



**Consulting & Municipal**  
**ENGINEERS**

3141 Bordentown Avenue  
Parlin, NJ, 08859  
732.727.8000 ☎  
www.cmeusa1.com 🌐

May 13, 2025

Mr. Tom Paun  
Construction Code Official  
Township of North Brunswick  
710 Hermann Road  
North Brunswick, NJ 08902

**Re: 450 Blackhorse Owner, LLC**  
***Certificate of Occupancy***  
***Block 160 - Lots 3.02 & 3.03***  
***450 Black Horse Lane***  
***Township of North Brunswick***  
***Our File No. 115.NOZ0160.P01***

Dear Mr. Paun:

In accordance with our authorization, this office has performed the necessary site inspection related to the Developer's request for a Certificate of Occupancy (CO) at the above referenced site.

Please find enclosed a Certificate of Occupancy Report for Block 160 - Lots 3.02 & 3.03. We have no objection from an engineering perspective to the issuance of a Certificate of Occupancy at this time.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,  
CME Associates

James C. Watson, P.E., PTOE  
Township Engineer's Office

JCW/go

cc: Michael Hritz, Director of Community Development



CONSULTING AND MUNICIPAL ENGINEERS  
3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859  
732-727-8000

**REPORT TO  
CONSTRUCTION OFFICIAL  
FOR CERTIFICATE OF OCCUPANCY**

CME FILE #: 115.NOZ0160.P01  
MUNICIPALITY: North Brunswick Township  
BLOCK: 160 LOT: 3.02 & 3.03  
SITE: 450 BLACKHORSE OWNER, LLC  
ADDRESS: 450 BLACKHORSE LANE

	Performance Bond on File	Not Applicable	Required	Installed	Partially Installed	Not Installed	No Apparent Defects	Damaged/Defective-Repair/Replace Required	Unacceptable Health/Safety Hazard	Essential Facility Not Operational	Guarantee Required for Minor Deficiency	Basis for Negative Report	Basis for Conditional Report	
<b>ESSENTIAL UTILITIES:</b>														<b>COMMENTS:</b>
Operational Sewerage System			X	X										
Approved Potable Water Supply			X	X										
Operational Street Light			X	X										
<b>REQUIRED IMPROVEMENTS:</b>														
Storm Drainage			X	X										
Street Curbing			X	X										
Street Paving			X	X										
Street Sidewalk		X												
Concrete Driveway Apron		X												
Road Shoulder Seeding			X	X										
Buffer Planting			X	X										
Street Sign		X												
Warning/Regulatory Sign			X	X										
Basement Drain Outfall System		X												
Shade Trees / Street Trees			X	X										
Detention Pond			X	X										
Erosion Control			X	X										
<b>ON-TRACT IMPROVEMENTS:</b>														
Acceptable Lot Grading			X	X										
Topsoil & Seeding/Sod			X	X										
Bituminous Concrete Driveway		X												
Acceptable Clean-up/No Debris/Miscellaneous			X	X										
Sump Pump & Discharge Piping		X												

ADMINISTRATIVE COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INSPECTED BY: TIM LANGAN DATE: May 13, 2025

ACCEPTABLE: \_\_\_\_\_ UNACCEPTABLE: \_\_\_\_\_

ISSUE CERTIFICATE OF OCCUPANCY: YES: X NO: \_\_\_\_\_ TEMP: \_\_\_\_\_

TOTAL CASH BOND TO BE POSTED: \$ - 0 -

WORK TO BE COMPLETED BY: \_\_\_\_\_

*James C. Watson*  
TOWNSHIP ENGINEER'S OFFICE

May 13, 2025  
DATE