

The map is a detailed plat of a 220.01-acre site. The site is divided into several sections, with the following areas and descriptions:

- Section 1:** 8.31 Ac.
- Section 2:** 3.87 Ac.
- Section 3:** 1.16 Ac.
- Section 4:** 36.51 Ac.
- Section 5:** 172.49 Ac.
- Section 6:** 15.61 Ac.
- Section 7:** 20.72 Ac.
- Section 8:** 2.0 Ac.
- Section 9:** 2.0 Ac.
- Section 10:** 2.0 Ac.
- Section 11:** 2.0 Ac.
- Section 12:** 2.0 Ac.
- Section 13:** 2.0 Ac.
- Section 14:** 2.0 Ac.
- Section 15:** 2.0 Ac.
- Section 16:** 2.0 Ac.
- Section 17:** 2.0 Ac.
- Section 18:** 2.0 Ac.
- Section 19:** 2.0 Ac.
- Section 20:** 2.0 Ac.
- Section 21:** 2.0 Ac.
- Section 22:** 2.0 Ac.
- Section 23:** 2.0 Ac.
- Section 24:** 2.0 Ac.
- Section 25:** 2.0 Ac.
- Section 26:** 2.0 Ac.
- Section 27:** 2.0 Ac.
- Section 28:** 2.0 Ac.
- Section 29:** 2.0 Ac.
- Section 30:** 2.0 Ac.
- Section 31:** 2.0 Ac.
- Section 32:** 2.0 Ac.
- Section 33:** 2.0 Ac.
- Section 34:** 2.0 Ac.
- Section 35:** 2.0 Ac.
- Section 36:** 2.0 Ac.
- Section 37:** 2.0 Ac.
- Section 38:** 2.0 Ac.
- Section 39:** 2.0 Ac.
- Section 40:** 2.0 Ac.
- Section 41:** 2.0 Ac.
- Section 42:** 2.0 Ac.
- Section 43:** 2.0 Ac.
- Section 44:** 2.0 Ac.
- Section 45:** 2.0 Ac.
- Section 46:** 2.0 Ac.
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- Section 48:** 2.0 Ac.
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- Section 63:** 2.0 Ac.
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- Section 69:** 2.0 Ac.
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- Section 71:** 2.0 Ac.
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- Section 73:** 2.0 Ac.
- Section 74:** 2.0 Ac.
- Section 75:** 2.0 Ac.
- Section 76:** 2.0 Ac.
- Section 77:** 2.0 Ac.
- Section 78:** 2.0 Ac.
- Section 79:** 2.0 Ac.
- Section 80:** 2.0 Ac.
- Section 81:** 2.0 Ac.
- Section 82:** 2.0 Ac.
- Section 83:** 2.0 Ac.
- Section 84:** 2.0 Ac.
- Section 85:** 2.0 Ac.
- Section 86:** 2.0 Ac.
- Section 87:** 2.0 Ac.
- Section 88:** 2.0 Ac.
- Section 89:** 2.0 Ac.
- Section 90:** 2.0 Ac.
- Section 91:** 2.0 Ac.
- Section 92:** 2.0 Ac.
- Section 93:** 2.0 Ac.
- Section 94:** 2.0 Ac.
- Section 95:** 2.0 Ac.
- Section 96:** 2.0 Ac.
- Section 97:** 2.0 Ac.
- Section 98:** 2.0 Ac.
- Section 99:** 2.0 Ac.
- Section 100:** 2.0 Ac.

The map also shows the boundaries of Union Township and Clinton Township. A north arrow is present in the upper right corner.



SCALE: 1" = 500' ±

Franklin Township Hunterdon County		
Committee Sebastian Donaruma Mike Horvath Craig Reppmann Phil Koury Diane Burgess		Municipal Clerk 202 Sidney Rd Plainsboro, NJ 08667 www.franklin-twp.org (908) 735-5215 Fax (908) 735-7998

Yum & Chill Restaurant Group
C/O Jagat Rathee
163 Washington Valley Road Suite 104
Warren, NJ 07059

Re: 200 ft from Block 5 Lot 20 (Walmart Plaza)

SECTION 7. List of Property Owners Furnished. Pursuant to the provisions of ch. 40-550-12C, the Zoning Officer of the Municipality shall, within 7 days after receipt of a request therefore and upon receipt of payment of a fee of \$10.00 per lot make and certify a list from the current tax duplicate of names and addresses of owners to whom the applicant is required to give notice pursuant to Article III - Section 6(b) of this Ordinance.

SECTION 7A. Failure of the applicant to give notice to anyone not on the list will not invalidate any hearing. If a name appears for more than one property, he/she only requires one notice. (The Certifying Officer cannot be held responsible for omissions as stated above.)

On the attached list are 7 properties that are within 200 feet of the above named property. In addition to these there are the standard Utility Companies, which appear below.

Comcast Cable Systems
155 Port Murray Rd.
Port Murray, N.J. 07966

Hunterdon County Planning Board
PO Box 2902, Flemington, NJ 08822

Public Service Electric & Gas Co.
60 Park Plaza, Newark, NJ 07102

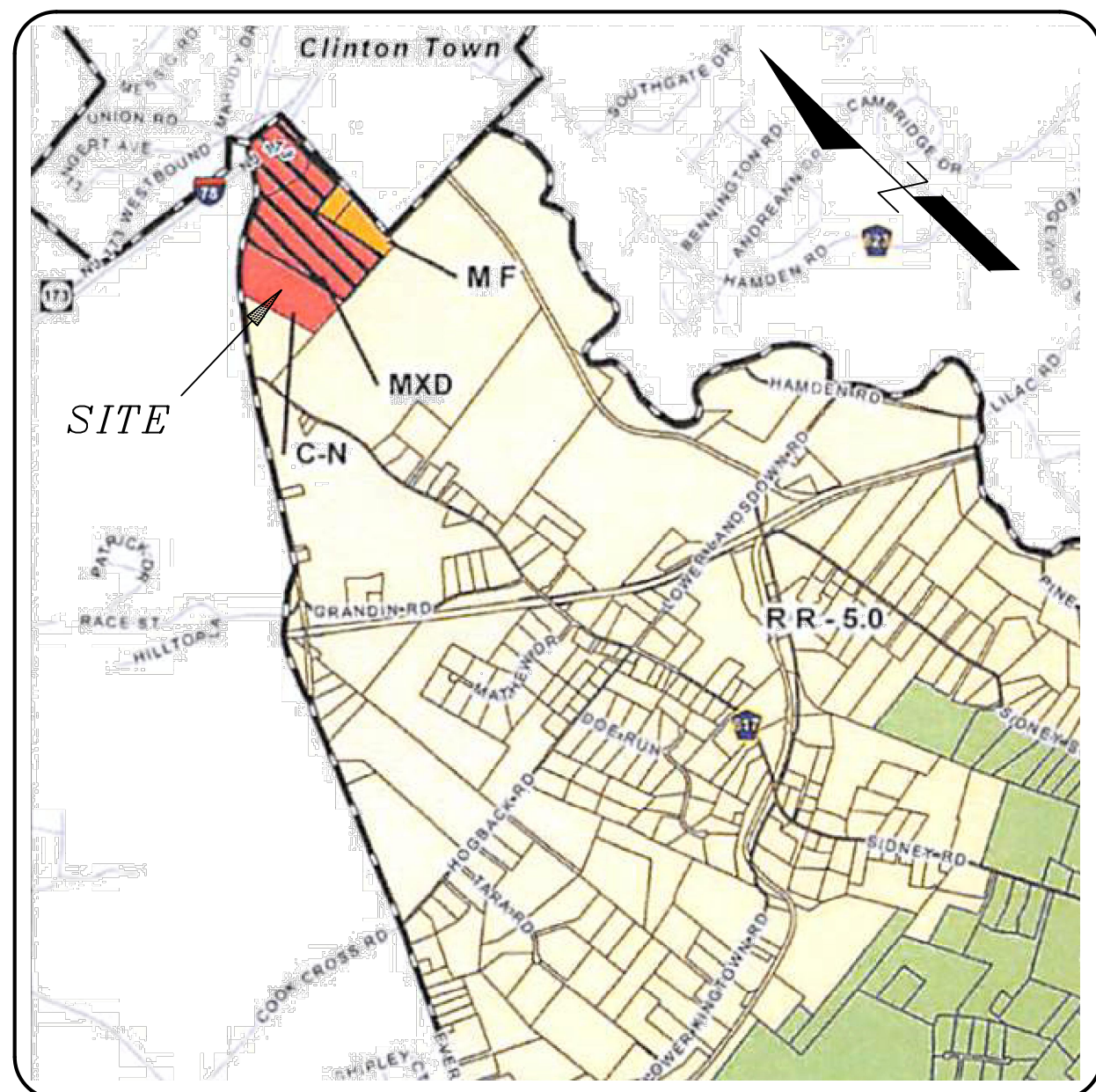
JCP&L c/o Service Tax Dept
PO Box 1911,
Morristown NJ 07962-1911

Elizabethtown Gas Co.
PO Box 3175, Union, NJ 07063

Franklin Twp Fire District 1
67 Quakertown Rd. Pittstown, NJ 07860

This list has been supplied and certified by Jeff Ward, Assessor

SCALE: 1" = 2,400' ±



LOT REQUIREMENTS

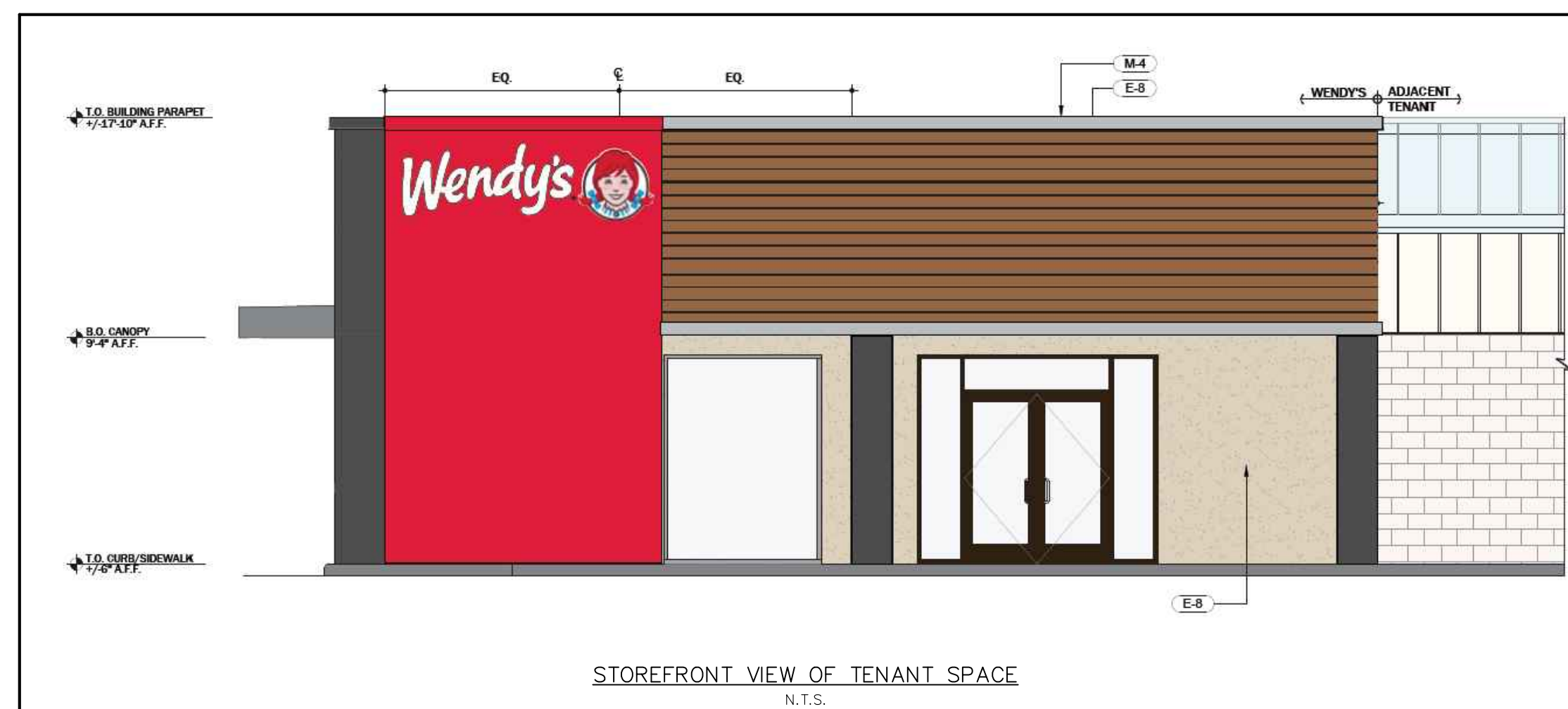
MINIMUM LOT AREA	5 ACRES	36.52 ACRES	NO CHANGE	NO
MINIMUM LOT WIDTH AT R.O.W.	250 FT	700 FT ±	NO CHANGE	NO
MINIMUM LOT WIDTH AT SETBACK	250 FT	920 FT ±	NO CHANGE	NO
MINIMUM LOT DEPTH	250 FT	1,800 FT ±	NO CHANGE	NO
<u>BUILDING SETBACKS</u>				
FRONT YARD	100 FT	173.0 FT	NO CHANGE	NO
SIDE YARD (EACH)	NO CHANGE	52.5 FT	NO CHANGE	NO
REAR YARD	25 FT	90.9 FT	NO CHANGE	NO
<u>LOT COVERAGE</u>				
MAXIMUM PERMITTED	60%	65.6% (1,043,680 S.F.)	65.6% (1,044,190 S.F.)	YES
<u>HEIGHT LIMITATIONS</u>				
MAX. BLDG. HEIGHT	35 FT	28.6 FT	NO CHANGE	NO
<u>FLOOR AREA RATIO</u>				
MAXIMUM PERMITTED	2.0	0.09 (268,118 S.F.)	NO CHANGE	NO
<u>PARKING SPACES</u>				
MINIMUM REQUIRED	1/200 S.F. (268,118 S.F.) 1,340 SPACES	1/200 S.F. (268,118 S.F.) 1,281 SPACES	1,279 SPACES	YES

NOTE: THE PROPOSED USE IS NOT A PERMITTED USE IN THE C-N ZONE DISTRICT AS PER CH. 220-10.C.(4)(b)
* EXISTING NON-CONFORMITY (TO REMAIN)

$$\begin{array}{r} + 880 \text{ S.F. IMPERVIOUS FOR TRASH AREA} \\ + 210 \text{ S.F. IMPERVIOUS FOR NEW SIDEWALK} \\ - 580 \text{ S.F. IMPERVIOUS AT DRIVE-THRU AREA} \\ \hline + 510 \text{ S.F. IMPERVIOUS SURFACES (NET)} \end{array}$$

SHEET NO.	DESCRIPTION	DATE	LAST REVISED
1	COVER SHEET	02-28-22	-
2A	OVERALL MAP & SIGNAGE PLAN	02-28-22	-
2B	EXISTING CONDITIONS / DEMOLITION PLAN	02-28-22	-
3	SITE LAYOUT PLAN	02-28-22	-
4	GRADING & UTILITY PLAN	02-28-22	-
5	DRIVE-THRU ORDER STATION DETAILS	02-28-22	-
6	TRASH ENCLOSURE DETAILS	02-28-22	-

BLOCK 22 LOT 18	30 ROUTE 513	NJ DEPT OF CORRECTIONS WHITTESEY RD TRENTON, NJ 08625
BLOCK 22 LOT 19	32 ROUTE 513	PITTSOWN ROAD ASSOCIA 1140 GLOBE AVENUE MOUNTAINSIDE, NJ 07092



SCALE: 1" = 500' ±

1. SITE IS KNOWN AS BLOCK 5, LOT 20 AS DEPICTED ON SHEET 1 OF THE TOWNSHIP OF FRANKLIN TAX MAPS. TOTAL LOT AREA IS 36,622+ ACRES.
2. **OWNER:**
NATIONAL PROJECT RESOURCES LP
3 MANHATTANVILLE ROAD
PURCHASE, NY 10577
3. **APPLICANT:**
YUM & CHILL RESTAURANT GROUP LLC
163 WASHINGTON VALLEY ROAD, SUITE 104
WARREN, NJ 07059
TEL: (732) 230-7571
3. OUTBOUND SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "ALTA/ASCM LAND TITLE SURVEY, TAX LOT 20, BLOCK 5, THE TOWNSHIP OF FRANKLIN, HUNTERDON COUNTY, NEW JERSEY," PREPARED BY BORBAS SURVEYING & MAPPING, LLC, DATED AUGUST 29, 2007.
4. TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "COUNTY FLAT 3A PARTIAL TOPOGRAPHIC SURVEY, LOT 20, BLOCK 5, TOWNSHIP OF FRANKLIN, HUNTERDON COUNTY, NEW JERSEY," PREPARED BY BORBAS SURVEYING & MAPPING, LLC, DATED FEBRUARY 3, 2022.
5. HORIZONTAL CONTROL BASED ON DEED NORTH. VERTICAL DATUM BASED ON NAVD 1988.
6. THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD AREA.
7. THE PROPERTY IS LOCATED WITHIN THE C-N "COMMERCIAL NORTH DISTRIC" ZONE.
8. THE PROPERTY IS OCCUPIED BY AN EXISTING SHOPPING CENTER. THE APPLICANT PROPOSES TO CONVERT A VACANT DRIVE-THRU BANK TENANT SPACE INTO A FAST-FOOD RESTAURANT WITH DRIVE-THRU. THE HOURS OF OPERATION WILL BE DAILY 7:00 AM TO 11:00 PM (LBBY) AND 7:00 AM TO 2:30 AM (DRIVE-THRU).
9. DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
10. THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER USE IS INTENDED OR IMPLIED.
11. REFER TO ARCHITECTURAL PLANS PREPARED BY ZELTA DESIGN FOR INTERIOR AND EXTERIOR BUILDING CONSTRUCTION.
12. CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, TOWNSHIP DESIGN STANDARDS & DETAILS, AND NOISE CODE.
13. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
14. SOLID WASTE PICKUP SHALL BE BY PRIVATE HAULER. THE APPLICANT SHALL BE RESPONSIBLE FOR RECYCLING AS PER N.J.S.A. 13:1E-99.11 ET SEQ.
15. THE BUILDING IS PRESENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER CONNECTIONS. NO CHANGES TO WATER & SEWER UTILITIES ARE REQUIRED.
16. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE OPEN TO REQUEST ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
17. STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
18. THE OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, ENSURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
19. UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROSECUTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, THE CONDITION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.
20. THESE PLANS DEPICT VARIOUS IMPROVEMENTS TO BE LOCATED ON THE PROPERTY IN QUESTION. IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT SAID IMPROVEMENTS ARE STAKED OUT IN THE CORRECT LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, BY RETAINING A NEW JERSEY LICENSED LAND SURVEYOR. THE ENGINEER DOES NOT BEAR ANY RESPONSIBILITY FOR THE CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, SPECIFICALLY IF

1. EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKET BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
2. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

APPLICATION NO. _____ APPROVED
BY THE TOWNSHIP OF FRANKLIN LAND
USE BOARD AS A USE VARIANCE SITE
PLAN ON _____ .
DATE _____

BOARD CHAIRMAN

BOARD SECRETARY

BOARD ENGINEER

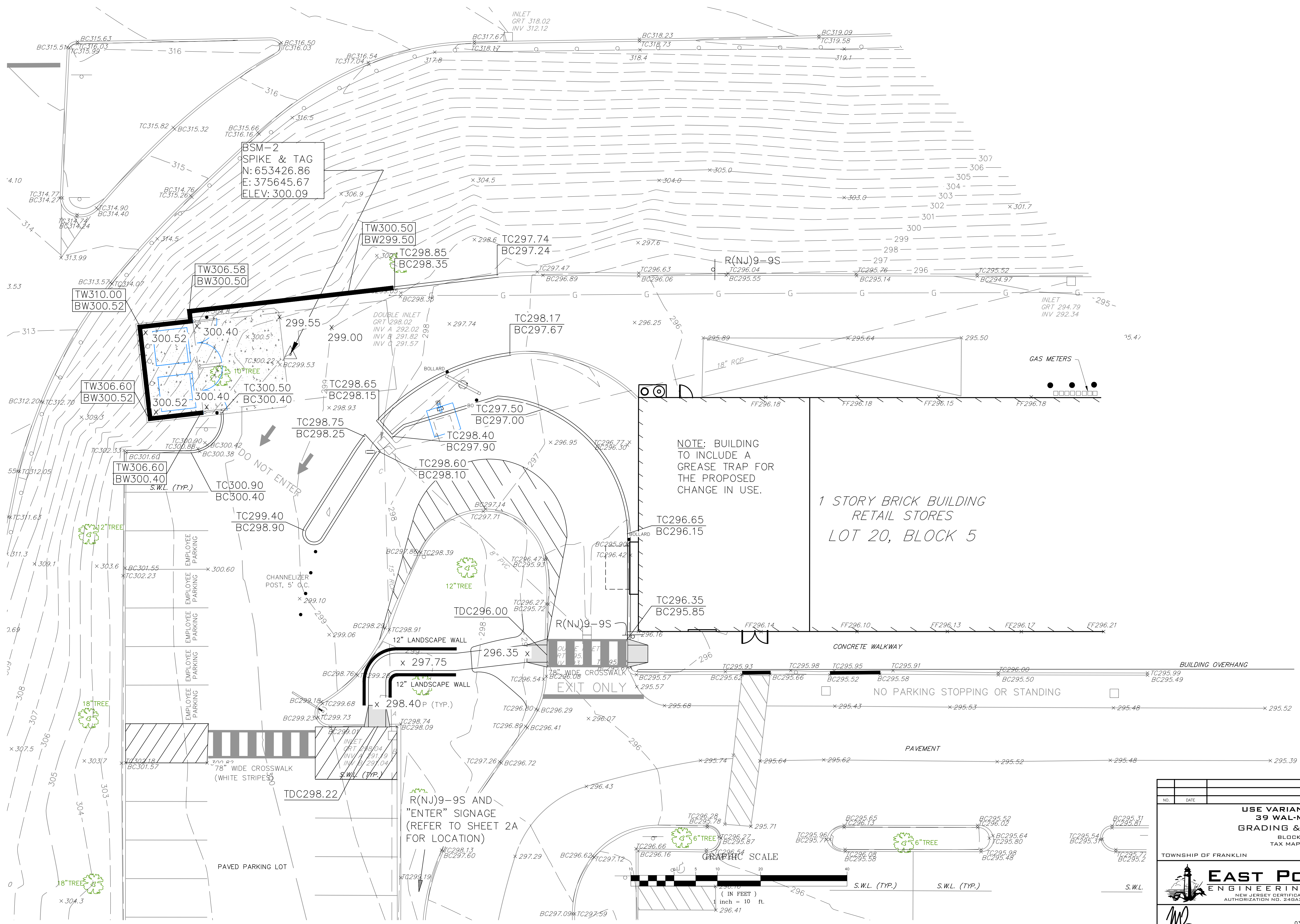
NO.	DATE	DESCRIPTION					
USE VARIANCE SITE PLAN 39 WAL-MART PLAZA COVER SHEET BLOCK 5, LOT 20 TAX MAP SHEET NO. 1							
TOWNSHIP OF FRANKLIN		HUNTERDON COUNTY, NEW JERSEY					
 EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA281-5880		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180					
 MARC S. LEBER DATE		03-08-22	<table><tr><td>DATE: 02-28-22</td><td>PROJECT NUMBER: 21-401</td></tr><tr><td>SCALE: 1" = 10'</td><td>CHECKED BY: BNP</td></tr></table>	DATE: 02-28-22	PROJECT NUMBER: 21-401	SCALE: 1" = 10'	CHECKED BY: BNP
DATE: 02-28-22	PROJECT NUMBER: 21-401						
SCALE: 1" = 10'	CHECKED BY: BNP						
		SHEET NO. 1 OF 6					



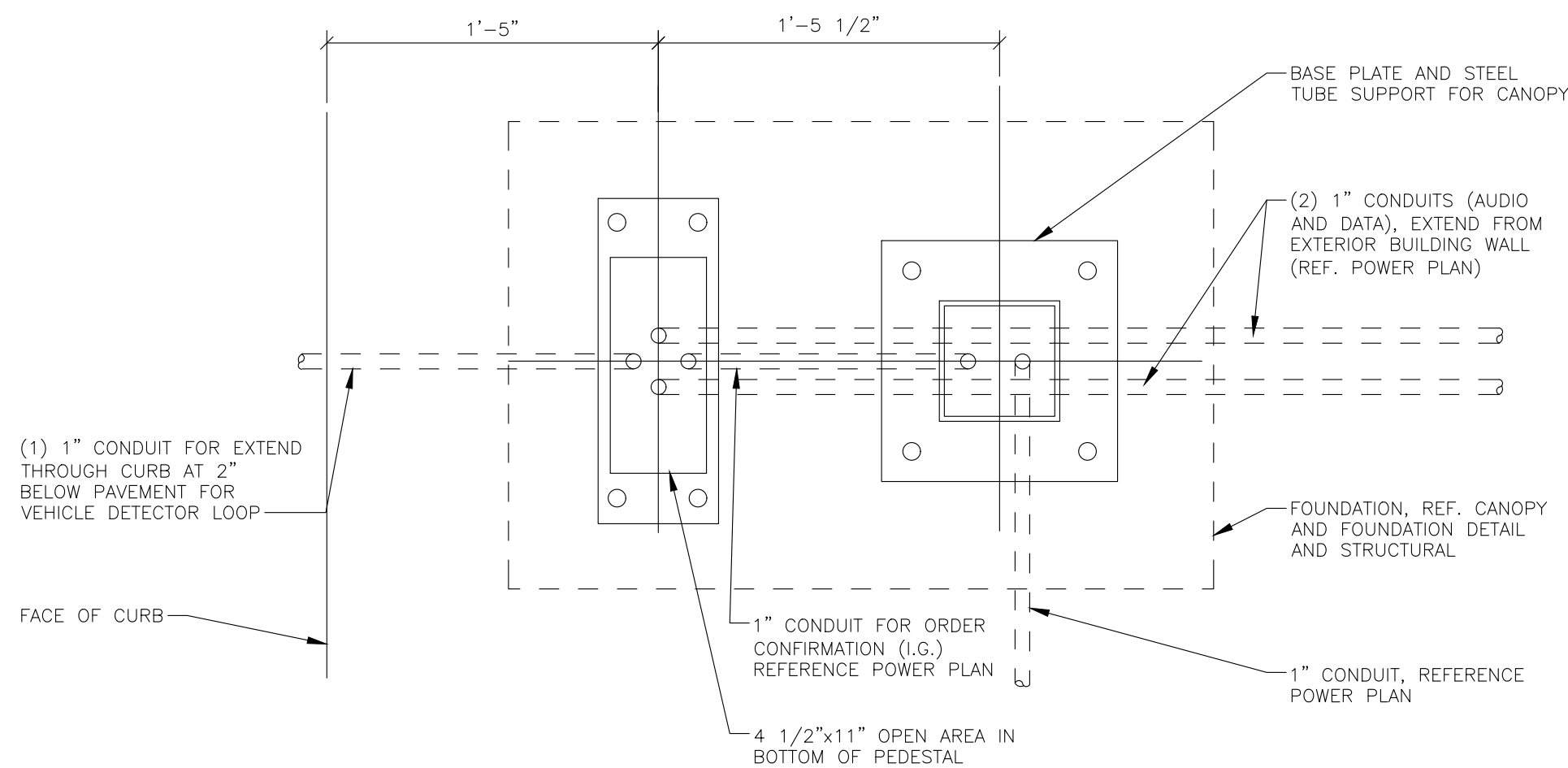
No.	DATE	DESCRIPTION
USE VARIANCE SITE PLAN 39 WAL-MART PLAZA		
EXISTING CONDITIONS / DEMOLITION PLAN		
BLOCK 5, LOT 20 TAX MAP SHEET NO. 1		
TOWNSHIP OF FRANKLIN	HUNTERDON COUNTY, NEW JERSEY	
 EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246AS31 696D 11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180		
 MARC S. LEBER N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24BEC042-2400 N.E.P. PROFESSIONAL PLANNER, LICENSE NO. 33L00059890		
DATE 03--08--22		
DATE 03--08--22 PROJECT NUMBER: 21-401 SCALE: 1" = 10' CHECKED BY: BNP		
SHEET NO. 28 OF 6		

NO.	DATE	DESCRIPTION
USE VARIANCE SITE PLAN 39 WAL-MART PLAZA SITE LAYOUT PLAN BLOCK 5, LOT 20 TAX MAP SHEET NO. 1		
TOWNSHIP OF FRANKLIN		HUNTERDON COUNTY, NEW JERSEY
 EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24AG28169B00 11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180		
 MARK S. LEBER		DATE: 02-28-22 SCALE: 1" = 10'
03-08-22 DATE		PROJECT NUMBER: 21-401 CHECKED BY: BNP
		SHEET NO. 3 OF 6

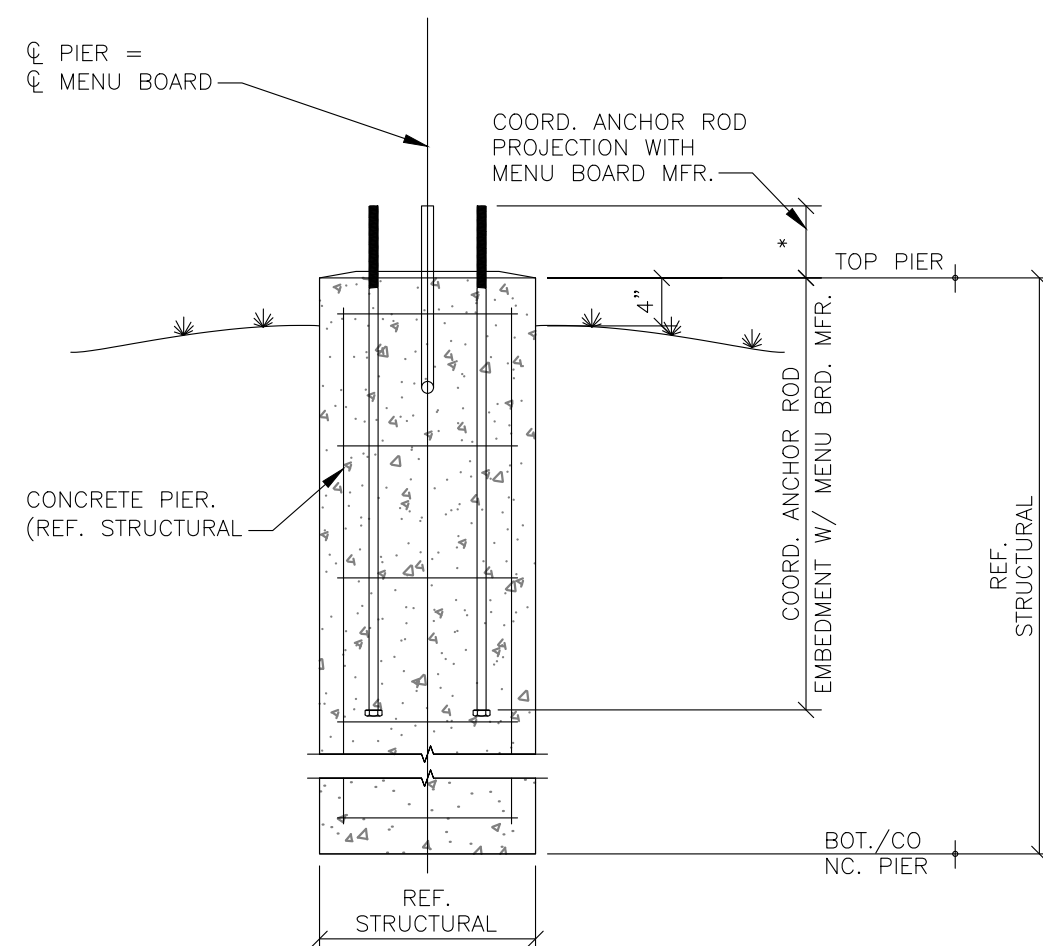
DATE: 02-28-22
PROJECT: 39 WAL-MART PLAZA
SHEET: 4 OF 6
TOWNSHIP OF FRANKLIN
HUNTERDON COUNTY, NEW JERSEY
EAST POINT ENGINEERING, LLC
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24504452400
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33100589800



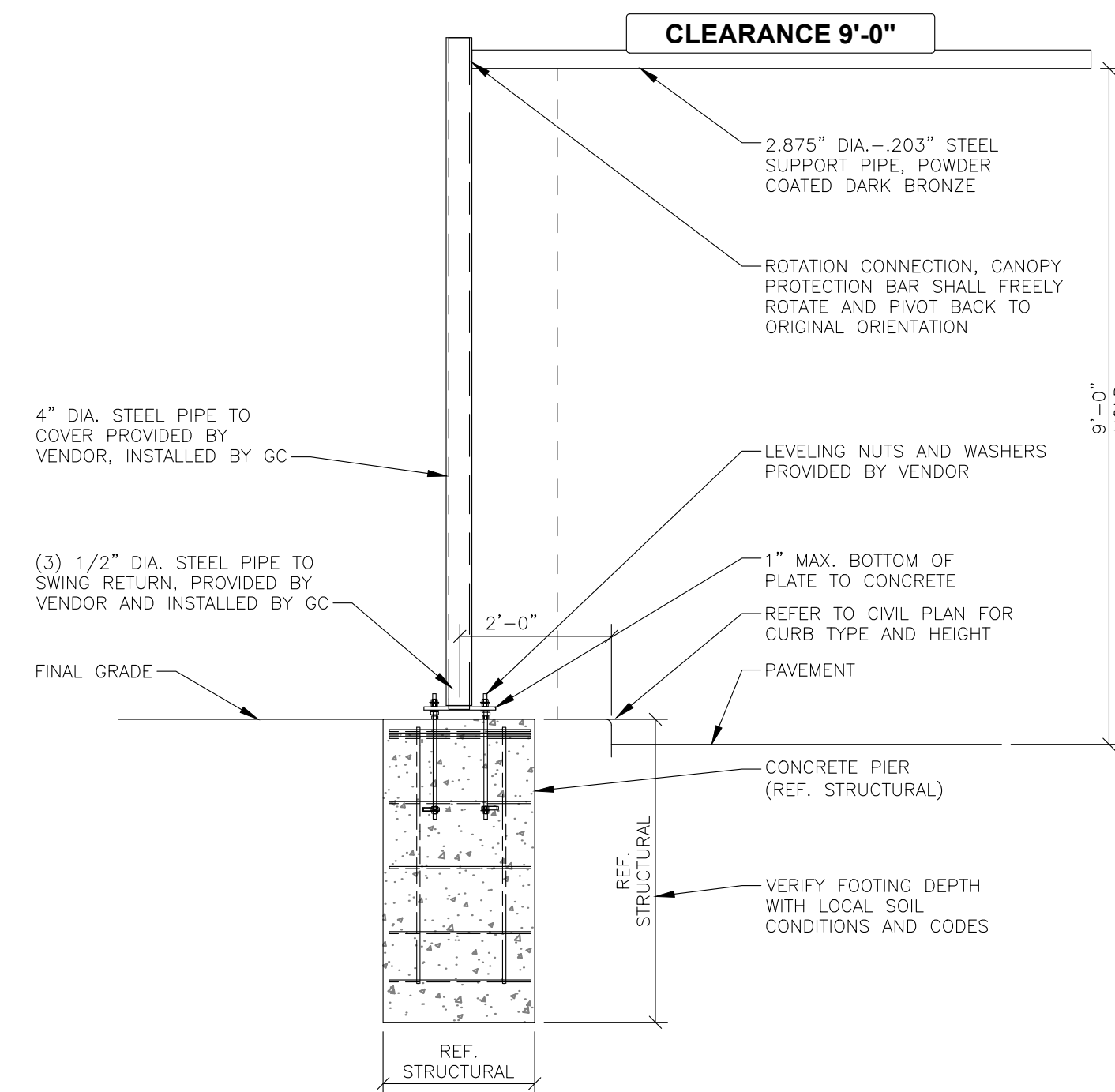
NO.	DATE	DESCRIPTION
USE VARIANCE SITE PLAN 39 WAL-MART PLAZA GRADING & UTILITY PLAN BLOCK 5, LOT 20 TAX MAP SHEET NO. 1		
TOWNSHIP OF FRANKLIN		HUNTERDON COUNTY, NEW JERSEY
EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24504452400		
11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180		
DATE: 02-28-22	PROJECT NUMBER: 21-401	CHECKED BY: BNP
DATE: 03-08-22		SHEET NO. 4 OF 6



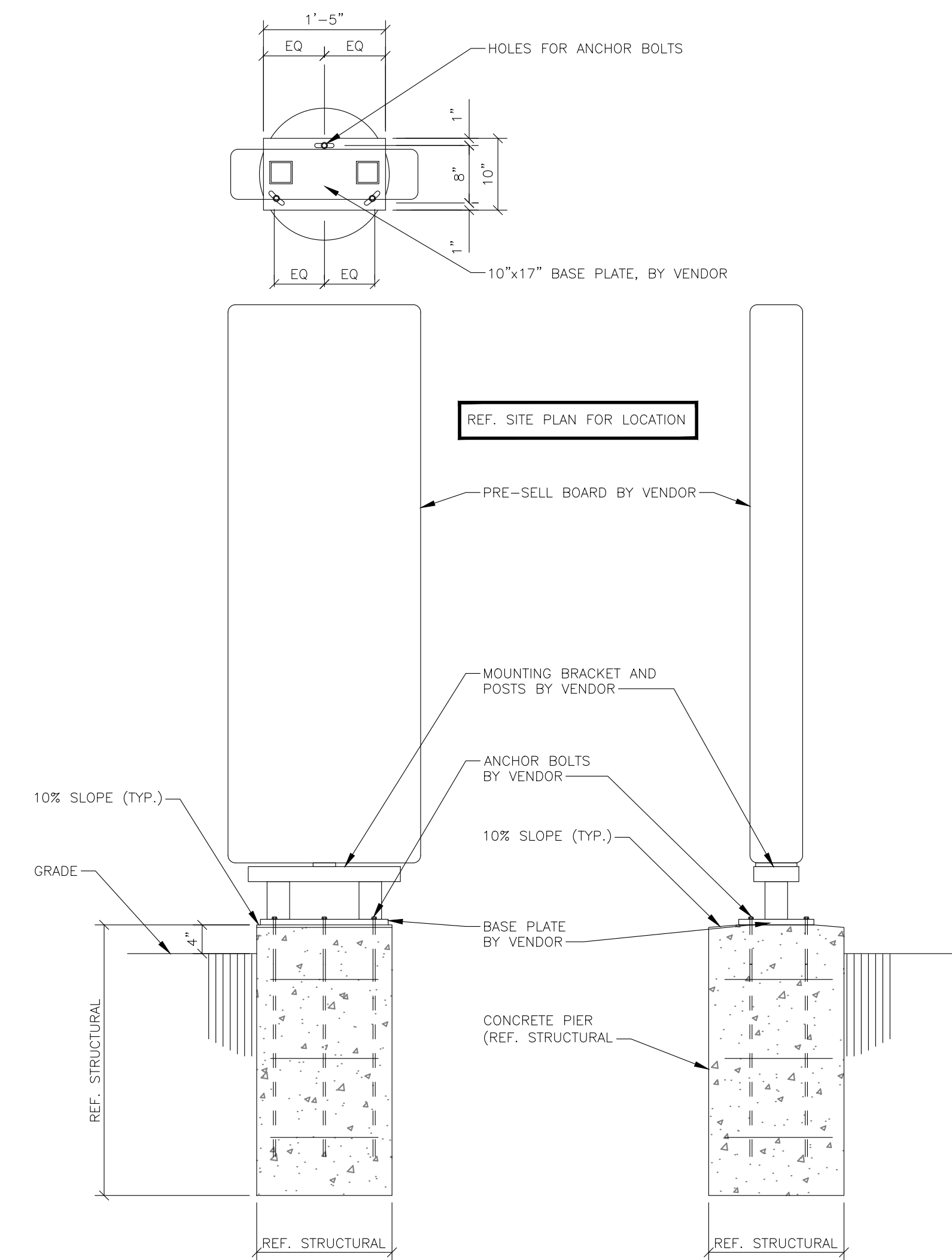
4 ORDER STATION CANOPY FOOTING
SCALE: 1 1/2" = 1'-0"



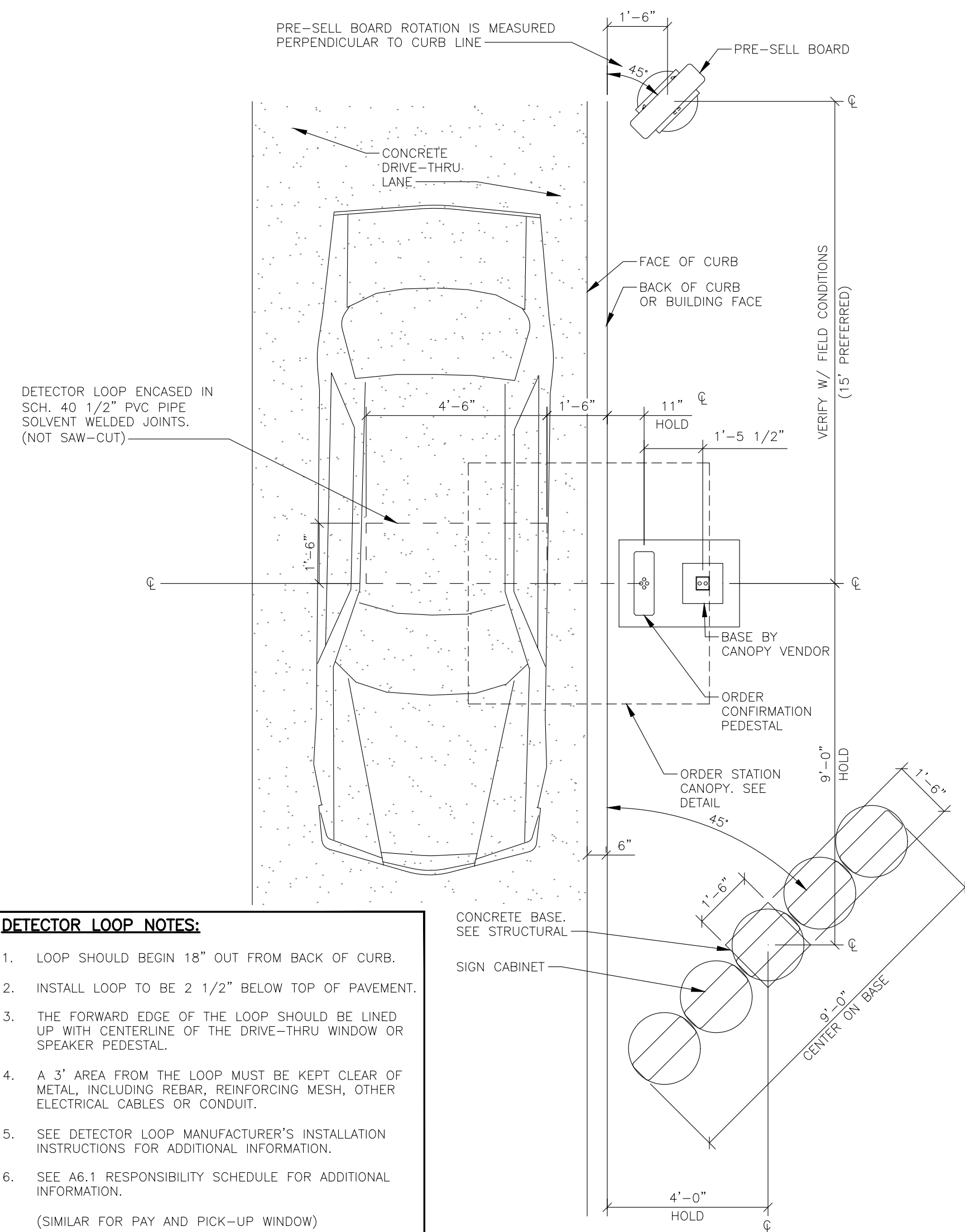
5 MENU BOARD FOOTING
SCALE: 3/4" = 1'-0"



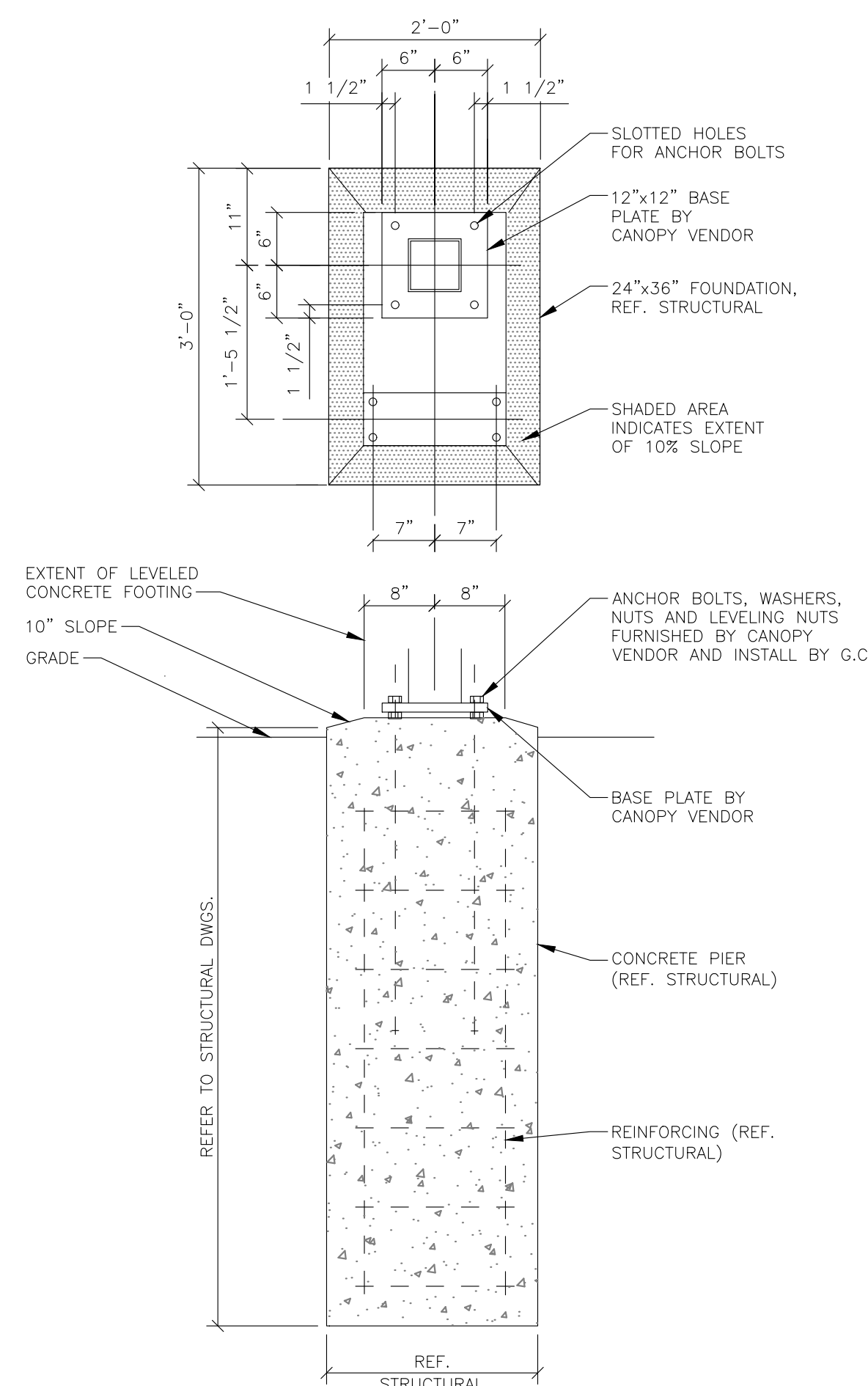
6 CANOPY PROTECTION BAR
SCALE: 1/2" = 1'-0"



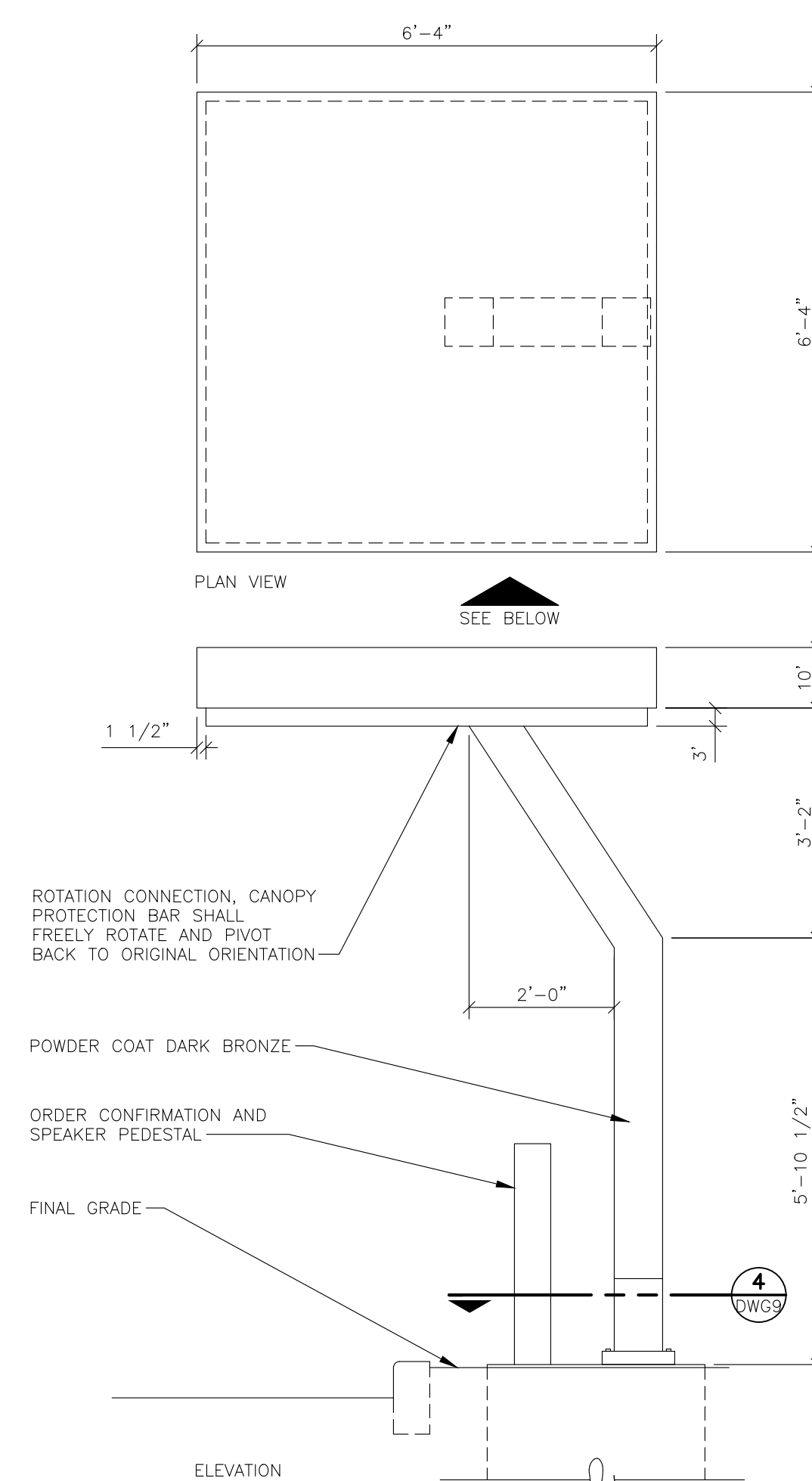
7 PRE-SELL BOARD FOOTING
SCALE: 3/4" = 1'-0"



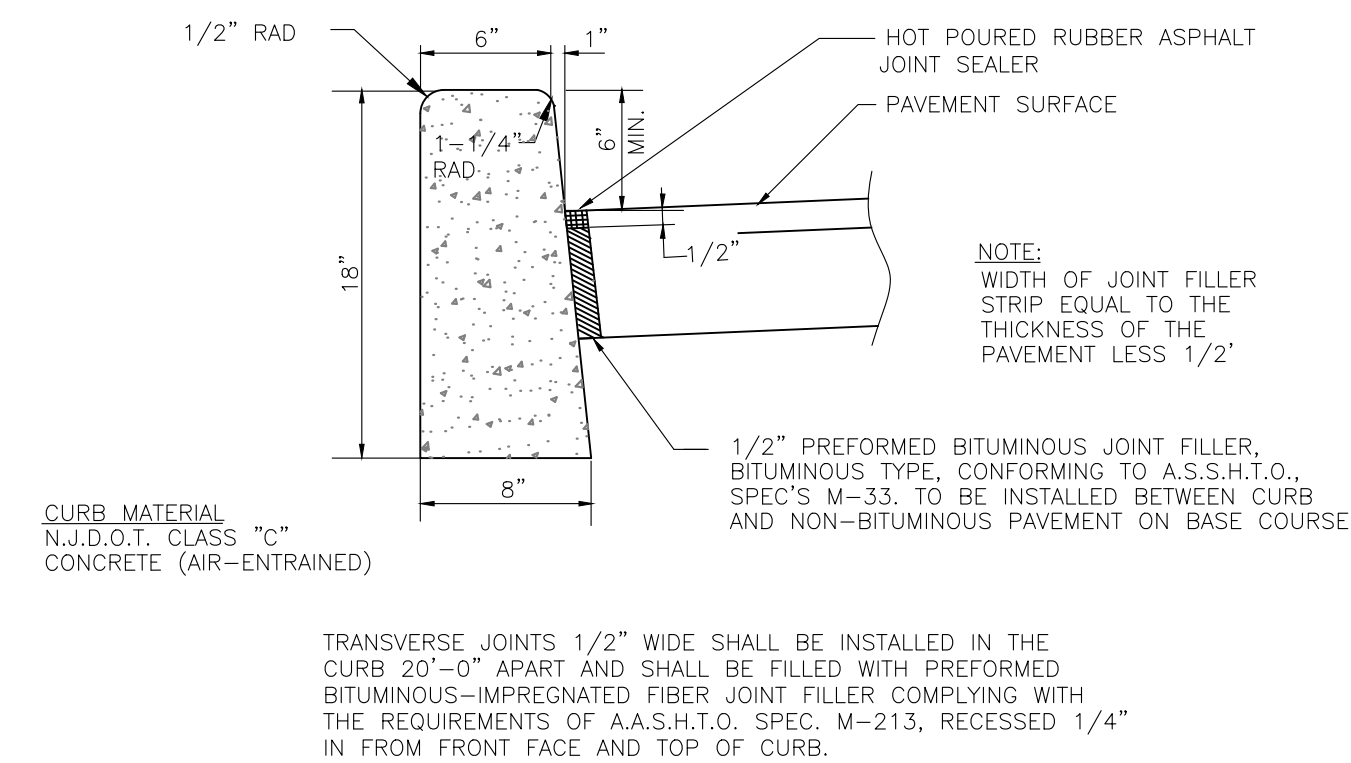
1 ORDER STATION PLAN VIEW
SCALE: 3/8" = 1'-0"



2 CANOPY FOOTING SECTION
SCALE: 3/4" = 1'-0"



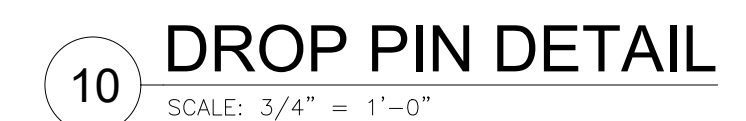
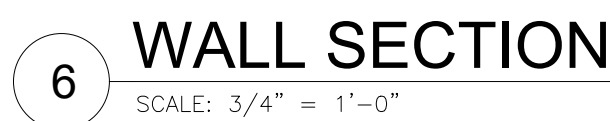
3 ORDER STATION CANOPY
SCALE: 1/2" = 1'-0"



CONCRETE VERTICAL CURB
N.T.S.

NO.	DATE	DESCRIPTION
1	02-28-22	USE VARIANCE SITE PLAN
2	03-08-22	39 WAL-MART PLAZA
3	AS NOTED	DRIVE-THRU ORDER STATION DETAILS
4	AS NOTED	BLOCK 5, LOT 20
5	AS NOTED	TAX MAP SHEET NO. 1
6	AS NOTED	TOWNSHIP OF FRANKLIN
7	AS NOTED	HUNTERDON COUNTY, NEW JERSEY
8	AS NOTED	11 South Main Street
9	AS NOTED	Marlboro, NJ 07746
10	AS NOTED	Tel: 732.577.0180
11	AS NOTED	DATE: 03-08-22
12	AS NOTED	PROJECT NUMBER: 21-401
13	AS NOTED	CHECKED BY: BNP
14	AS NOTED	SHEET NO. 5 OF 6

PROJECT NO. 2022-001 EAST POINT ENGINEERING, LLC 39 WAL-MART PLAZA, BLOCK 5, LOT 20, TAX MAP SHEET NO. 1, TOWNSHIP OF FRANKLIN, HUNTERDON COUNTY, NEW JERSEY. THE ABOVE PROJECT NUMBER, ADDRESS, AND SITE INFORMATION IS PROVIDED FOR YOUR INFORMATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF EAST POINT ENGINEERING, LLC.



- 4 TRASH ENCLOSURE FRONT ELEVATION
SCALE: $\frac{3}{8}'' = 1'-0''$



NO.		DATE	
		DESCRIPTION	
USE VARIANCE SITE PLAN 39 WAL-MART PLAZA TRASH ENCLOSURE DETAILS BLOCK 5, LOT 20 TAX MAP SHEET NO. 1 TOWNSHIP OF FRANKLIN HUNTERDOON COUNTY, NEW JERSEY			
		EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800	
		03-08-22	
MARC S. LEBER N.J. PROFESSIONAL ENGINEER, LICENSE NO. 2450244524200		DATE	
		DATE: 02-28-22	PROJECT NUMBER: 21-40-1
		SCALE: AS NOTED	CHECKED BY: BNP
		SHEET NO. 6 OF 6	