BORRUS, GOLDIN, FOLEY VIGNUOLO, HYMAN & STAHL

A PROFESSIONAL CORPORATION COUNSELLORS AT LAW

2875 US HIGHWAY #1

ROUTE 1 & FINNEGANS LANE

NORTH BRUNSWICK, N.J. 08902

(732) 422-1000

DIRECT NUMBER: (732) 960-2298

James E. Stahl, Esq. jstahl@borrus.com

FAX: (732) 422-1016 E-mail: attys@borrus.com MARTIN S. GOLDIN (1962-2002)

November 5, 2020

Via E-mail and Federal Express

Janice A. Larkin, Board Secretary Planning Board Township of North Brunswick 710 Hermann Road North Brunswick, NJ 08902

Re:

Ninon Realty, LLC

File#2604

Dear Ms. Larkin:

Enclosed herewith please find an original Affidavit of Service and Affidavit of Publication relative to the foregoing application. This application is scheduled to be heard on Tuesday, November 10, 2020.

Thank you for your cooperation.

Very truly yours,

JAMES E. STAHL

JES/db enc.

AFFIDAVIT OF SERVICE

In the Matter of Ninon Realty,	LLC	
STATE OF NEW JERSEY)	
COUNTY OF MIDDLESEX	: s	S

I, Donna Belliveau, of full age, being duly sworn according to law, and upon my oath, depose that I am an employee at Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C., 2875 US Route One, North Brunswick, New Jersey, in the County of Middlesex and that I did, on October 30, 2020, at least ten (10) days prior to the hearing date, give personal notice to all property owners within 200 feet of the property affected by this application located at Block 148, Lot 111.02 located at 501 Finnegans Lane.

Notice was given by either handing a copy to the property owner or his/her agent in charge of the property, or by sending the notice by certified mail. Copies of the registered receipts are attached hereto. A copy of the notice is also attached hereto.

NOTICES WERE ALSO SERVED UPON:

- (X) Middlesex County Planning Board, County Administration Building
- (X) North Brunswick Township, Attn: Township Clerk
- (X) Public Service Electric & Gas Co., Manager Corporate Properties
- (X) Verizon N.J Gen. Tax Administration
- (X) Cablevision of Raritan Valley, Attn: Margurite Prenderville
- (X) Department of Transportation State of New Jersey
- (X) Construction Department Mr. Tim Allen Texas Eastern Transmission Corp.
- (X) Sunoco Pipeline L.P. Right of Way

Also attached to this affidavit is a list of the property owners within 200 feet of the affected property who were served, showing the lot and block numbers of each property as they appear on the municipal tax map.

Donna Belliveau

Sworn and Subscribed to before me this 5th day of November, 2020

Erin E. Santora LaGrua NOTARY PUBLIC OF NEW JERSEY My Commission Expires 8/20/2024

22987

DUPLICATE RECEIPT TOWNSHIP OF NORTH BRUNSWICK DEPARTMENT OF COMMUNITY DEVELOPMENT

F	Received from LOVIUJ JOIAN	Poley Ten		——Dollars
	Zoning Ordinance w/ Zoning Map Map(s) 11 x 17 tax map(s) Copies – (quantity) Master Plan Zoning Certification Letter Rental Inspection Address Housing Fees (Cyclical) Address		A, B & C Variances D Variances D Variances Site Plan Approval Major/Minor Subdivision Preliminary/Final Approval Final Approval – Major List of Property Owners Engineering Other	Block Lot Lot Lo
	Zoning Permit Proposed Work Address Occupancy for Use Address		Signature	

THE FOLLOWING OTHER AGENCIES MUST ALSO BE NOTIFIED:

Middlesex County Planning Board County Administration Building 5th Floor 75 Bayard Street New Brunswick, NJ 08901

North Brunswick Township 710 Hermann Road North Brunswick, NJ 08902 Attn: Township Clerk

Public Service Electric & Gas Co. Manager – Corporate Properties 80 Park Place, T6B Newark, NJ 07102

Verizon N.J Gen. Tax Administration Broad Street – Room 305 Newark, NJ 07101

Cablevision of Raritan Valley 275 Centennial Avenue CN 6805 Piscataway, NJ 08855-6805 Attn: Margurite Prenderville

Department of Transportation State of New Jersey 1035 Parkway Trenton, NJ 08625

Construction Department Mr. Tim Allen Texas Eastern Transmission Corp. 501 Coolidge Street South Plainfield, NJ 07080

Sunoco Pipeline L.P. Right of Way Montello Complex 525 Fritztown Road Sinking Spring, PA 19608

200' Property List for: Block 148, Lot 111.02

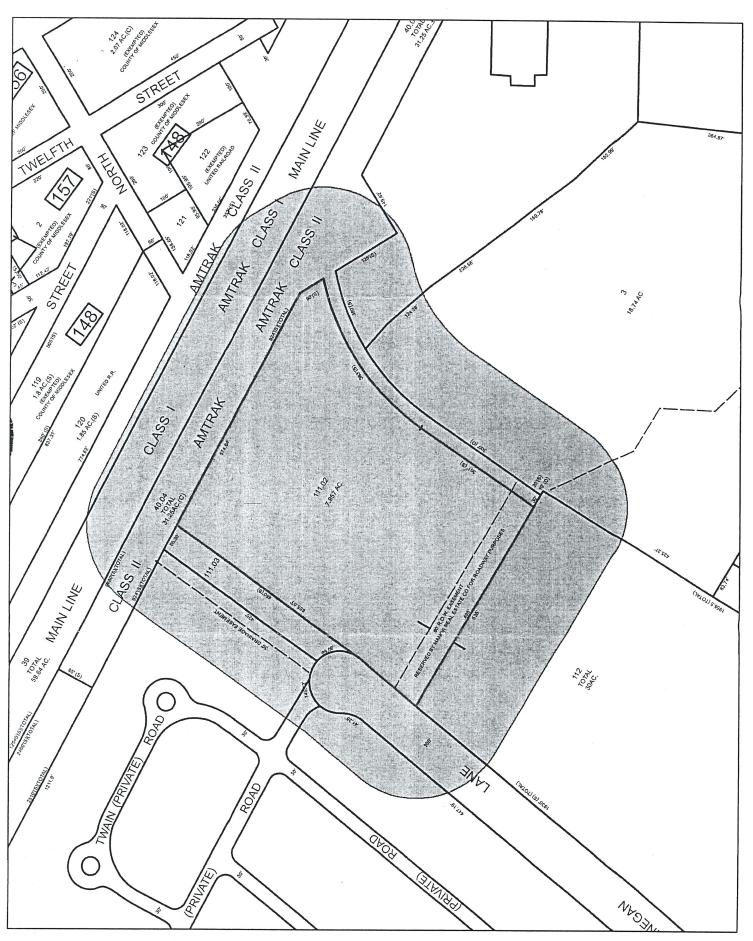
Township of North Brunswick 710 Hermann Road North Brunswick, NJ 08902

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Mailing Address		6 DEERBROOK BOUL EVARD	1818 MADIVET STREET	IOTO MAINALI OTALET	PO BOX 1700		10 CONNELL DRIVE	4040 MANDIVET CTOFFT	ISIS MARKEI SIREEI	1818 MARKET STREET		11818 MARKET STREET		ISO WOODBRIDGE CIR DR 600		315 KAKII AN AVENUE
Block Lot Owner Name		113 DEERBROOK VILLAGE LLC	111.03 AMTRAK		112 FINNEGAN LANE ASSOC C/O MARC LENNER	111 02 NINON BEALTY I C	11:02 MINON NEALL TIEC	38 05 AMTRAK	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	39 AMTRAK	40 04 ANATO AV	40.04 AMI KAK	104 MAEBDOOK AT DENIAISSANIOF 11.0	104 MACELLOON AT RENAISSANCE LLC	l	LEKIN
Block		148	148	1 10	040	1/18	2	148)	148	1/18	2	148 06	0000	148 06	2

Andrei Alexeev Administrative Officer

Number of Properties: 9

October 13, 2020



200' Radius Map - Block 148, Lot 111.02

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$49.88 Affidavit \$35.00

STATE OF WISCONSIN Brown County		0 1		
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Notary Public
State of Wisconsin

Ad Number: 0004444308 Run Dates: 10/30/2020

TOWNSHIP OF NORTH BRUNSWICK

PLEASE TAKE NOTICE that The North Brunswick Planning Board public hearing will be held at 7:30 p.m. on Tuesday, November 10, 2020, by communication device and/or the online meeting platform "GoToMeeting". The meeting will be hosted and broadcast from the North Brunswick Municipal Complex, 710 Hermann Road, North Brunswick, New Jersey. Members of the public wishing to participate and be heard at the meeting should use the following links:

Please join this meeting from your computer, tablet or smartphone. https://global.gotomeeting.com/join/879341397

You can also dial in using your phone. United States: +1 (669) 224-3412 - One-touch: tel:-16692243412,,879341397# Access Code: 879-341-397

Access Code: 879-341-397

The subject of the hearing will be Ninon Realty, LLC, application to the North Brunswick Planning Board for amended site plan approval. Applicant received Preliminary and Final Major Site Plan Approval with Variance approval from the Planning Board on June 9, 2020 to construct two (2) one-story additions to the existing building; 3,962 square feet on the north side and 29,022 square feet on the east side, totaling 32,984 square feet of new office and warehouse space. The resolution was memorialized on July 7, 2020. Applicant would like to amend said approval by increasing the building footprint by 3,800 square feet by filling in the North/West corner of the building with an additional, new 19 foot by 200 foot building addition matching the previously approved-expansion's roof height and parapet height. This additional cubic footage within the building is to better accommodate an interior racking layout for warehousing and distribution. This additional 3,800 square foot of expanded building footprint is not accompanied by any variance requests or ordinance non-compliance.

Applicant seeks any other waivers or variances that the Planning Board may find necessary at that time, although none other than the above are contemplated at the present time.

This plan is for the site known as Block 148, Lot 111.02 located at 501 Finnegans Lane, Township of North Brunswick, NJ which is located in the I-2 Zoning District.

Copies of the plans and all supporting documents are available for review on the municipal website http://www.northbrunswicknj.gov. If you would like to view the plans and supporting documents but do not have access electronically, please call the Office of the Planning Board at 732-247-0922 x 201 to schedule an appointment for public inspection of the documents at the municipal building between the hours of 8:30 a.m. and 4:00 p.m. Monday – Friday.

c/o James E. Stahl, Esq. Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C. 2875 US Route One North Brunswick, New Jersey 08902 ATTORNEY FOR APPLICANT

(\$49.88)

-0004444308-01

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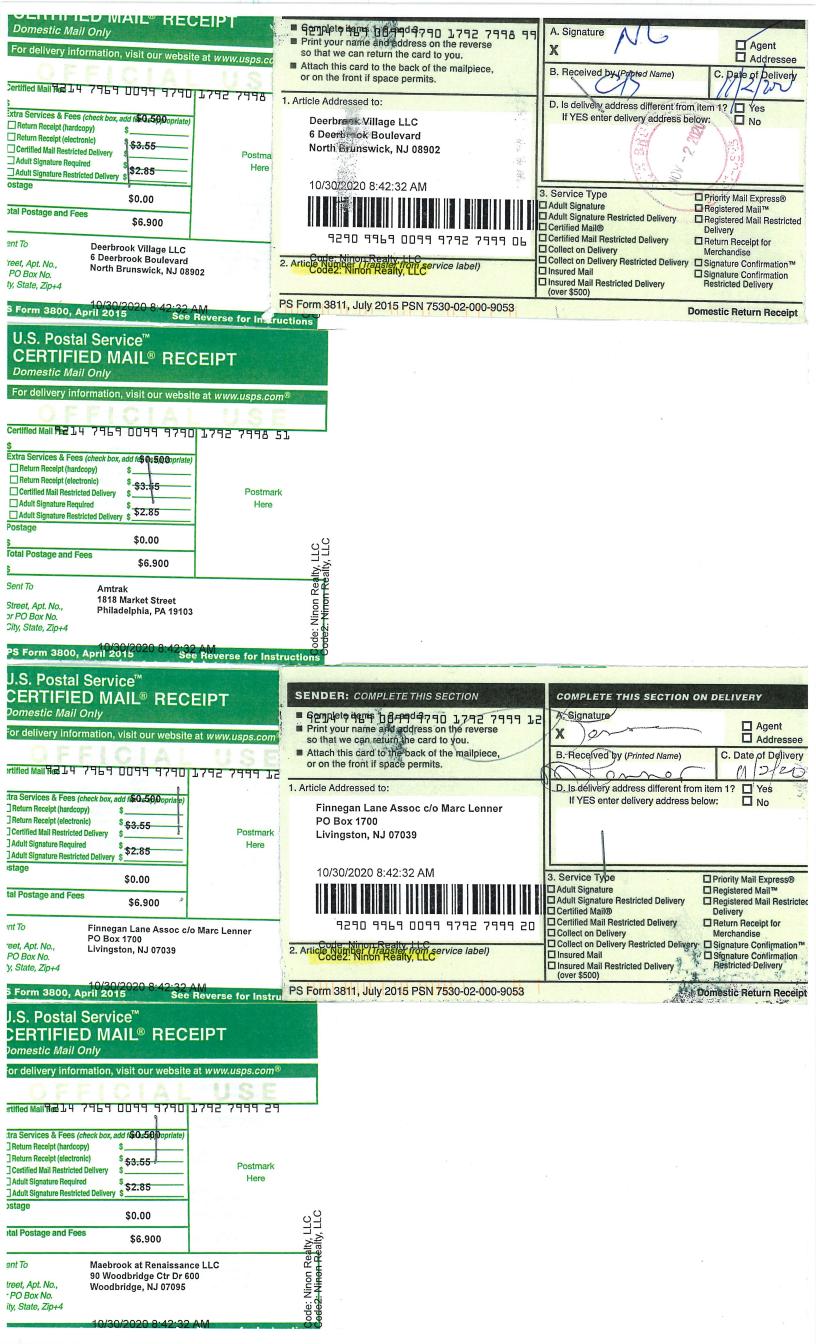
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c/o James E. Stahl, Esq.
Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C.
2875 US Route One
North Brunswick, New Jersey 08902
ATTORNEY FOR APPLICANT

Dated: October 30, 2020

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