

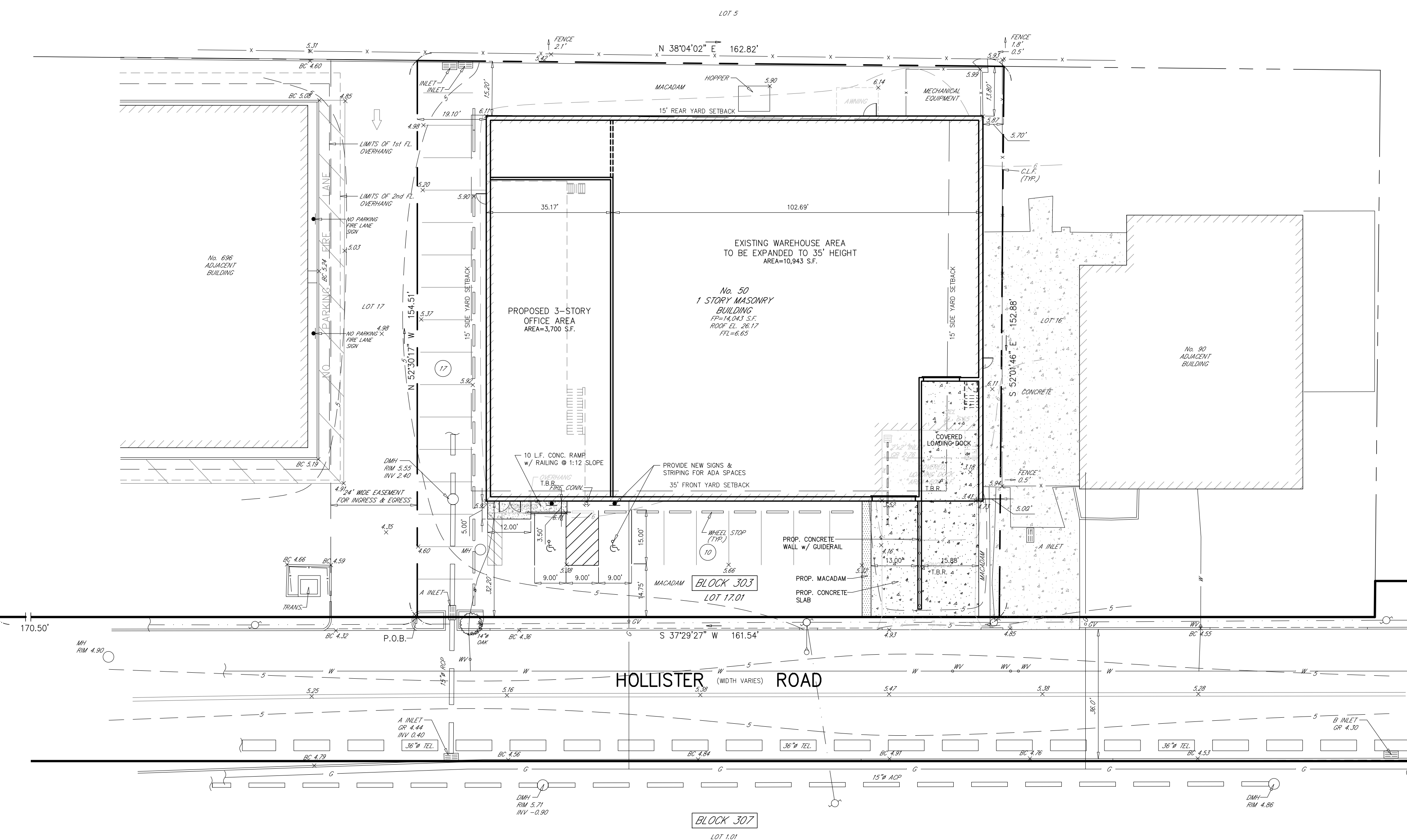
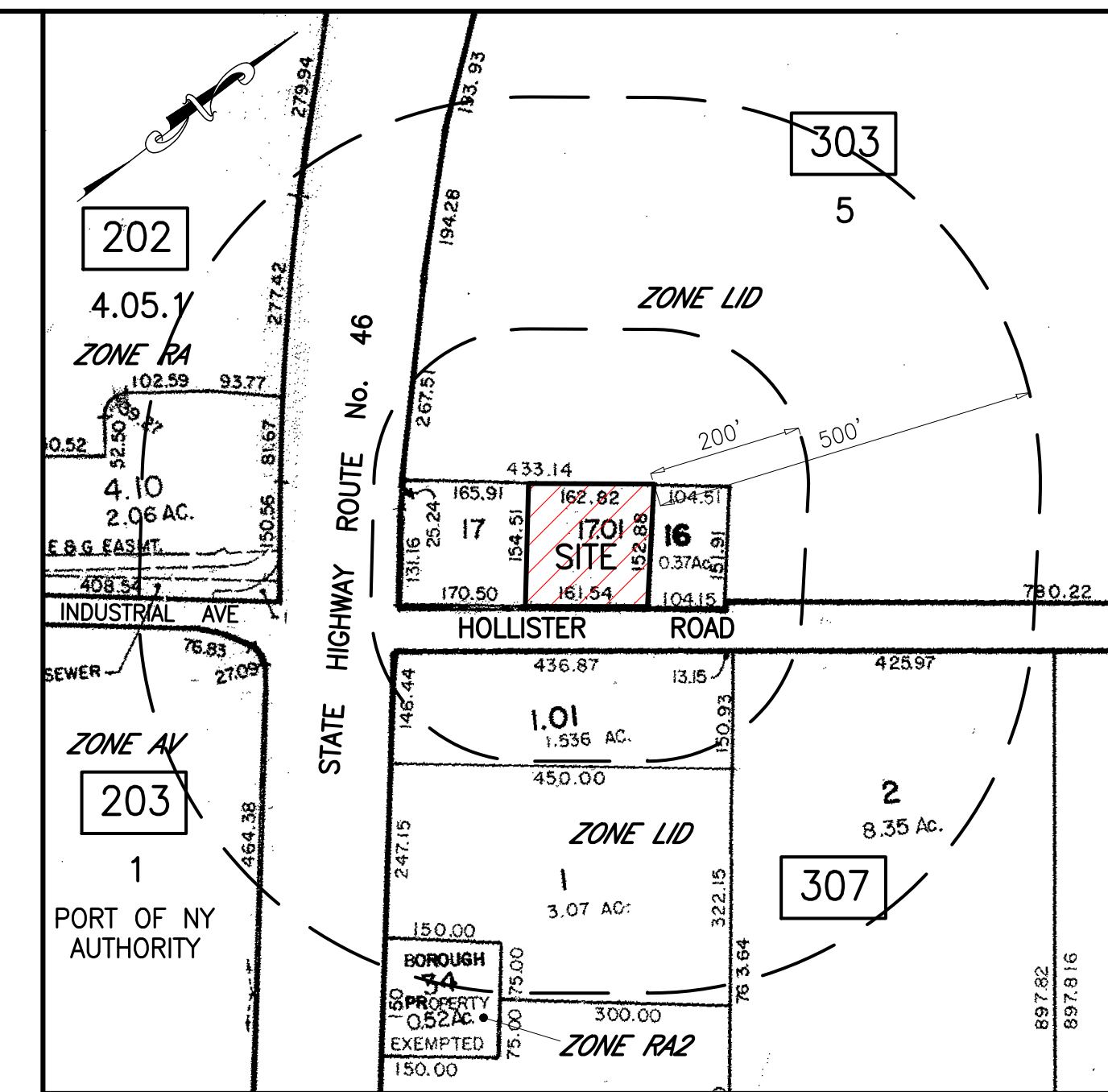


LIST OF PROPERTY OWNER'S WITHIN 200'

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
203	1		15F	PORT OF NEW YORK AUTHORITY 1 WORLD TRADE CENTER NEW YORK, N.Y.	INTERIOR LND & BLDG	
303	5		4B	GLC TETERBORO LLC C/O GOODMAN NA 3333 MICHELSON DR STE1050 IRVINE, CA	RT 46 TETERBORO	
303	16		4B	OR REAL ESTATE C/O CROLL REYNOLDS C 90 HOLLISTER RD. 4 CAMPUS DRIVE PARLIPPANY, NJ	07054	
303	17		15C	80 OF ED OF THE SO BERGEN JOINTURE 606 ROUTE 46 WEST TETERBORO, NJ	ROUTE 46 TETERBORO	
307	1		4B	T-C 526 RTE 46 C/O CUSHMAN/WAKFIELD ROUTE 46 49 WOOD AVENUE 50 6TH FL ISELIN, NJ	07608	
307	1.01		4B	546 PARTNERS LLC 546 ROUTE 46 TETERBORO, NJ	RT 46	
307	2		4B	DANSON LOGISTICS C/O RYAN, LLC 1717 ARCH STREET SITE 3820 PHILADELPHIA, PA	100 HOLLISTER ROAD	19103

UTILITIES

- Verizon
540 Broad Street
Newark, NJ 07101
- SUEZ North America (Corporate Headquarters)
461 From Road, Suite 400
Paramus, NJ 07652
- Public Service Enterprise Group Inc.
(Corporate Office Headquarters)
80 Park Plaza
P.O. Box 1171
Newark, New Jersey 07101-1171
- Spectrum (Time Warner Cable)
60 Columbus Circle
New York, NY 10023
- Comrail
409-30th Street Station
Philadelphia, PA 19104
- NJ Department of Transportation
1035 Parkway Avenue, CN 600
Trenton, NJ 08625
- Trans Continental Gas Company
99 Farber Road
Princeton, NJ 08540



ZONING NOTES

ZONING DISTRICT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	1 Ac.	24,925.80 S.F. (2)	NO CHANGE
MIN. LOT WIDTH	100 FT.	161.54 FT.	NO CHANGE
MIN. LOT DEPTH	150 FT.	152.88 FT.	NO CHANGE
MIN. FRONT YARD	35 FT.	32.20 FT. (2)	32.20 FT. *
MIN. SIDE YARD	15 FT.	5.00 FT. (2)	5.00 FT. *
MIN. REAR YARD	15 FT.	13.80 FT. (2)	13.80 FT. *
MAX. HEIGHT	2.5 STY./35 FT.	2 STY./20.00 FT.	3 STY./35.00 FT. *
MAX. BUILDING COVERAGE	50%	58.75% (2)	58.75% *
MIN. OPEN SPACE	12%	0.00% (2)	0.00% *
OFF STREET PARKING	20 SPACES (1)	27 SPACES	27 SPACES

- (1) 1 PARKING SPACE PER EACH 2 EMPLOYEES OR 1 PARKING SPACE FOR EVERY 1,000 S.F. WHICHEVER IS GREATER; 14,643 S.F./1,000 = 14.6 SPACES; 40 EMPLOYEES/2 = 20 SPACES.
- (2) EXISTING NON-CONFORMING CONDITION.
- * VARIANCE REQUIRED.

REFERENCES

- 1) DEED BOOK 9601, PAGE 406.
- 2) DEED BOOK 8002, PAGE 377 (EASEMENT).
- 3) SURVEY OF PREMISES BY LAN ASSOCIATES DATED 7-16-25.
- 4) BOROUGH OF TETERBORO TAX MAPS.
- 5) F.I.R.M. MAP 3400300256H, DATED 8-28-19.

GENERAL NOTES

- 1) LOT AREA = 24,925.80 S.F. (0.57 Ac.)
- 2) ELEVATIONS BASED ON NAVD '88.
- 3) THERE ARE NO OUTCROPPINGS ON SITE.
- 4) THERE ARE NO WATER COURSES, STREAMS, WATER BOUNDARIES OR ENCROACHMENTS ON SITE.
- 5) THERE ARE NO WOODED AREAS ON SITE OR TREES ON SITE.
- 6) THERE ARE NO WELLS WITHIN 100' OF SITE.

I CONSENT TO THE FILING OF THIS SITE PLAN.

OWNER DATE
APPLICANT DATE

SITE PLAN OF PROPOSED ADDITION

LOT: 17.01 BLOCK: 303 ZONE: L.I.D.
DATE: 3-19-26 SCALE: 1"=30'
APPLICANT: PLATFORM ENERGEN LLC

ADDRESS: 50 HOLLISTER ROAD
TETERBORO, NJ 07608

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND OTHER INFORMATION SET FORTH ARE CORRECT.

NAME
N.J.P.E. No. 29497
TITLE AND LICENSE NUMBER

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF TETERBORO

By: CHAIRMAN DATE
SECRETARY DATE

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL ORDINANCES AND REGULATIONS UNDER MY JURISDICTION.

BOROUGH ENGINEER DATE
CONSTRUCTION OFFICIAL DATE

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH THE SITE PLAN ORDINANCE.

CONSTRUCTION OFFICIAL DATE
BOROUGH ENGINEER DATE

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.

BOROUGH ENGINEER DATE
CONSTRUCTION OFFICIAL DATE
OCCUPANCY PERMIT ISSUED DATE

IT IS HEREBY CERTIFIED THAT TAX PAYMENTS ARE CURRENT.

TAX COLLECTOR DATE

THIS IS TO CERTIFY THE COMPLETENESS OF THE ABOVE REFERENCED DEVELOPMENT APPLICATION.

BOROUGH ENGINEER DATE

BUILDING AREA INFORMATION (FLOOR)			
	EXISTING	ADDITION	PROPOSED
3RD FLOOR	-	3,700 S.F.	3,700 S.F.
2ND FLOOR	2,000 S.F.	1,315 S.F.	3,315 S.F.
1ST FLOOR	14,643 S.F.	-	14,643 S.F.
TOTAL	16,643 S.F.	5,015 S.F.	21,658 S.F.

BUILDING AREA INFORMATION (USE)			
	EXISTING	ADDITION	PROPOSED
WAREHOUSE	12,043 S.F.	-7,700 S.F.	4,343 S.F.
REPAIR	-	6,000 S.F.	6,000 S.F.
LOADING DOCK	600 S.F.	600 S.F.	1,200 S.F.
OFFICE			
3RD FL.	-	3,700 S.F.	3,700 S.F.
2ND FL.	2,000 S.F.	1,315 S.F.	3,315 S.F.
1ST FL.	2,000 S.F.	1,100 S.F.	3,100 S.F.
TOTAL	16,643 S.F.	5,015 S.F.	21,658 S.F.

EXISTING OFFICE = 4,000 S.F./16,643 x 100 = 24.03%
PROPOSED OFFICE = 10,115 S.F./21,658 x 100 = 46.70%

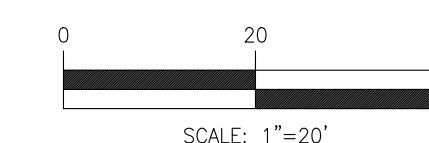
EXISTING IMPERVIOUS COVERAGE CALC'S

FOOTPRINT = 14,043.0 S.F.
COV. LOADING DOCK = 600.0 S.F.
TOTAL = 14,643.0 S.F./24,925.8 S.F. = 58.75%

EXISTING OPEN SPACE COVERAGE CALC'S

BLDG. COVERAGE = 14,643.0 S.F.
PARKING, LOADING, MACADAM = 10,282.8 S.F.
TOTAL IMPERVIOUS COV. = 24,925.8 S.F./24,925.8 S.F. = 100.0%

100.0% - 100.0% IMP. COV. = 0.0% OPEN SPACE



NO.	REVISIONS	DATE	BY	CHKD

SITE PLAN

LOT 17.01 PROPOSED ADDITION BLOCK 303
50 HOLLISTER ROAD
BOROUGH OF TETERBORO ZONE L.I.D. NEW JERSEY
BERGEN COUNTY

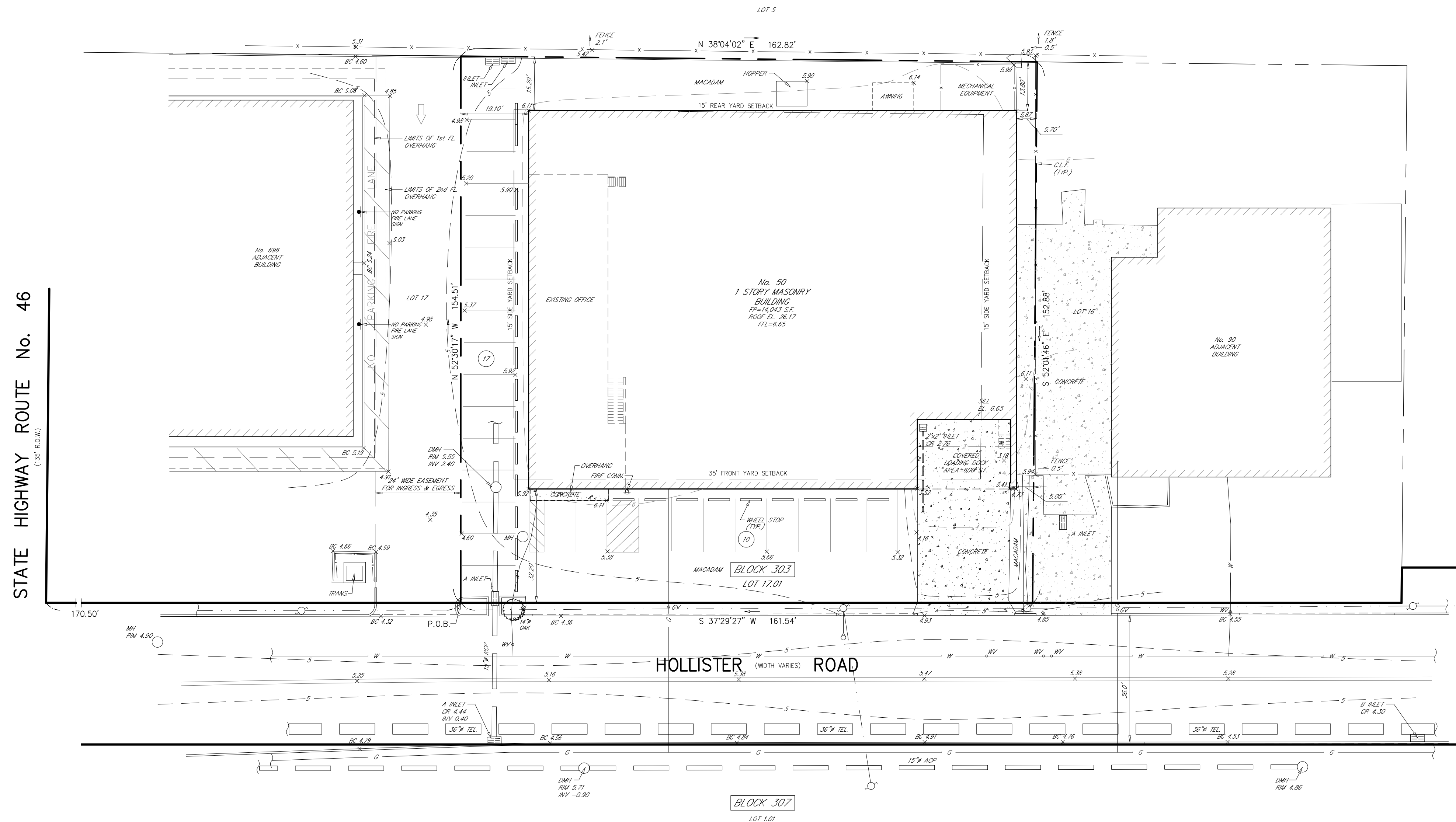
APPLICANT: PLATFORM ENERGEN LLC
50 HOLLISTER ROAD
TETERBORO, NJ 07608

HUBSCHMAN ENGINEERING, P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE. BERENFIELD, NJ 07621
201-384-5666

DRAWN BY: B.W.
CHKD BY: MJH
SCALE: 1"=20'
DRAWING NO. **4342-1**
REV. #

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC No. 37206
DATE: 3-19-26

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. No. 29497 N.J.P.P. No. 3200
DATE: 3-19-26

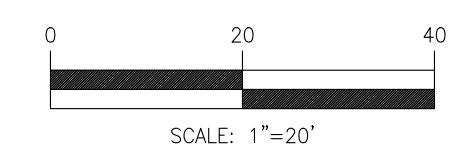


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- 2) ELEVATIONS BASED ON NAVD '88.



NO.	REVISIONS	DATE	BY	CHKD
EXISTING CONDITIONS PLAN				
LOT 17.01		PROPOSED ADDITION		BLOCK 303
50 HOLLISTER ROAD		ZONE L.I.D.		
BOROUGH OF TETERBORO		BERGEN COUNTY		NEW JERSEY
APPLICANT: PLATFORM ENERGEN LLC				
50 HOLLISTER ROAD				
TETERBORO, NJ 07608				
DRAWN BY: B.W.		CHECKED BY: MJH		
SCALE: 1"=20'		DRAWING NO. 4342-3		
		REV. #		

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC No. 37206
[Signature]
3-19-26
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. No. 29497 N.J.P.P. No. 3200
[Signature]
3-19-26
DATE

h HUBSCHMAN ENGINEERING, P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE. BERENFIELD, NJ 07621
201-384-5666

DRAWING NO. 4342-3
REV. #