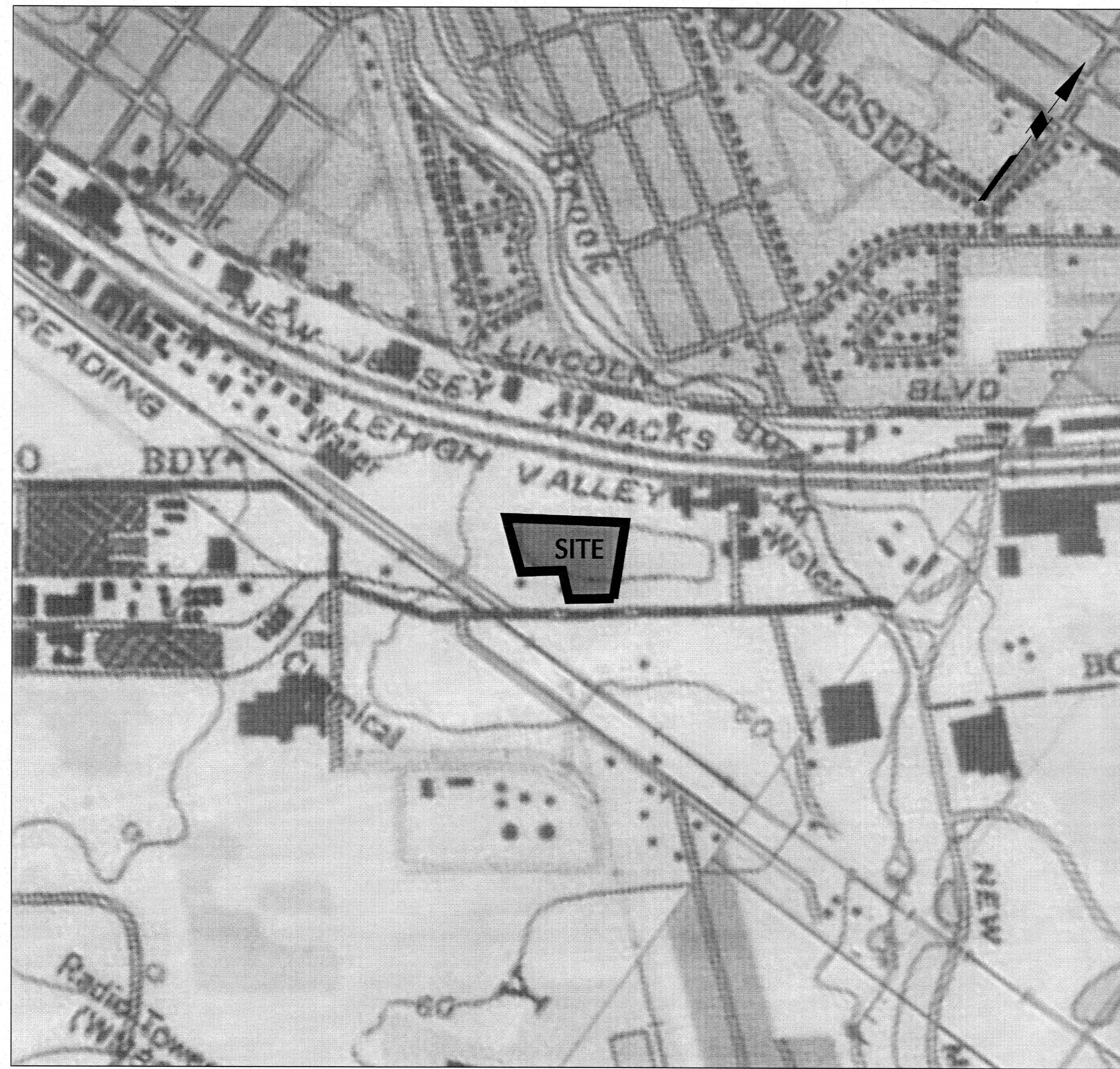


# PROPOSED CONTRACTOR YARD

## PRELIMINARY AND FINAL MAJOR SITE PLAN APPLICATION SET

### BLOCK No. 341, LOT No. 1.01

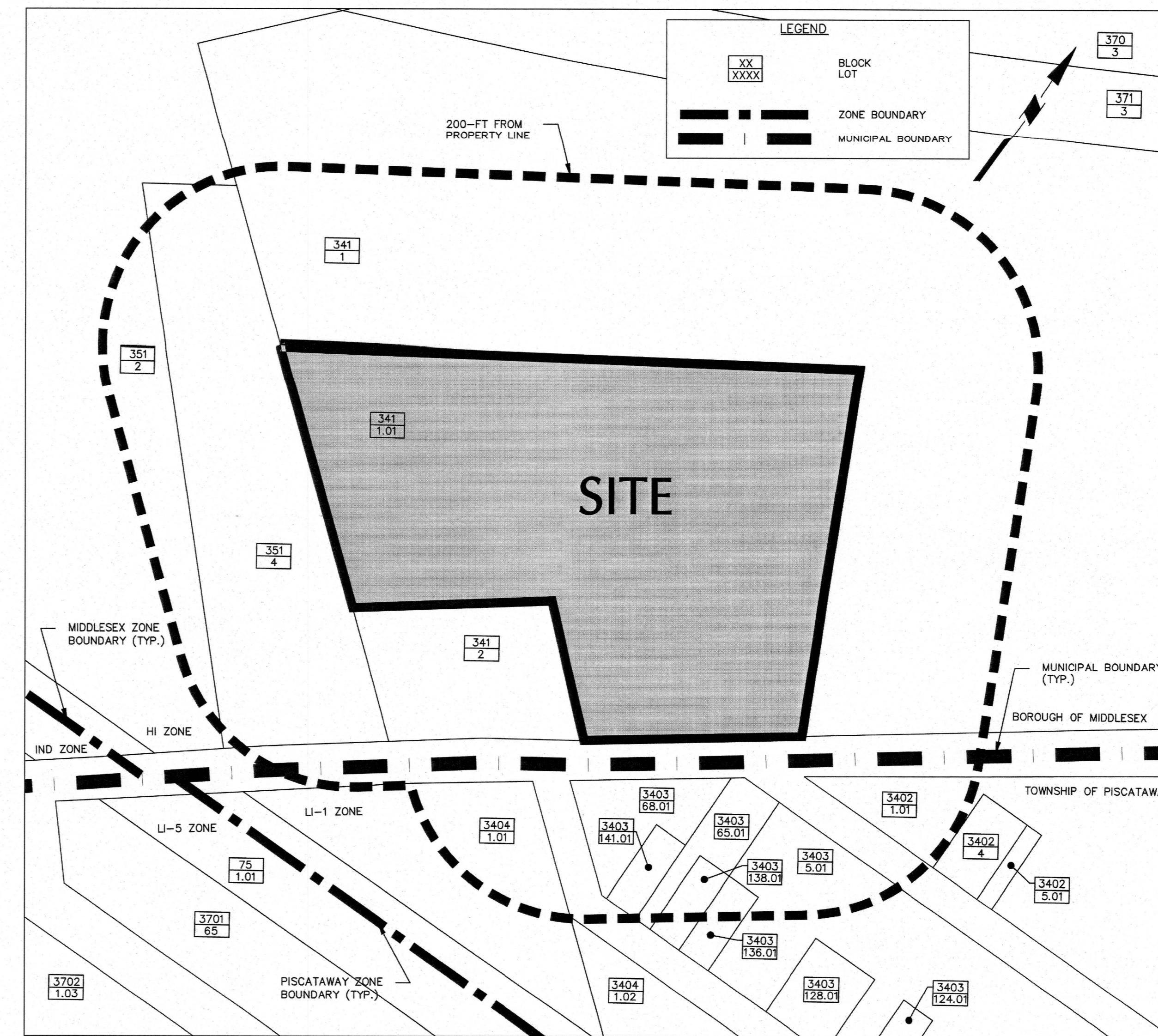
## BOROUGH OF MIDDLESEX, MIDDLESEX COUNTY, NEW JERSEY



MAP REFERENCE:  
USGS TOPOGRAPHIC MAPS FROM 1998 FROM THE BOUND BROOK AND PLAINFIELD QUADS

**SITE LOCATION MAP**

SCALE: 1" = 500'



MAP REFERENCE:  
PARCEL BOUNDARIES AND BLOCK AND LOT NUMBERS ARE PROVIDED BY THE N.J. STATEWIDE COMPOSITE PARCEL DATASET IN GIS FORMAT 2018, NEW JERSEY TRANSPORTATION PLANNING AUTHORITY MIDDLESEX COUNTY ZONING DATASET, PROVIDED IN GIS FORMAT, LAST REVISED 2017, THE BOROUGH OF MIDDLESEX TAX MAP SHEET #28 AND THE TOWNSHIP OF PISCATAWAY GIS MAPPING.

**TAX & ZONING MAP**

SCALE: 1" = 100'

**NOTIFICATION LIST OF PROPERTY OWNERS WITHIN 200 FEET OF THE PROJECT SITE**

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State	Owner Zip
341	1.01		BAEKELAND AVE	156 BAEKELAND AVE LLC	365 SOUTH ST STE 104	MORRISTOWN, NJ	07960
341	1		172-176 BAEKELAND AVE	BAEKELAND RENTALS, INC	1 JOHNNY DR	FARMINGDALE, NJ	07727
341	1.01		BAEKELAND AVE	156 BAEKELAND AVE LLC	365 SOUTH ST STE 104	MORRISTOWN, NJ	07960
341	2		160 BAEKELAND AVE	STONEMALL PROPERTY MGT LLC	4 SHADY LN	BOUND BROOK, NJ	08805
351	2		FACTORY LN	PIPELINE REALTY MIDDLESEX LLC	2330 HOLMES RD	HOUSTON, TX	77051
351	4		156 BAEKELAND AVE	FALGI CARTING LLC	PO BOX 250	MIDDLESEX, NJ	08846

REFERENCE: NOTIFICATION LIST OF PROPERTY OWNERS WITHIN 200 FEET OF THE PROJECT OBTAINED FROM THE BOROUGH OF MIDDLESEX, DATED 9/13/2023

**NOTIFICATION LIST OF PROPERTY OWNERS WITHIN 200 FEET OF THE PROJECT SITE**

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
75	1.01		5A	Current Owner READING TERMINAL PHILADELPHIA, PA	101 PORT READING RAILROAD
75	1.02		5A	Current Owner READING TERMINAL PHILADELPHIA, PA	101 PORT READING RAILROAD
3403	65.01		1	Current Owner 33 CLAWSON ST PISCATAWAY, NJ	400 FIELD AVE
3403	68.01		1	Current Owner 33 CLAWSON ST PISCATAWAY, NJ	401 BROOK AVE
3403	138.01		1	Current Owner 417 BROOK AVE PISCATAWAY, NJ	411 BROOK AVE
3403	141.01		1	Current Owner PO BOX 350 METUCHEN, NJ	407 BROOK AVE
3404	1.02		1	Current Owner 33 CLAWSON ST PISCATAWAY, NJ	406 BROOK AVE
3701	65		1	Current Owner 2801 POST OAK BLVD HOUSTON, TX	99 NORMANDY DR

REFERENCE: NOTIFICATION LIST OF PROPERTY OWNERS WITHIN 200 FEET OF THE PROJECT OBTAINED FROM THE TOWNSHIP OF PISCATAWAY, DATED 9/25/2023

**NOTIFICATION LIST OF UTILITY COMPANIES AND ENTITIES**

CABLEVISION OF RARITAN VALLEY  
CONSTRUCTION DEPARTMENT  
275 CENTENNIAL AVENUE, CN 6805, PISCATAWAY, NJ 08855

STATE DEPT. OF TRANSPORTATION  
ATTN: COMMISSIONER OF TRANSPORTATION  
1035 PARKWAY AVENUE, CN 600, TRENTON, NJ 08625

ATTN: MANAGER CORPORATE PROPERTIES  
PUBLIC SERVICE ELECTRIC & GAS CO.  
80 PARK PLAZA, T6B, NEWARK, NJ 07102

ATTN: GIS SUPERVISOR  
NJ AMERICAN WATER  
1 WATER STREET, CAMDEN, NJ 08102

VERIZON - CO DUFF  
PO BOX 2749, ADDISON, TEXAS 75001

MIDDLESEX COUNTY PLANNING BOARD  
75 BAYARD STREET, 5TH FLOOR, NEW BRUNSWICK, NJ 08901

**CIVIL SHEET INDEX**

DRAWING NUMBER	DRAWING TITLE	DATE	LAST REVISED
CS001	COVER SHEET	12/7/2023	2/27/2024
CD101	SITE REMOVALS PLAN	12/7/2023	2/15/2024
CS101	SITE PLAN	12/7/2023	2/27/2024
CS201	TRUCK TURNING MOVEMENTS	12/7/2023	2/15/2024
CG101	GRADING PLAN	12/7/2023	2/15/2024
CG102	DRAINAGE PLAN	12/7/2023	2/15/2024
CU101	UTILITY PLAN	12/7/2023	2/15/2024
CE101	SOIL EROSION & SEDIMENT CONTROL PLAN	12/7/2023	2/15/2024
CE501	SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS	12/7/2023	2/15/2024
LP101	LANDSCAPE PLAN	12/7/2023	2/15/2024
LP501	LANDSCAPE NOTES AND DETAILS	12/7/2023	2/15/2024
LL101	LIGHTING PLAN	12/7/2023	2/15/2024
LL501	LIGHTING NOTES AND DETAILS	12/7/2023	2/15/2024
CS501	CONSTRUCTION DETAILS I	12/7/2023	2/15/2024
CS502	CONSTRUCTION DETAILS II	12/7/2023	2/15/2024
CS503	CONSTRUCTION DETAILS III	12/7/2023	2/15/2024
CS504	CONSTRUCTION DETAILS IV	2/15/2024	2/15/2024

**APPROVALS**

APPROVED BY THE COUNTY PLANNING BOARD  
COUNTY OF MIDDLESEX, NEW JERSEY

PLANNING BOARD (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE BOROUGH OF MIDDLESEX PLANNING BOARD

CHAIRMAN (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

**SITE INFORMATION**

ADDRESS: BAEKELAND AVENUE (TO BE IDENTIFIED AS 166 BAEKELAND AVENUE), MIDDLESEX, NJ 08846  
BLOCK: 341  
LOT: 1.01  
ZONE: HI HEAVY INDUSTRIAL

**OWNER/APPLICANT**

156 BAEKELAND AVENUE, LLC  
365 SOUTH STREET, SUITE 104  
MORRISTOWN, NJ 07960  
TEL: (973) 610-4118

CONTACT:  
PETER GILPATRIC

**ARCHITECT**

GK+A ARCHITECTS, PC  
36 AMES AVENUE  
RUTHERFORD, NJ 07070  
TEL: (201) 896-0333

CONTACT:  
ROSEMARY CHAVEZ

**CIVIL ENGINEER**

LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.  
300 KIMBALL DRIVE  
PARSIPPANY, NEW JERSEY 07054  
TEL: (973) 560-4900

CONTACT:  
BRYAN WAISNOR, PE

**SURVEYOR**

STOUT & CALDWELL ENGINEERS, LLC  
705 U.S. ROUTE 130 SOUTH - P.O. BOX 2290  
CINNAMINSON, NJ 08077  
TEL: (856) 786-2202

CONTACT:  
ROBERT STOUT, P.E.

**LANDSCAPE ARCHITECT**

LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.  
300 KIMBALL DRIVE  
PARSIPPANY, NEW JERSEY 07054  
TEL: (973) 560-4900

CONTACT:  
MICHAEL SZURA, PLA

**ATTORNEY**

SILLS CUMMIS & GROSS P.C.  
ONE RIVERFRONT PLAZA  
NEWARK, NJ 07102  
TEL: (973) 643-7000

CONTACT:  
ADAM FIAIELLA, ESQ.

**AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY CONTACT "CALL BEFORE YOU DIG" 1-(800)-272-1000.**

Date	Description	No.
2/27/2024	REVISED SITE ADDRESS, LOADING AREA, AND MONUMENT SIGNAGE	2.
2/15/2024	REVISED PER BOROUGH ENGINEER COMMENTS	1.

DATE SIGNED: 2/27/2024  
SIGNATURE: *Bryan Waisnor*  
BRYAN WAISNOR  
PROFESSIONAL ENGINEER N.J. Lic. No. GE04590400

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
300 Kimball Drive  
Parsippany, NJ 07054  
T: 973.560.4900 F: 973.560.4901 www.langan.com  
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27998400

Project: **PROPOSED CONTRACTOR YARD**  
Drawing Title: **COVER SHEET**  
Project No.: **101005301**  
Date: **12/7/2023**  
Scale: **N.T.S.**  
Block No. 341, LOT No. 1.01  
BOROUGH OF MIDDLESEX  
MIDDLESEX COUNTY NEW JERSEY

Drawing No.: **CS001**  
Drawn By: **ORM**  
Checked By: **LMB**