c. 49, P.L. 1968 for the following reason(s):

The Grantee therein is an agency of the State of New Jersey

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the
deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn
to before me this 2nd
day of May 1973.

Anna M. Green

ANNA M. GREEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 7, 1973

Joseph R. Kane
Signature of Deponent

15 Prince Street, Elizabeth, N. J., 07208

Address of Deponent

W2974K 722

END OF DOCUMENT

DEED

Prepared by: (Print signer's name below signature)

Shirley Allen
Shirley Allen, DAO

This Deed is made on March 17, 1997.

BETWEEN

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY

a corporation of the State of New Jersey
having its principal office at 101 College Road East, Princeton, New Jersey 08540-6601
referred to as the Grantor.

AND

UNION COLLEGE

whose post office address is 1033 Springfield Avenue, Cranford, New Jersey 07016
referred to as the Grantee.

The word "Grantee" shall mean 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 One Dollar (\$1.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) ~~Block No. 248, Lt 4, Bl 498A~~ ~~Lot No. 24, and Bl 499F, Lt 6~~ ~~Annexed Tax~~ Township of Cranford

☐ No property tax identification number is available on the date of this Deed. (check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the Township of Cranford and State of New Jersey. The legal description is:
County of Union

Fully described in Schedule A annexed hereto and made a part hereof.



Received & Recorded Deed

Union County, NJ

5/04/1998 10:01

Joanne Rajoppl
County Clerk

Consider. 1.00
RT Fee .00
Operator DEMCCO

51551

DB4657-0033

SCHEDULE A

All those certain tracts are more fully described situate, lying and being in the Township of Cranford, County of Union and State of New Jersey, as follows:

FIRST TRACT: BEGINNING at the intersection of the Westerly side line of Springfield Avenue and the Southerly side line of Princeton Road; thence (1) South 80 degrees 00 minutes West 405 feet along said Southerly side line of Princeton Road to a point; thence (2) South 10 degrees 00 minutes East 145 feet to a point; thence (3) North 80 degrees 00 minutes East 100 feet to a point; thence (4) South 10 degrees 00 minutes East 95 feet to a point; thence (5) North 80 degrees 00 minutes East 335 feet to said Westerly side line of Springfield Avenue; thence (6) North 17 degrees 45 minutes 45 seconds West 245 feet along said side line of Springfield Avenue to its point of intersection with said line of Princeton Road and point or place of Beginning.

SECOND TRACT: BEGINNING at a point which is distant 950 feet Northeasterly on a line parallel to Colby Lane and 140.0 feet Northerly from the Northerly line of said Colby Lane; from a point in the Easterly side line of Gallows Hill Road; said point in said line of Gallows Hill Road being distant 140.78 feet Northerly from the intersection of said line of Gallows Hill Road with the division line of lands formerly of Fairview Cemetery and Joseph Sico; thence (1) Northeasterly along said line and parallel to Colby Lane North 42 degrees 29 minutes 25 seconds East 500.0 feet to a point; thence (2) North 47 degrees 30 minutes 35 seconds West 40.0 feet to a point; thence (3) Southwesterly and along the Southeasterly line of Campus Road South 87 degrees 29 minutes 25 seconds West 508.0 feet to a point; thence (4) South 2 degrees 30 minutes 35 seconds East 15.0 feet to a point; thence (5) South 42 degrees 29 minutes 25 seconds West 126.0 feet to a point; thence (6) South 47 degrees 30 minutes 35 seconds East 382.0 feet to the point and place of Beginning.

TOGETHER with, as to each such tract, a permanent and perpetual easement in all connecting or connectible sidewalks, driveways, roadways, parking facilities, sewers, sewer lines and mains, gas lines and mains, communications systems, water lines and mains, power and electrical distribution lines and mains, and heat and other utility distribution lines which may now or hereafter be located within and over abutting premises owned by the Private College not herein conveyed to serve the educational facilities on the premises hereinbefore described. The foregoing easements include reciprocal rights of entry by the Private College and the Authority for the purpose of repairing, maintaining, improving and extending such educational facilities as may be necessary, including, but not by way of any limitation, a permanent and perpetual easement, for ingress and egress, by foot, vehicle or otherwise, over, through and on the proposed roads and driveways to be built by the grantor on the following tracts of land in the Township of Cranford aforesaid owned by the grantor, the latter permanent and perpetual easement to include reciprocal rights of entry by the Private College and Authority, as above mentioned;

THIRD TRACT: Beginning at a point in the Southerly side line of Princeton Road distant 405 feet Westerly from the intersection of said side line of Princeton Road with the Westerly side line of Springfield Avenue; thence (1) South 10 degrees 00 minutes East 70 feet to a point; thence (2) North 80 degrees 00 minutes East 260 feet to a point; thence (3) North 10 degrees 00 minutes West 20 feet to a point of curve; thence (4) along said curve curving to the left an arc distance of 78.33 feet to a point; thence (5) South 80 degrees 00 minutes West 190 feet to a point; thence (6) North 10 degrees 00 minutes West 50 feet to said side line of Princeton Road;

084657-0034

FOURTH TRACT: Beginning at a point 506.30 feet Southerly along the Westerly side line of Springfield Avenue from its intersection with the Southerly side line of Princeton Road; thence (1) South 61 degrees 31 minutes 05 seconds West 263.0 feet to a point; thence (2) South 80 degrees 00 minutes West 485.0 feet to a point; thence (3) North 47 degrees 00 minutes West 115.0 feet to a point; thence (4) South 80 degrees 00 minutes West 270.0 feet to a point; thence (5) South 7 degrees 00 minutes East 155.0 feet to a point of curve; thence (6) Southwesterly on a curve to the right having a radius of 130.0 feet distant 65.8 feet to a point of curve; thence (7) Southwesterly on a curve to the right having a radius of 80.0 feet distant 97.7 feet to a point of tangency; thence (8) North 88 degrees 45 minutes West 314.0 feet to a point of curve; thence (9) Southwesterly on a curve to the left having a radius of 120.0 feet distant 102.1 feet to a point of tangency; thence (10) South 42 degrees 29 minutes 25 seconds West 129.0 feet to a point of curve; thence (11) Southwesterly on a curve to the right having a radius of 115.0 feet distant 90.3 feet to a point of tangency; thence (12) South 87 degrees 29 minutes 25 seconds West 515.0 feet to a point of curve; thence (13) Southwesterly on a curve to the left having a radius of 112.0 feet distant 127.0 feet to a point of tangency; thence (14) South 22 degrees 30 minutes West 1019.0 feet to the Easterly side of Gallows Hill Road, said point being 32.97 feet Southerly along said road from the present Southeasterly corner of lands belonging to the Fairview Cemetery. This description describes the centerline of a 24 foot wide R.O.W. known as Campus Road.

The above descriptions are in accordance with a survey made by Paul M. Keating, Land Surveyor, License #13153, Cranford, New Jersey, dated March 1, 1973.

Being the same premises conveyed or intended to be conveyed by the Grantors to the Grantees herein by Deed dated April 30, 1973, and recorded on May 4, 1973, in the Register's Office of the County of Union, in Book 2974 on Page 719.

DB4657-0035

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

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:


Joan A. Panacek Asst. Secretary

By: 
Rafael Perez, Ex. Director ~~XXXXXX~~

STATE OF NEW JERSEY, COUNTY OF *Middlesex* SS:
I CERTIFY that on *March 17*, 19 *97*

Joan A. Panacek personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Asst. Secretary of The New Jersey Educational Facilities Authority the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Rafael Perez the Ex. Director President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$1.00
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on

March 17, 19 *97*
Shirley Allen
Shirley Allen, DAG


(Print name of attesting witness below signature)
Joan A. Panacek

DB4657-0036

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)



OR
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

FOR RECORDER'S USE ONLY

Consideration \$ 1.00

Realty Transfer Fee \$ Exempt

Date 5-4-98 By [Signature]

*The symbol "E" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Joan A. Panacek, being duly sworn according to law upon his/her oath deposes and says that he/she is the Assistant Secretary of The New Jersey Educational Facilities Authority in a deed dated 246, Lt 4, 498A Lot No. 24 & B1 499F, Lot 6 transferring real property identified as Block No. 246, Lt 4, 498A located at Union College, 1033 Springfield Avenue, Cranford Township, in Union County and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the realty transfer fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

7 (b) The College is an instrumentality of the County

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions 8 and 9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- | | |
|--|--|
| <p>A. SENIOR CITIZEN (See Instruction #8)</p> <p><input type="checkbox"/> Grantor(s) 62 yrs. of age or over.*</p> <p><input type="checkbox"/> One or two-family residential premises.</p> | <p><input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.</p> <p><input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners.</p> |
| <p>B. BLIND (See Instruction #8)</p> <p><input type="checkbox"/> Grantor(s) legally blind.*</p> <p><input type="checkbox"/> One or two-family residential premises.</p> <p><input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.</p> <p><input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners.</p> | <p>DISABLED (See Instruction #8)</p> <p><input type="checkbox"/> Grantor(s) permanently and totally disabled.*</p> <p><input type="checkbox"/> One or two-family residential premises.</p> <p><input type="checkbox"/> Receiving disability payments.</p> <p><input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.</p> <p><input type="checkbox"/> Not gainfully employed.</p> <p><input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners.</p> |
| <p><small>*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.</small></p> | |
| <p>C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)</p> <p><input type="checkbox"/> Affordable According to H.U.D. Standards.</p> <p><input type="checkbox"/> Meets Income Requirements of Region.</p> | <p><input type="checkbox"/> Reserved for Occupancy.</p> <p><input type="checkbox"/> Subject to Rental Controls.</p> |
| <p>D. NEW CONSTRUCTION (See Instruction #9)</p> <p><input type="checkbox"/> Entirely new improvement.</p> <p><input type="checkbox"/> Not previously used for any purposes.</p> | <p><input type="checkbox"/> Not previously occupied.</p> |

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me this 16th day of April, 1997

Shirley Allen, D.A.G.
Shirley Allen
D.A.G.

Joan A. Panacek

[Signature]
Address of Deponent

New Jersey Educational

Facilities Authority
101 College Road East
Address of Grantor at Time of Sale

Princeton, NJ 08540

FOR OFFICIAL USE ONLY

This space for use of County Clerk or Register of Deeds.

Instrument Number 51861 County Union

Deed Number 51861 Book 4657 Page 37

Deed Dated 5-17-98 Date Recorded 5-4-98

IMPORTANT—BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL—White copy to be retained by County.

DUPLICATE—County to forward yellow copy to Division of Taxation on partial exemptions from fee, (N.J.A.C. 18:18-6.12)

084657-0037

WRITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY ECONOMIC OFFICER

DEED

New Jersey Educational Facilities
Authority

TO

Union College

Grantor.

Grantee.

Dated: March 17, 1997

Record and return to:

Shirley Allen, DAG
c/o New Jersey Educational Facilities
Authority
101 College Road East
Princeton, New Jersey 08540-6601

51861

Deed

	Paid
Recording Fee	28.00
RT Fee	.00

084657-0038

END OF DOCUMENT

Easements, Etc.

UNION COUNTY JUNIOR COLLEGE

12-15-48

DATE

UNION JUNIOR COLLEGE

"

UNION COUNTY TECHNICAL INSTITUTE

"

UNION COUNTY COLLEGE

"

UNION COLLEGE

"

NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY
(BOARD OF)
TRUSTEES OF THE UNION COUNTY COLLEGE

DEEDS

4060 (217)

4190 (21)

4230 (324)

3623 (876) SEE MISC 7-642, 7-648, 7-666, 7-672

5543-507 / ELIZ.

5789-646 / ELIZ.

6054-540 / PLANS

4414 (281)

3623 (882) EXP

3828 (39) EXP

4657 (33)

4982-330 / ELIZ.

^{USE} 1955-284 / HALL ST + SPANES AVE / DVA

^{USE} 2209-14 / DAWSON RD + CHEPPONA WAY / DVA

2231-164 / DEVELOPMENT
+ ACRES OF PD

2459 (189)

2548-132 / HALL ST
+ SPANES AVE

2753-926 / HALL ST
+ SPANES AVE
+ DVA

2792-196 / HALL ST
+ SPANES AVE
+ DVA
+ 16

DEEDS

2815-201 / DNA points on ground

2853-428 / DNA points on ground

2915-862

865

2929-135

2974-719

723

2934-752 / unknown

2994-690 / unknown

12580

BOOK 2459 PAGE 489

DB 2459-489

Storm Sewer

THIS INDENTURE, made the 2nd day of April,

One Thousand Nine Hundred and Fifty-nine,

Between

UNION JUNIOR COLLEGE, a corporation of the State of New Jersey, with its principal office located in the Township of Cranford, County of Union and State of New Jersey, party of the first part, hereinafter referred to as Grantor,

And

TOWNSHIP OF CRANFORD, a municipal corporation of New Jersey, party of the second part, hereinafter referred to as Grantee,

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, hereby grants and conveys to the Grantee and its successors, ^{in perpetuity,} an easement and right-of-way to construct, operate and maintain a storm sewer in, ^{under,} across, over the following described lands in the Township of Cranford, Union County, New Jersey:

BEGINNING at a point being a common corner between lands of Union Junior College, lands delineated on a certain map entitled "Map of Heathermede Estates" said map being filed in the Union County Register's Office, lands delineated on a certain map entitled "Map of Heathermede Hills" said map being filed in the Union County Register's Office on August 5, 1955 as Map No. 427-B and lands as delineated on a certain map entitled "Map of Heathermede Hills, Section Two-A" said map being filed or about to be filed in the Union County Register's Office; thence (1) North 43 degrees 48 minutes 50 seconds East along the division line between said lands of Union Junior College and lands as delineated on the aforesaid "Map of Heathermede Estates" and along the division line between lands of Union Junior College and lands as delineated on a certain map entitled "Map of Campus Estates" said map being filed in the Union County Register's Office 445.00 feet to a point and new corner in said last mentioned division line; thence (2) North 46 degrees 11 minutes 10 seconds West through lands of Union Junior College 15.00 feet to a point and new corner; thence (3) South 43 degrees 48 minutes 50 seconds West still through said lands of Union Junior College, being parallel with and distant northwesterly 15.00 feet

RECEIVED & INDEXED

RECORDED

Union County, N. J.

Nov 20 11 34 AM '59

NOV 20 1959

BOOK 2459 PAGE 489

J. J. J. J.

Nov 20 11 34 AM '59

J. J. J. J.

J. J. J. J.

MS 2459 490

measured at right angles from the first course of this description 445.57 feet to a point and new corner in the division line between lands of Union Junior College and lands as delineated on the aforesaid "Map of Heatherhede Hills, Section Two-A"; thence (4) South 48 degrees 22 minutes 10 seconds East along said last mentioned division line 15.01 feet to the point of BEGINNING.

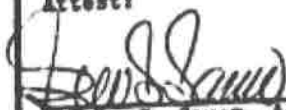
Together with the right to enter said lands at all reasonable times for the purposes of constructing, maintaining, operating and repairing such storm sewer; subject always, however to the condition, that after each such entry, the Grantee will restore said lands to the condition existing before entry.

The Grantor reserves to itself the right of access to the storm sewer to be installed in the right of way and the right to connect into said storm sewer for the purpose of draining the lands of the Grantor, subject always to the requirements of the Grantee.

IN WITNESS WHEREOF, the said Grantor hath caused its corporate Seal to be hereto affixed and attested by its Assistant Secretary and Treasurer, and these presents to be signed by its President, the day and year first above written.

UNION JUNIOR COLLEGE

Attest:



George S. Gauer, Assistant
Secretary and Treasurer.

By 
Kenneth C. Packay,
President.



STATE OF NEW JERSEY)
COUNTY OF UNION) SS:

2459 431

BE IT REMEMBERED, that on this 2nd day of April, in the year of Our Lord One Thousand Nine Hundred and Fifty-nine, before me, the subscriber, Florence P. Watson, a Notary Public of New Jersey, personally appeared GEORGE S. SAUER, who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the Assistant Secretary and Treasurer of the UNION JUNIOR COLLEGE, a corporation of the State of New Jersey, the Grantor, named in the within Instrument; that KENNETH C. MacKAY is the President of said corporation; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the board of directors of the said corporation; that deponent well knows the corporate seal of said corporation; and the seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said President, as and for his voluntary act and deed and as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn to and subscribed before me, at Cranford, New Jersey, the date aforesaid.


George S. Sauer

(L.S.)


Florence P. Watson, a Notary Public of New Jersey.

③

ABSTRACT OF LEASE

THIS AGREEMENT, made as of the first day of February, 1971
by and between the NEW JERSEY EDUCATIONAL FACILITIES AUTHORITY,
having principal offices at #225 West State Street, Trenton, New Jersey,
hereinafter called the "LANDLORD"; and UNION COLLEGE, having
principal offices at Union College, Cranford, New Jersey, hereinafter
called the "TENANT".

WITNESSETH: -

For and in consideration of the sum of ONE DOLLAR (\$1.00)
AND OF OTHER GOOD AND VALUABLE CONSIDERATIONS paid by the
Tenant to the Landlord, the receipt and sufficiency of which are hereby
acknowledged by the Landlord, the Landlord does hereby demise to the
Tenant and Tenant hereby leases from the Landlord, upon and subject to
covenants and agreements set forth in a certain Lease and Agreement
between the Landlord and the Tenant, bearing even date herewith, premises
in in the Township of Cranford, County of Union and State of New Jersey, as
more particularly described in Schedule A attached hereto and made a part
hereof.

Subject to the matters and things set forth in the said Lease
and Agreement bearing even date herewith, between the Landlord and the
Tenant.

TO HAVE AND TO HOLD, the same for a term of at least

W2915K 845

thirty (30) years commencing February 1, 1971, unless the Authority and Union College shall sooner terminate this Lease by mutual agreement, subject to the terms and conditions as set forth in said Agreement of Lease.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals or caused these presents to be executed by their proper corporate officers and caused their proper corporate seals to be hereto affixed the day and year first above written.

Signed, sealed and delivered
in the presence of:



Dec. S. Sann

(SEAL)

NEW JERSEY EDUCATIONAL
FACILITIES AUTHORITY

By [Signature]
(Vice) Chairman

Attest:

By [Signature]
Executive Director

UNION COLLEGE

By [Signature]
Chairman or President

Attest:

[Signature]
Secretary



SCHEDULE A

DESCRIPTION OF PREMISES

ALL that certain tract or parcel of land and premises situate in the Township of Cranford, in the County of Union, and State of New Jersey, in accordance with a survey prepared by P. J. Grall, Township Engineer, Cranford, New Jersey, dated April 10th, 1971, and more particularly described as follows:

FIRST TRACT:

BEGINNING at the intersection of the westerly side line of Springfield Avenue and the southerly side line of Princeton Road;

Thence (1) South $80^{\circ} - 00'$ West 405 feet along said southerly side line of Princeton Road to a point;

Thence (2) South $10^{\circ} - 00'$ East 145 feet to a point;

Thence (3) North $80^{\circ} - 00'$ East 100 feet to a point;

Thence (4) South $10^{\circ} - 00'$ East 95 feet to a point;

Thence (5) North $80^{\circ} - 00'$ East 335 feet to said westerly side line of Springfield Avenue;

Thence (6) North $17^{\circ} - 45' - 45''$ West 245 feet along said side line of Springfield Ave. to its point of intersection with said line of Princeton Road and point or place of **BEGINNING**.

SECOND TRACT:

BEGINNING at a point which is distant 950 feet northeasterly on a line parallel to Colby Lane and 140 feet northerly from the northerly line of said Colby Lane; from a point in the easterly side line of Gallows Hill Road; said point in said line of Gallows Hill Road being distant 142 feet northerly from the intersection of said line of Gallows Hill Road with the division line of lands now or formerly of Fairview Cemetery and Joseph Sico;

Thence (1) northeasterly along said line and parallel to Colby Lane 500 feet to a point;

Thence (2) northwesterly at right angles 40 feet to a point in the proposed Campus Road;

Thence (3) Southwesterly along said Campus Road 480 feet to a point;

Thence (4) Southwesterly and parallel to said side line of Colby Lane 162 feet;

Thence (5) at right angles southeasterly 375 feet to point or place of **BEGINNING**.

TOGETHER WITH, as to each such tract, a permanent and perpetual easement in all connecting or connectible sidewalks, driveways, roadways, parking facilities, sewers, sewer lines and mains, gas lines and mains, communications systems, water lines and mains, power and electrical distribution lines and mains, and heat and other utility distribution lines

which may now or hereafter be located within and over abutting premises owned by the Private College not herein conveyed to serve the educational facilities on the premises hereinbefore described. The foregoing easements include reciprocal rights of entry of the Private College and the Authority for the purpose of repairing, maintaining, improving and extending such educational facilities as may be necessary, including, but not by way of any limitation, a permanent and perpetual easement for ingress and egress by foot, vehicle, or otherwise, over, through and on the proposed roads and driveways to be built by the grantor on the following tracts of land in the Township of Cranford aforesaid owned by the grantor, the latter permanent and perpetual easement to include reciprocal rights of entry by the Private College and Authority as above mentioned.

THIRD TRACT:

BEGINNING at a point in the southerly side line of Princeton Road distant 405 feet westerly from the intersection of said side line of Princeton Road with the westerly side line of Springfield Avenue;

- Thence (1) South 10° - $00'$ East 70 feet to a point;
- Thence (2) North 80° - $00'$ East 260 feet to a point;
- Thence (3) North 10° - $00'$ West 20 feet to a point of curve;
- Thence (4) Along said curve curving to the left an arc distance of 78.33 feet to a point;
- Thence (5) South 80° - $00'$ West 190 feet to a point;
- Thence (6) North 10° - $00'$ West 50 feet to said side line of Princeton Road.

FOURTH TRACT:

BEGINNING at a point 506.30 feet southerly along the westerly side line of Springfield Avenue from its intersection with the southerly side line of Princeton Road;

- Thence (1) South 61° - $31'$ - $05''$ West 263 feet to a point;
- Thence (2) South 80° - $00'$ West 724 feet to a point;
- Thence (3) South 25° - $00'$ West 145 feet to a point of curve;
- Thence (4) Southwesterly along an arc having a radius of 110 feet 129.6 feet to a point;
- Thence (5) North 87° - $30'$ - $35''$ West 280 feet to a point of curve;
- Thence (6) along said curve having a radius of 118 feet curving to the left 103 feet to a point;
- Thence (7) South 42° - $29'$ - $25''$ West 158 feet;
- Thence (8) Northwesterly and curving to the right an arc of 88 feet on a radius of 110 feet;
- Thence (9) South 87° - $30'$ West 323 feet to a point of curve;
- Thence (10) Northwesterly and curving to the left an arc distance of 125 feet on a radius of 110 feet;
- Thence (11) South 22° - $30'$ West 1030 feet to the easterly side of

Gallows Hill Road.

The First and Third Tracts above mentioned being part of the lands conveyed to the grantor herein (formerly Union Junior College) by Nomahegan Company, a corporation of New Jersey, by Deed dated December 16, 1948 and recorded in the Register's Office of the County of Union aforesaid in Deed Book 1733, page 181.

The Second Tract above mentioned being part of the lands conveyed to the grantor herein by Fairview Cemetery, a non-profit organization of New Jersey, by Deed dated December 31, 1970 and recorded in the Register's Office of Union County aforesaid in Deed Book 2907, page 102.

The Fourth Tract above mentioned being part of the lands conveyed to the grantor above by both of the aforementioned Deeds.

STATE OF NEW JERSEY)

SS:

COUNTY OF MERCER)

BE IT REMEMBERED, that on this 4th day of May, 1971, before me, the subscriber, an Attorney at Law of New Jersey, personally appeared VICTOR J. LIBRIZZI, JR., who, being duly sworn on his oath doth depose and make proof to my satisfaction that he is a Deputy Attorney General of the State of New Jersey, that RICHARD G. MACGILL and EDWARD J. BAMBACH are the Chairman and Executive Director, respectively, of the New Jersey Educational Facilities Authority and thereupon he acknowledged that Richard G. Macgill and Edward J. Bambach signed and delivered this instrument as duly authorized officials of the New Jersey Educational Facilities Authority, and by its authority, and as their voluntary act and deed.

Sworn and subscribed to before
me this 4th day of May, 1971.

Victor J. Librizzi, Jr.
Victor J. Librizzi, Jr.

J. Stewart Chad
Attorney-at-Law of New Jersey
J. Stewart Chad

STATE OF NEW JERSEY)

SS:

COUNTY OF UNION)

BE IT REMEMBERED, that on this 3rd day of May, 1971 before me, the subscriber, An Attorney at Law of New Jersey, personally appeared LEROY W. SMITH, who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the Secretary of Union College, the corporation named in the within Instrument; that KENNETH W. IVERSEN is the President of said corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said College; that deponent well knows the corporate seal of said corporation; and the seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said President, as and for his voluntary act and deed and as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn and subscribed to before
me this 3rd day of May, 1971.

Leroy W. Smith
LEROY W. SMITH

George S. Sauer
George S. Sauer
An Attorney at Law of New Jersey

Prepared by: Joseph R. Kane

Attorney-at-Law of N.J.
15 Prince Street
Elizabeth, N.J., 07208

29924
This Deed,

DB 2929-135

Water Easement 20'

Between

Union College
1033 Springfield Avenue

RECEIVED & RECORDED
UNION COUNTY, N.J.
JUL 11 11 32 AM '11
BOOK 5, PAGE 135
REGISTERED

of the Township of Cranford, County of
Union, and State of New Jersey, Grantee

Elizabethtown Water Company

a corporation of the State of New Jersey, with principal offices at No. One Elizabethtown Plaza
in the City of Elizabeth
County of Union, and State of New Jersey, Grantor,

Witnesseth:

That the Grantors, in consideration of the sum of \$1.00. (One dollar)

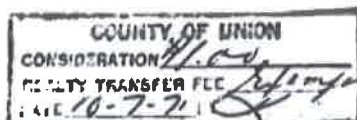
lawful money of the United States of America, do grant and convey unto the Grantee, its successors and assigns, a perpetual right of way and easement for the construction, laying, operation, and maintenance of water mains, conduits and appurtenances through that certain tract of land described as being in the Township of Cranford, County of Union, and State of New Jersey:

Description of the centerline of a 10' Right of Way as follows:

BEGINNING at a point in the westerly line of Springfield Avenue, said point being northerly a distance of 437' from the intersection of the westerly line of Springfield Avenue and the northerly line of Penn Terrace, thence running

1. South 59 degrees 50 minutes West a distance of 232.44 feet to a point, thence running
2. South 75 degrees 50 minutes West a distance of 100.00 feet to a point, thence running
3. South 80 degrees 21 minutes West a distance of 397.00 feet to a point, thence running
4. North 44 degrees 27 minutes West a distance of 145.35 feet to a point, thence running
5. North 9 degrees 54 minutes West a distance of 205.90 feet to a point, thence running
6. South 80 degrees 00 minutes West a distance of 15.50 feet to a point, thence running

(Continued on following page)

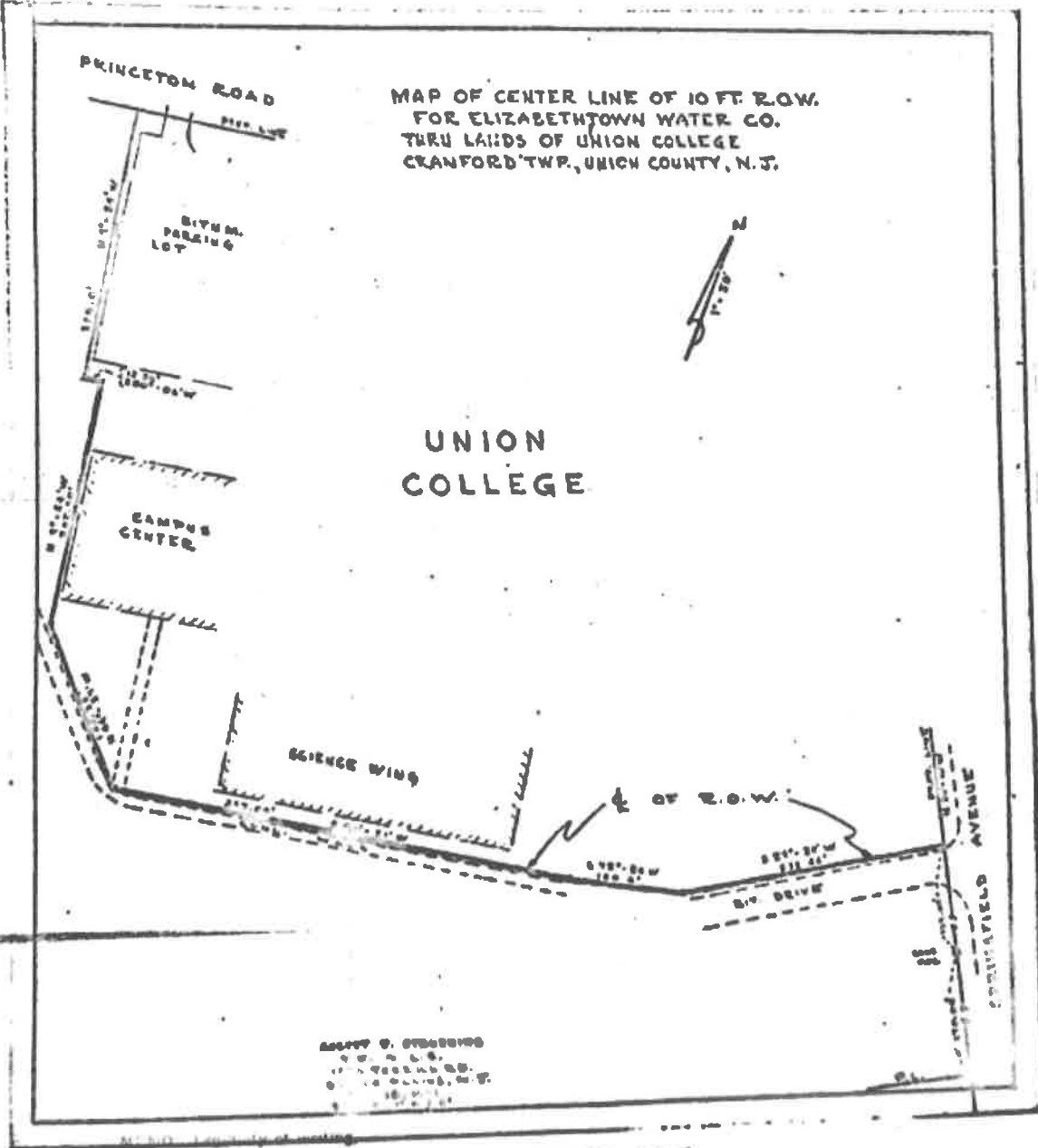


2929 135

(Continued from previous page)

7. North 9 degrees 54 minutes West a distance of 226.00 feet to a point in the Southerly line of Princeton Road and place of ending.

The aforescribed Right of Way is in accordance with an attached drawing "Map of Centerline of 10' Right of Way for Elizabethtown Water Company through lands of Union College, Cranford Township, Union County, New Jersey," prepared by "August F. Struening, P.E. & L.S., 1550 Terrill Road, Scotch Plains, New Jersey, Dated: August 18, 1971, Scale: 1 inch equals 50 feet."



Together with the right of ingress and egress to and from the lands for the aforesaid purposes.

Subject, however, to the Grantors reserving the right to the full use of the land not inconsistent with the Grant.

To have and to hold the above described lands unto the said Grantee, its successors and assigns, for the aforesaid purposes.

Grantors expressly agree that Grantee may enter upon the lands for the aforesaid purposes without notice to Grantors.

It is covenanted by the Grantors that they have the right to convey the said right of way and easement to the Grantee and that they are the true, lawful and right owners of all and singular the above described lands, and that the said lands at the time of the sealing and delivery of these presents are not encumbered by any mortgage, judgment, limitation or by any encumbrance whatsoever, by which the aforesaid right of way and easement hereby made, can or may be changed, charged, altered or defeated in any way whatsoever.

It is covenanted by the Grantee that it will pay any damage which may arise to crops, fences or other property of the Grantors by reason of the construction, laying, operation, and maintenance of such mains, conduits and appurtenances. If the amount of said damage is not mutually agreed upon by the parties hereto the damage shall be determined by three disinterested persons, one to be appointed by the Grantors, one by the Grantee, and the third by the two persons aforesaid, and the amount so determined by the aforesaid three persons under oath shall be final and conclusive.

In all references herein to any parties, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

The agreements and covenants herein made shall be binding upon and the benefits shall inure to the parties hereto, their heirs, executors, administrators, personal or legal representatives, successors and assigns.

In Witness Whereof, the Grantors have set their hands and seals or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed this 29th day of September 1971.

Witness:

Leroy W. Smith
Leroy W. Smith, Secretary

Union College

Dr. Kenneth Iversen (L.S.)
Dr. Kenneth Iversen, President



of New Jersey, County of Union } ss.: Be it Remembered,
that on September 29, 1971, before me, the subscriber,
a Notary Public of New Jersey
personally appeared Leroy W. Smith
who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that
he is the Secretary of Union College

that Dr. K. W. Iversen is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as attesting witness, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$ 1.00.

(One dollar)

Sworn to and subscribed before me,
aforesaid.



Stanley Wisniewski
Notary Public of New Jersey
Commission Expires Oct. 30, 1972

Leroy W. Smith
Leroy W. Smith, Secretary

12929K 137

Witnessed by: Philip Francis & William R. Holzapfel

END OF DOCUMENT

(2)

46885

11-18-73
2974 723

ABSTRACT OF LEASE

THIS AGREEMENT, made as of the first day of February, 1971,
as amended as of May 1, 1973, by and between the NEW JERSEY
EDUCATIONAL FACILITIES AUTHORITY, having principal offices at
6225 West State Street, Trenton, New Jersey, hereinafter called the
"LANDLORD"; and UNION COLLEGE, having principal offices at
Union College, Cranford, New Jersey, hereinafter called the "TENANT".

WITNESSETH:-

For and in consideration of the sum of ONE DOLLAR (\$1.00)
AND OF OTHER GOOD AND VALUABLE CONSIDERATIONS paid by the
Tenant to the Landlord, the receipt and sufficiency of which are hereby
acknowledged by the Landlord, the Landlord does hereby demise to the
Tenant and Tenant hereby leases from the Landlord, upon and subject to
covenants and agreements set forth in a certain Lease and Agreement
between the Landlord and the Tenant, bearing even date herewith, premises
in the Township of Cranford, County of Union and State of New Jersey, as
more particularly described in Schedule A attached hereto and made a
part hereof.

Subject to the matters and things set forth in the said Lease
and Agreement bearing even date herewith, between the Landlord and the
Tenant.

TO HAVE AND TO HOLD, the same for a term of at least

2974 723

thirty-five (35) years commencing May 1, 1973, unless the Authority and Union College shall sooner terminate this Lease by mutual agreement, subject to the terms and conditions as set forth in said Agreement of Lease.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals or caused these presents to be executed by their proper corporate officers and caused their proper corporate seals to be hereto affixed this 10th day of April 1973.

Signed, sealed and delivered
in the presence of:


Joan A. Panacek
Joan A. Panacek

(SEAL)

NEW JERSEY EDUCATIONAL
FACILITIES AUTHORITY

By: *R. G. Macgill*
R. G. MACGILL Chairman

Attest:

By: *Edward J. Bambach*
EDWARD J. BAMBACH, Executive
Director

UNION COLLEGE

George S. Sauer
George S. Sauer

By: *K. W. Iversen*
K. W. IVERSEN President

Attest:

By: *Leroy W. Smith*
LEROY W. SMITH Secretary

(SEAL)

U2974K 724

STATE OF NEW JERSEY)
 SS;
COUNTY OF UNION)

BE IT REMEMBERED, that on this 30th day of April, 1973 .
before me the subscriber, An Attorney at Law of New Jersey, personally
appeared LEROY W. SMITH, who, being by me duly sworn on his oath,
doth depose and make proof to my satisfaction, that he is the Secretary
of Union College, the corporation named in the with Instrument; that
K. W. IVERSEN is the President of said corporation; that the execution,
as well as the making of this Instrument, has been duly authorized by
a proper resolution of the Board of Directors of the said College; that
deponent well knows the corporate seal of said corporation; and the seal
affixed to said Instrument is such corporate seal and was thereto affixed,
and said Instrument signed and delivered by said President, as and for his
voluntary act and deed and as and for the voluntary act and deed of said
corporation, in presence of deponent, who thereupon subscribed his name
thereto as witness.

Sworn and subscribed to before
me this 30th day of April, 1973.

Leroy W. Smith
LEROY W. SMITH

George S. Sauer
George S. Sauer
An Attorney at Law of New Jersey

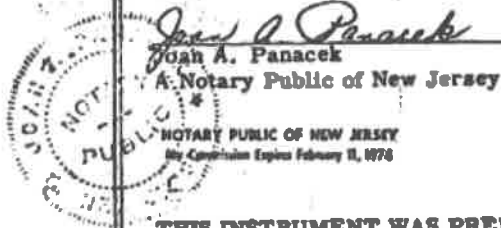
W2974K 725

STATE OF NEW JERSEY)
SS:
COUNTY OF MERCER)

BE IT REMEMBERED that on this *10th* day of April, 1973,
before me, the subscriber, A Notary Public of New Jersey, personally
appeared EDWARD J. BAMBACH, who, being by me duly sworn on his
oath, deposes and makes proof to my satisfaction, that he is the Executive
Director of the New Jersey Educational Facilities Authority, the body
politic named in the within instrument; that R. G. MACGILL is the
Chairman of the New Jersey Educational Facilities Authority; that
deponent well knows the seal of said Authority and that the seal affixed
to said Instrument is the proper seal; and that said Instrument was signed,
sealed and delivered by R. G. Macgill and Edward J. Bambach as duly
authorized officials of the New Jersey Educational Facilities Authority,
and by its authority, and for the voluntary act and deed of said Authority,
for the uses and purposes therein expressed.

Sworn and subscribed to before
me, the date aforesaid.

Edward J. Bambach
EDWARD J. BAMBACH



THIS INSTRUMENT WAS PREPARED BY: JOSEPH R. KANE, ESQUIRE

W2974K 726

SCHEDULE A
DESCRIPTION OF PREMISES

ALL that certain tract or parcel of land and premises situate in the Township of Cranford, in the County of Union, and State of New Jersey, and more particularly described as follows:

FIRST TRACT:

BEGINNING at the intersection of the westerly side line of Springfield Avenue and the southerly side line of Princeton Road;
Thence (1) South $80^{\circ} - 00'$ West 405 feet along said southerly side line of Princeton Road to a point;
Thence (2) South $10^{\circ} - 00'$ East 145 feet to a point;
Thence (3) North $80^{\circ} - 00'$ East 100 feet to a point;
Thence (4) South $10^{\circ} - 00'$ East 95 feet to a point;
Thence (5) North $80^{\circ} - 00'$ East 335 feet to said westerly side line of Springfield Avenue;
Thence (6) North $17^{\circ} - 45' - 45''$ West 245 feet along said side line of Springfield Ave. to its point of intersection with said line of Princeton Road and point or place of BEGINNING.

SECOND TRACT:

BEGINNING at a point which is distant 950 feet northeasterly on a line parallel to Colby Lane and 140.0 feet northerly from the northerly line of said Colby Lane; from a point in the easterly side line of Gallows Hill Road; said point in said line of Gallows Hill Road being distant 140.78 feet northerly from the intersection of said line of Gallows Hill Road with the division line of lands formerly of Fairview Cemetery and Joseph Sico;
Thence (1) northeasterly along said line and parallel to Colby Lane North $42^{\circ} - 29' - 25''$ East 500.0 feet to a point;
Thence (2) North $47^{\circ} - 30' - 35''$ West 40.0 feet to a point;
Thence (3) southwesterly and along the southeasterly line of Campus Road South $87^{\circ} - 29' - 25''$ West 508.0 feet to a point;
Thence (4) South $2^{\circ} - 30' - 35''$ East 15.0 feet to a point;
Thence (5) South $42^{\circ} - 29' - 25''$ West 126.0 feet to a point;
Thence (6) South $47^{\circ} - 30' - 35''$ East 382.0 feet to the point and place of BEGINNING.

TOGETHER WITH, as to each such tract, a permanent and perpetual easement in all connecting or connectible sidewalks, driveways, roadways, parking facilities, sewers, sewer lines and mains, gas lines and mains, communications systems, water lines and mains, power and electrical distribution lines and mains, and heat and other utility distribution lines

which may now or hereafter be located within and over abutting premises owned by the Private College not herein conveyed to serve the educational facilities on the premises hereinbefore described. The foregoing easements include reciprocal rights of entry by the Private College and the Authority for the purpose of repairing, maintaining, improving and extending such educational facilities as may be necessary, including, but not by way of any limitation, a permanent and perpetual easement for ingress and egress by foot, vehicle, or otherwise, over, through and on the proposed roads and driveways to be built by the lessee on the following tracts of land in the Township of Cranford aforesaid owned by the lessee, the latter permanent and perpetual easement to include reciprocal rights of entry by the Private College and Authority as above mentioned.

THIRD TRACT:

BEGINNING at a point in the southerly side line of Princeton Road distant 405 feet westerly from the intersection of said side line of Princeton Road with the westerly side line of Springfield Avenue;

- Thence (1) South 10° - $00'$ East 70 feet to a point;
- Thence (2) North 80° - $00'$ East 260 feet to a point;
- Thence (3) North 10° - $00'$ West 20 feet to a point of curve;
- Thence (4) Along said curve curving to the left an arc distance of 78.33 feet to a point;
- Thence (5) South 80° - $00'$ West 190 feet to a point;
- Thence (6) North 10° - $00'$ West 50 feet to said side line of Princeton Road.

FOURTH TRACT:

BEGINNING at a point 506.30 feet southerly along the westerly side line of Springfield Avenue from its intersection with the southerly side line of Princeton Road;

- Thence (1) South 61° - $31'$ - $05''$ West 263.0 feet to a point;
- Thence (2) South 80° - $00'$ West 485.0 feet to a point;
- Thence (3) North 47° - $00'$ West 115.0 feet to a point;
- Thence (4) South 80° - $00'$ West 270.0 feet to a point;
- Thence (5) South 7° - $00'$ East 155.0 feet to a point of curve;
- Thence (6) southwesterly on a curve to the right having a radius of 130.0 feet distant 85.8 feet to a point of curve;
- Thence (7) southwesterly on a curve to the right having a radius of 80.0 feet distant 97.7 feet to a point of tangency;
- Thence (8) North 88° - $45'$ West 314.0 feet to a point of curve;
- Thence (9) southwesterly on a curve to the left having a radius of 120.0 feet distant 102.1 feet to a point of tangency;
- Thence (10) South 42° - $29'$ - $25''$ West 129.0 feet to a point of curve;
- Thence (11) southwesterly on a curve to the right having a radius of 115.0 feet distant 90.3 feet to a point of tangency;
- Thence (12) South 87° - $29'$ - $25''$ West 515.0 feet to a point of curve;
- Thence (13) southwesterly on a curve to the left having a radius of 112.0 feet distant 127.0 feet to a point of tangency;

Thence (14) South 22° - $30'$ West 1019.0 feet to the easterly side of Gallows Hill Road, said point being 32.97 feet southerly along said road from the present southeasterly corner of lands belonging to the Fairview Cemetery.

This description describes the centerline of a 24 foot wide R. O. W. known as Campus Road.

The above descriptions are in accordance with a survey prepared by Paul M. Keating, Land Surveyor, Cranford, New Jersey, dated March 1, 1973.

Being the same premises conveyed to the New Jersey Educational Facilities Authority, a body politic of the State of New Jersey by Corrective Deed of Union College, a non-pecuniary corporation existing under and by virtue of the laws of the State of New Jersey, dated April 30th, 1973 and to be recorded in the Register's Office of Union County; said Corrective Deed having been made between the parties to correct the Second Tract and Fourth Tract of a Deed dated May 4th, 1971 and recorded May 7, 1971 in the Register's Office of Union County in Book 2915 of Deeds for said County, on page 862&c.

029740 729

7.
END OF DOCUMENT

VACATIONS - 5

TOWNSHIP OF CRANFORD

Vacations Bk 5, pg 3

3

TOWNSHIP OF CRANFORD

ORDINANCE NO. 55-6

AN ORDINANCE vacating certain Streets in the Township of Cranford, to wit; Palisade Avenue (also called Wesighan Avenue), Mountainview Square, Brookdale Place and part of Willow Street.

WHEREAS the owner of a large tract of land fronting on Springfield Avenue, plotted the same into streets and lots and caused a map thereof to be filed in the Union County Register's office on August 8, 1899, the map numbered 106-D, on which map the following streets are laid out, viz, Palisade Avenue, Mountainview Square, Brookdale Place and Willow Street and,

WHEREAS said streets have never been accepted by the Township and remain unopened, and it is now determined by the Township Committee that the best interests of the Township will be served by not accepting the dedication of said streets;

Section 1. BE IT ORDAINED by the Township Committee of the Township of Cranford, that Palisade Avenue, Mountainview Square, Brookdale Place and so much of Willow Street as is laid out and designated on a map on file in the Union County Register's Office, entitled "Map of Fairview Manor" and bearing the file number 106-D, be and they hereby are vacated, and the public interest therein is hereby terminated and extinguished. The name of Palisade Avenue was changed to Wesighan Avenue after the filing of said map.

Section 2. This ordinance to take effect as prescribed by law.

Frederick P. Andersen

Chairman, Township Committee

Attest: J. Walter Coffee,

Township Clerk

STATEMENT

The foregoing ordinance was finally passed at a meeting of the Township Committee of the Township of Cranford on April 12, 1955.

J. Walter Coffee,

Township Clerk.

Dated: April 12, 1955

4-14

TOWNSHIP OF CRANFORD

CRANFORD, NEW JERSEY

I, J. Walter Coffee, Township Clerk of the Township of Cranford, County of Union, New Jersey do hereby certify that the above is a true and exact copy of an ordinance duly adopted by the Township Committee at a meeting held on Tuesday, April 12, 1955.

J. Walter Coffee

Township Clerk

Dated April 25, 1955

(SEAL) (TOWNSHIP OF CRANFORD, INCORPORATED

1871, N.J.)

TOWNSHIP OF CRANFORD
ORDINANCE NO. 55-6

AN ORDINANCE vacating certain Streets in the Township of Cranford, to wit: Palisade Avenue (also called Weeighan Avenue), Mountainview Square, Brookdale Place and part of Willow Street.

WHEREAS the owner of a large tract of land fronting on Springfield Avenue, plotted the same into streets and lots and caused a map thereof to be filed in the Union County Register's Office on August 8, 1955, the map numbered 106-D, on which map the following streets are laid out, viz, Palisade Avenue, Mountainview Square, Brookdale Place and Willow Street and,

WHEREAS said streets have never been accepted by the Township and remain unopened, and it is now determined by the Township Committee that the best interests of the Township will be served by not accepting the dedication of said streets;

Section 1. BE IT ORDAINED by the Township Committee of the Township of Cranford, that Palisade Avenue, Mountainview Square, Brookdale Place and so much of Willow Street as is laid out and designated on a map on file in the Union County Register's Office, entitled "Map of Fairview Manor" and bearing the file number 106-D, be and they hereby are vacated, and the public interest therein is hereby terminated and extinguished. The name of Palisade Avenue was changed to Weeighan Avenue after the filing of said map.

Section 2. This ordinance to take effect as prescribed by law.

Frederick P. Andersen,

Chairman, Township Committee

Attest: J. Walter Coffee,
Township Clerk.

STATEMENT

The foregoing ordinance was finally passed at a meeting of the Township Committee of the Township of Cranford on April 12, 1955.

J. Walter Coffee,
Township Clerk

Dated: April 12, 1955

4-14

County of Union :
State of New Jersey : SS.

Charles M. Ray, of age, being duly sworn according to law, upon his oath deposes and says that he is Business Manager of THE CRANFORD CITIZEN AND CHRONICLE, a weekly newspaper printed and published at Cranford, Union County, New Jersey, and that a notice, of which the annexed is a true copy, was published on the 14th day of April 1955, in the said THE CRANFORD CITIZEN AND CHRONICLE.

Subscribed and sworn to before me
at Cranford, N.J. this 23rd day of
April 1955.

Charles M. Ray

Marian A. Schmits (SEAL)
Notary Public of New Jersey
My commission expires Feb. 7, 1960

Rec'd Apr. 26, 1955 at 2:04 P.M. #68
Recorded at the request of Township of Cranford

(FILED)

RECORDED
UNION COUNTY, N.J.

94 SEP 14 PM 3:45

JOANNE RAJUPPI
REGISTER

CONSTRUCTION LIEN CLAIM

TO THE CLERK, COUNTY OF UNION

In accordance with the terms and provisions of the "Construction Lien Law," P.L. 1993, C. 318, notice is hereby given that:

1. Allied Abatement and Demolition, Inc. of 11 Park Street, Orange, New Jersey 07050 has on September 13, 1994, claimed a construction lien against the below stated real property of the County of Union, in the amount of Three Thousand Five Hundred Dollars (\$3,500.00), for the value of the work, services, material or equipment provided in accordance with a contract with H.P. Connors and Company, Inc., for the following work, services, materials or equipment;

a. Removal of asbestos at Union County College - Chemical Labs Construction Area.

2. The amount due for work, services, materials or equipment delivery provided by claimant in connection with the improvement of the real property, and upon which this lien claim is based, it as follows:

Total Contract Amount:	\$ 8,500.00
Amendment to Contract:	\$
Total contract amount and amendments to contract:	\$
Less: Agreed upon credits:	\$ 5,000.00
Contract amount paid to date:	
Amendments to contract amount paid to date:	\$
TOTAL REDUCTIONS FROM CONTRACT AMOUNT AND AMENDMENTS TO CONTRACT:	\$ 5,000.00
TOTAL LIEN CLAIM AMOUNT:	\$ 3,500.00

A Notice of Unpaid Balance and Right to File Lien (if any)
County on N/A, 1994, as No. in Book
Page .

3. This construction lien is claimed against the interest of New Jersey Educational Facility Authority.

 X Owner
 Lessee
 Other (describe: _____)

in that certain tract or parcel of land and premises described as
Block 121 Lot 2.02 on the tax map of the Township of

BK0007-0642

Cranford, County of Union, State of New Jersey, for the improvement of which property the aforementioned work, services, materials or equipment was provided.

4. The work, services, materials or equipment was provided pursuant to the terms of a written contract, dated May 31, 1994, between Allied Abatement and Demolition, Inc. and H.P. Connor and Company, Inc., of P.O. Box 161, Montclair, New Jersey 07042. A subcontractor of general contractor HAHN Construction, 29 Grove Street, North Plainfield, New Jersey.

5. The date of the provision of the last work, services, material or equipment for which payment is claimed is June 16, 1994.

NOTICE TO OWNER OF REAL PROPERTY

Your real estate may be subject to sale to satisfy the amount asserted by this claim. However, your real estate cannot be sold until the facts and issues which form the basis of this claim are decided in a legal proceeding before a court of law. The lien claimant is required by law to commence suit to enforce this claim.

The claimant filing this lien claim shall forfeit all rights to enforce the lien and shall be required to discharge the lien of record, if the claimant fails to bring an action in the Superior Court, in the county in which the real property is situated, to establish the lien claim:

1. Within one (1) year of the date of the last provision of work, services, material or equipment, payment for which the lien claim was filed; or

2. Within thirty (30) days following receipt of written notice, by personnel service or certified mail, return receipt requested, from the owner requiring the claimant to commence an action to establish the lien claim.

You will be given proper notice of the proceeding and an opportunity to challenge this claim and set forth your position. If, after you and/or your contractor or subcontractor have had the opportunity to challenge this lien claim, the court of law enters a judgment against you and in favor of the claimant filing this lien claim, and thereafter you fail to pay that judgment, your real estate may then be sold to satisfy the judgment.

You may choose to avoid subjecting your real estate to either of the following:

1. You or your contractor or subcontractor can pay the

BK0007-0643

claimant and obtain a discharge or lien claim from the claimant; or

2. You or your contractor or subcontractor can cause the lien claim to be discharged by filing a surety bond or making a deposit of funds as provided for in Section 31 of P.L. 1993, c. 318.

If you or your contractor or subcontractor choose to discharge the lien claim by filing a surety bond or making a deposit of funds as provided in Section 31 of P.L. 1993, c. 318, you will retain your right to challenge this lien claim in a legal proceeding before a court of law.

NOTICE TO SUBCONTRACTOR OR CONTRACTOR:

This lien has been filed with the County Clerk and served upon the owner of the real estate. This lien places the owner on notice that the real estate may be sold to satisfy this claim unless the owner pays the claimed sum to this claimant.

ALLIED ABATEMENT AND DEMOLITION, INC.

By: *Slawomir Kielczewski*
SLAWOMIR KIELCZEWSKI, President

Dated: September 13, 1994

CLAIMANT'S REPRESENTATIONS AND VERIFICATION

Slawomir Kielczewski represents and verifies that:

1. The amount claimed herein is due and owing at the date of filing, pursuant to claimant's contract described in the construction lien claim.

2. The work, services, material or equipment for which this lien claim is filed was provided exclusively in connection with the improvement of the real property which is the subject of this claim.

3. This claim has been filed within ninety (90) days from the last date upon which the work, services, materials or equipment for which payment is claimed was provided.

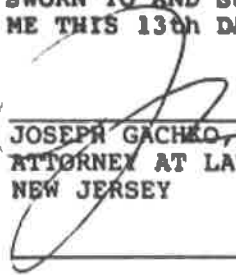
4. The foregoing statements made by me are true, to the best of my knowledge. I am aware that if any of the foregoing statements made by me are false, this construction lien claim will be void and that I will be liable for damages to the owner or any other person injured as a consequence of the filing of this lien

BK0007-0644

BK0007-0645

name thereto as attesting witness.

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 13th DAY OF SEPTEMBER, 1994.


JOSEPH GACHECO, ESQ.
ATTORNEY AT LAW OF THE STATE OF
NEW JERSEY


ANTONI ZELECHOWSKI, SECRETARY

CONSTRUCTION LIEN CLAIM

ALLIED ABATEMENT and
DEMOLITION, INC.,

CLAIMANT,

v.

UNION COUNTY COLLEGE,

OWNER.

County	:	Union
Block	:	121
Lot	:	2.02
Municipality	:	Cranford
Street Address	:	

BK0007-0646

See Following Reed Books

DB 2915 Pg 867A Connecticut died DB 2974 Pg 719

DLB 3623 Pg 876

Received and Received 9/25/47

Joseph / Sachko

123 North Union Ave

PO Box 6

Cranford, NJ 07016

Record +
Return To

Joseph Sachko

123 North Union Ave

PO Box 6

Cranford, NJ 07016.

END OF DOCUMENT

BK0007-0647

MISC

check
+
boxed

344
pd

RECORDED
IN THE COUNTY OF N.J.

94 SEP 14 PM 3:45

JOANNE RAJOPPI
REGISTER

CONSTRUCTION LIEN CLAIM

TO THE CLERK, COUNTY OF UNION

In accordance with the terms and provisions of the "Construction Lien Law," P.L. 1993, C. 318, notice is hereby given that:

1. Allied Abatement and Demolition, Inc. of 11 Park Street, Orange, New Jersey 07050 has on September 13, 1994, claimed a construction lien against the below stated real property of the County of Union, in the amount of Three Thousand Five Hundred Dollars (\$3,500.00), for the value of the work, services, material or equipment provided in accordance with a contract with H.P. Connors and Company, Inc., for the following work, services, materials or equipment;

a. Removal of asbestos at Union County College - Chemical Labs Construction Area.

2. The amount due for work, services, materials or equipment delivery provided by claimant in connection with the improvement of the real property, and upon which this lien claim is based, it as follows:

Total Contract Amount:	\$ 8,500.00
Amendment to Contract:	\$
Total contract amount and amendments to contract:	\$
Less: Agreed upon credits:	\$ 5,000.00
Contract amount paid to date:	
Amendments to contract amount paid to date:	\$
TOTAL REDUCTIONS FROM CONTRACT AMOUNT AND AMENDMENTS TO CONTRACT:	\$ 5,000.00
TOTAL LIEN CLAIM AMOUNT:	\$ 3,500.00

A Notice of Unpaid Balance and Right to File Lien (if any)
County on N/A, 1994, as No. in Book
Page

3. This construction lien is claimed against the interest of New Jersey Educational Facility Authority.

 X Owner
 Lessee
 Other (describe: _____)

in that certain tract or parcel of land and premises described as
Block 121 Lot 5 on the tax map of the Township of

BK0007-0648

Cranford, County of Union, State of New Jersey, for the improvement of which property the aforementioned work, services, materials or equipment was provided.

4. The work, services, materials or equipment was provided pursuant to the terms of a written contract, dated May 31, 1994, between Allied Abatement and Demolition, Inc. and H.P. Connor and Company, Inc., of P.O. Box 161, Montclair, New Jersey 07042. A subcontractor of general contractor HAHN Construction, 29 Grove Street, North Plainfield, New Jersey.

5. The date of the provision of the last work, services, material or equipment for which payment is claimed is June 16, 1994.

NOTICE TO OWNER OF REAL PROPERTY

Your real estate may be subject to sale to satisfy the amount asserted by this claim. However, your real estate cannot be sold until the facts and issues which form the basis of this claim are decided in a legal proceeding before a court of law. The lien claimant is required by law to commence suit to enforce this claim.

The claimant filing this lien claim shall forfeit all rights to enforce the lien and shall be required to discharge the lien of record, if the claimant fails to bring an action in the Superior Court, in the county in which the real property is situated, to establish the lien claim:

1. Within one (1) year of the date of the last provision of work, services, material or equipment, payment for which the lien claim was filed; or

2. Within thirty (30) days following receipt of written notice, by personnel service or certified mail, return receipt requested, from the owner requiring the claimant to commence an action to establish the lien claim.

You will be given proper notice of the proceeding and an opportunity to challenge this claim and set forth your position. If, after you and/or your contractor or subcontractor have had the opportunity to challenge this lien claim, the court of law enters a judgment against you and in favor of the claimant filing this lien claim, and thereafter you fail to pay that judgment, your real estate may then be sold to satisfy the judgment.

You may choose to avoid subjecting your real estate to either of the following:

1. You or your contractor or subcontractor can pay the

BK0007-0649

claimant and obtain a discharge or lien claim from the claimant; or

2. You or your contractor or subcontractor can cause the lien claim to be discharged by filing a surety bond or making a deposit of funds as provided for in Section 31 of P.L. 1993, c. 318.

If you or your contractor or subcontractor choose to discharge the lien claim by filing a surety bond or making a deposit of funds as provided in Section 31 of P.L. 1993, c. 318, you will retain your right to challenge this lien claim in a legal proceeding before a court of law.

NOTICE TO SUBCONTRACTOR OR CONTRACTOR:

This lien has been filed with the County Clerk and served upon the owner of the real estate. This lien places the owner on notice that the real estate may be sold to satisfy this claim unless the owner pays the claimed sum to this claimant.

ALLIED ABATEMENT AND DEMOLITION, INC.

By: Slawomir Kielczewski
SLAWOMIR KIELCZEWSKI, President

Dated: September 13, 1994

CLAIMANT'S REPRESENTATIONS AND VERIFICATION

Slawomir Kielczewski represents and verifies that:

1. The amount claimed herein is due and owing at the date of filing, pursuant to claimant's contract described in the construction lien claim.
2. The work, services, material or equipment for which this lien claim is filed was provided exclusively in connection with the improvement of the real property which is the subject of this claim.
3. This claim has been filed within ninety (90) days from the last date upon which the work, services, materials or equipment for which payment is claimed was provided.
4. The foregoing statements made by me are true, to the best of my knowledge. I am aware that if any of the foregoing statements made by me are false, this construction lien claim will be void and that I will be liable for damages to the owner or any other person injured as a consequence of the filing of this lien.

BK0007-0650

BK0007-0651

name thereto as attesting witness.

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 13th DAY OF SEPTMBER, 1994.


JOSEPH GACHKO, ESQ.
ATTORNEY AT LAW OF THE STATE OF
NEW JERSEY


ANTONI ZELECHOWSKI, SECRETARY

CONSTRUCTION LIEN CLAIM

ALLIED ABATEMENT and
DEMOLITION, INC.,

CLAIMANT,

v.

UNION COUNTY COLLEGE,

OWNER.

County	:	Union
Block	:	121
Lot	:	5
Municipality	:	Cranford
Street Address	:	

BK0007-0652

RECEIVED
CLERK OF SUPERIOR COURT

91 SEP 14 PM 3:45

CONSTRUCTION LIEN CLAIM JOANNE RAJOPPI
REGISTER

TO THE CLERK, COUNTY OF UNION

In accordance with the terms and provisions of the "Construction Lien Law," P.L. 1993, C. 318, notice is hereby given that:

1. Allied Abatement and Demolition, Inc. of 11 Park Street, Orange, New Jersey 07050 has on September 13, 1994, claimed a construction lien against the below stated real property of the County of Union, in the amount of Three Thousand Five Hundred Dollars (\$3,500.00), for the value of the work, services, material or equipment provided in accordance with a contract with H.P. Connors and Company, Inc., for the following work, services, materials or equipment;

a. Removal of asbestos at Union County College - Chemical Labs Construction Area.

2. The amount due for work, services, materials or equipment delivery provided by claimant in connection with the improvement of the real property, and upon which this lien claim is based, it as follows:

Total Contract Amount:	\$ 8,500.00
Amendment to Contract:	\$
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Less: Agreed upon credits:	\$ 5,000.00
Contract amount paid to date:	
Amendments to contract amount paid to date:	\$
TOTAL REDUCTIONS FROM CONTRACT AMOUNT AND AMENDMENTS TO CONTRACT:	\$ 5,000.00
TOTAL LIEN CLAIM AMOUNT:	\$ 3,500.00

A Notice of Unpaid Balance and Right to File Lien (if any)
County on N/A , 1994, as No. in Book
Page .

3. This construction lien is claimed against the interest of New Jersey Educational Facility Authority.

 X Owner
 Lessee
 Other (describe: _____)

in that certain tract or parcel of land and premises described as
Block 121 Lot 3 on the tax map of the Township of

BK0007-0666

Cranford, County of Union, State of New Jersey, for the improvement of which property the aforementioned work, services, materials or equipment was provided.

4. The work, services, materials or equipment was provided pursuant to the terms of a written contract, dated May 31, 1994, between Allied Abatement and Demolition, Inc. and H.P. Connor and Company, Inc., of P.O. Box 161, Montclair, New Jersey 07042. A subcontractor of general contractor HAHN Construction, 29 Grove Street, North Plainfield, New Jersey.

5. The date of the provision of the last work, services, material or equipment for which payment is claimed is June 16, 1994.

NOTICE TO OWNER OF REAL PROPERTY

Your real estate may be subject to sale to satisfy the amount asserted by this claim. However, your real estate cannot be sold until the facts and issues which form the basis of this claim are decided in a legal proceeding before a court of law. The lien claimant is required by law to commence suit to enforce this claim.

The claimant filing this lien claim shall forfeit all rights to enforce the lien and shall be required to discharge the lien of record, if the claimant fails to bring an action in the Superior Court, in the county in which the real property is situated, to establish the lien claim:

1. Within one (1) year of the date of the last provision of work, services, material or equipment, payment for which the lien claim was filed; or

2. Within thirty (30) days following receipt of written notice, by personnel service or certified mail, return receipt requested, from the owner requiring the claimant to commence an action to establish the lien claim.

You will be given proper notice of the proceeding and an opportunity to challenge this claim and set forth your position. If, after you and/or your contractor or subcontractor have had the opportunity to challenge this lien claim, the court of law enters a judgment against you and in favor of the claimant filing this lien claim, and thereafter you fail to pay that judgment, your real estate may then be sold to satisfy the judgment.

You may choose to avoid subjecting your real estate to either of the following:

1. You or your contractor or subcontractor can pay the

BK0007-0667

claimant and obtain a discharge or lien claim from the claimant; or

2. You or your contractor or subcontractor can cause the lien claim to be discharged by filing a surety bond or making a deposit of funds as provided for in Section 31 of P.L. 1993, c. 318.

If you or your contractor or subcontractor choose to discharge the lien claim by filing a surety bond or making a deposit of funds as provided in Section 31 of P.L. 1993, c. 318, you will retain your right to challenge this lien claim in a legal proceeding before a court of law.

NOTICE TO SUBCONTRACTOR OR CONTRACTOR:

This lien has been filed with the County Clerk and served upon the owner of the real estate. This lien places the owner on notice that the real estate may be sold to satisfy this claim unless the owner pays the claimed sum to this claimant.

ALLIED ABATEMENT AND DEMOLITION, INC.

By: *Slawomir Kielczewski*
SLAWOMIR KIELCZEWSKI, President

Dated: September 13, 1994

CLAIMANT'S REPRESENTATIONS AND VERIFICATION

Slawomir Kielczewski represents and verifies that:

1. The amount claimed herein is due and owing at the date of filing, pursuant to claimant's contract described in the construction lien claim.

2. The work, services, material or equipment for which this lien claim is filed was provided exclusively in connection with the improvement of the real property which is the subject of this claim.

3. This claim has been filed within ninety (90) days from the last date upon which the work, services, materials or equipment for which payment is claimed was provided.

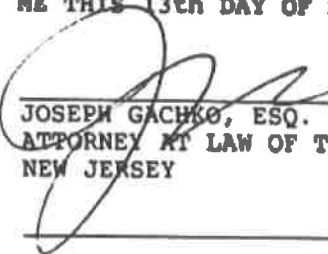
4. The foregoing statements made by me are true, to the best of my knowledge. I am aware that if any of the foregoing statements made by me are false, this construction lien claim will be void and that I will be liable for damages to the owner or any other person injured as a consequence of the filing of this lien

BK0007-0668

BK0007-0669

name thereto as attesting witness.

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 13th DAY OF SEPTMBER, 1994.


JOSEPH GACHKO, ESQ.
ATTORNEY AT LAW OF THE STATE OF
NEW JERSEY


ANTONI ZELECHOWSKI, SECRETARY

CONSTRUCTION LIEN CLAIM

ALLIED ABATEMENT and
DEMOLITION, INC.,

CLAIMANT,

v.

UNION COUNTY COLLEGE,

OWNER.

County	:	Union
Block	:	121
Lot	:	3
Municipality	:	Cranford
Street Address	:	

BK0007-0670

Please send Books:

DB 2915, 862X continue send db 29 74 B 717

DB 3623 PS 087X

Received and Returned 9/2/61
Joseph Gachko
123 North Union Ave.
P.O. Box 6
Cranford N.J. 07016

Record &
Return TO:

Joseph Gachko
123 North Union Ave.
P.O. Box 6
CRANFORD NJ 07016

3400
p. 9.

check

nice
books

BK0007-0671

END OF DOCUMENT

RECEIVED & RECORDED
COUNTY CLERK, N.J.

94 SEP 14 PM 3:45

CONSTRUCTION LIEN CLAIM

JOANNE RANOFF PI
REGISTER

TO THE CLERK, COUNTY OF UNION

In accordance with the terms and provisions of the "Construction Lien Law," P.L. 1993, C. 318, notice is hereby given that:

1. Allied Abatement and Demolition, Inc. of 11 Park Street, Orange, New Jersey 07050 has on September 13, 1994, claimed a construction lien against the below stated real property of the County of Union, in the amount of Three Thousand Five Hundred Dollars (\$3,500.00), for the value of the work, services, material or equipment provided in accordance with a contract with H.P. Connors and Company, Inc., for the following work, services, materials or equipment;

a. Removal of asbestos at Union County College - Chemical Labs Construction Area.

2. The amount due for work, services, materials or equipment delivery provided by claimant in connection with the improvement of the real property, and upon which this lien claim is based, it as follows:

Total Contract Amount:	\$ 8,500.00
Amendment to Contract:	\$
Total contract amount and amendments to contract:	\$
Less: Agreed upon credits:	\$ 5,000.00
Contract amount paid to date:	
Amendments to contract amount paid to date:	\$
TOTAL REDUCTIONS FROM CONTRACT AMOUNT AND AMENDMENTS TO CONTRACT:	\$ 5,000.00
TOTAL LIEN CLAIM AMOUNT:	\$ 3,500.00

A Notice of Unpaid Balance and Right to File Lien (if any)
County on N/A, 1994, as No. in Book
Page

3. This construction lien is claimed against the interest of New Jersey Educational Facility Authority.

X Owner
 Lessee
 Other (describe: _____)

in that certain tract or parcel of land and premises described as
Block 121 Lot 1 on the tax map of the Township of

BK0007-0672

Cranford, County of Union, State of New Jersey, for the improvement of which property the aforementioned work, services, materials or equipment was provided.

4. The work, services, materials or equipment was provided pursuant to the terms of a written contract, dated May 31, 1994, between Allied Abatement and Demolition, Inc. and H.P. Connor and Company, Inc., of P.O. Box 161, Montclair, New Jersey 07042. A subcontractor of general contractor MAHR Construction, 29 Grove Street, North Plainfield, New Jersey.

5. The date of the provision of the last work, services, material or equipment for which payment is claimed is June 16, 1994.

NOTICE TO OWNER OF REAL PROPERTY

Your real estate may be subject to sale to satisfy the amount asserted by this claim. However, your real estate cannot be sold until the facts and issues which form the basis of this claim are decided in a legal proceeding before a court of law. The lien claimant is required by law to commence suit to enforce this claim.

The claimant filing this lien claim shall forfeit all rights to enforce the lien and shall be required to discharge the lien of record, if the claimant fails to bring an action in the Superior Court, in the county in which the real property is situated, to establish the lien claim:

1. Within one (1) year of the date of the last provision of work, services, material or equipment, payment for which the lien claim was filed; or

2. Within thirty (30) days following receipt of written notice, by personnel service or certified mail, return receipt requested, from the owner requiring the claimant to commence an action to establish the lien claim.

You will be given proper notice of the proceeding and an opportunity to challenge this claim and set forth your position. If, after you and/or your contractor or subcontractor have had the opportunity to challenge this lien claim, the court of law enters a judgment against you and in favor of the claimant filing this lien claim, and thereafter you fail to pay that judgment, your real estate may then be sold to satisfy the judgment.

You may choose to avoid subjecting your real estate to either of the following:

1. You or your contractor or subcontractor can pay the

BK0007-0673

claimant and obtain a discharge or lien claim from the claimant; or

2. You or your contractor or subcontractor can cause the lien claim to be discharged by filing a surety bond or making a deposit of funds as provided for in Section 31 of P.L. 1993, c. 318.

If you or your contractor or subcontractor choose to discharge the lien claim by filing a surety bond or making a deposit of funds as provided in Section 31 of P.L. 1993, c. 318, you will retain your right to challenge this lien claim in a legal proceeding before a court of law.

NOTICE TO SUBCONTRACTOR OR CONTRACTOR:

This lien has been filed with the County Clerk and served upon the owner of the real estate. This lien places the owner on notice that the real estate may be sold to satisfy this claim unless the owner pays the claimed sum to this claimant.

ALLIED ABATEMENT AND DEMOLITION, INC.

By: Slawomir Kielczewski
SLAWOMIR KIELCZEWSKI, President

Dated: September 13, 1994

CLAIMANT'S REPRESENTATIONS AND VERIFICATION

Slawomir Kielczewski represents and verifies that:

1. The amount claimed herein is due and owing at the date of filing, pursuant to claimant's contract described in the construction lien claim.

2. The work, services, material or equipment for which this lien claim is filed was provided exclusively in connection with the improvement of the real property which is the subject of this claim.

3. This claim has been filed within ninety (90) days from the last date upon which the work, services, materials or equipment for which payment is claimed was provided.

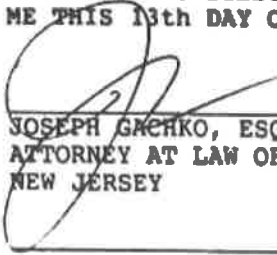
4. The foregoing statements made by me are true, to the best of my knowledge. I am aware that if any of the foregoing statements made by me are false, this construction lien claim will be void and that I will be liable for damages to the owner or any other person injured as a consequence of the filing of this lien.

BK0007-0674

BK0007-0675

name thereto as attesting witness.

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 13th DAY OF SEPTMBER, 1994.



JOSEPH GACHKO, ESQ.
ATTORNEY AT LAW OF THE STATE OF
NEW JERSEY



ANTONI ZELECHOWSKI, SECRETARY

CONSTRUCTION LIEN CLAIM

**ALLIED ABATEMENT and
DEMOLITION, INC.,**

CLAIMANT,

v.

UNION COUNTY COLLEGE,

OWNER.

County	:	Union
Block	:	121
Lot	:	1
Municipality	:	Cranford
Street Address	:	

BK0007-0676

Please see deeds Books:

DB 2915 Pg 862X connection send
DB 2974 Pg 717b

DB 3623 Pg 876X

Record & Return 9/15/91
Joseph Gachko
123 North Union Ave
P.O. Box 6
Cranford N.J. 07016

Record & Return to

Joseph Gachko
123 North Union Ave
P.O. Box 6
Cranford N.J. 07016

Wipe

check + paper

3400
pd

BK0007-0677 END OF DOCUMENT