

NEW JERSEY DEPARTMENT OF THE TREASURY
 DIVISION OF TAXATION
 PROPERTY ADMINISTRATION
 APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF
 N.J.A.C. 17:27 & 17:28
 JAMES C. McCLAVE C.E.A.
 STATE OF NEW JERSEY REPRESENTATIVE
 DATE FEB 10 1969 SERIAL NO. 468

NEW JERSEY DEPARTMENT OF THE TREASURY
 DIVISION OF TAXATION
 PUBLIC UTILITY BUREAU
 APPROVED AS A TAX MAP PURSUANT TO THE
 PROVISIONS OF CHAPTER 175, T.A.S. OF 1913, ETC.
 FOR THE DIRECTOR, DIVISION OF TAXATION
 BY STATE SUPERVISOR
 DATE APRIL 29 1969 SERIAL NO. 468

TAX ASSESSMENT MAP
 BOROUGH OF
WOODCLIFF LAKE
 BERGEN COUNTY, N.J.

JAMES C. McCLAVE
 P.E.&L.S. NO. 8505
 SCALE: 1"=100' MARCH 1969
 AZZOLINA ENGINEERING COMPANY
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 PARAMUS N.J.

BOROUGH OF HILLSDALE
 (BERGEN COUNTY)

State of New Jersey

County of Hudson ss Be it remembered that on this 27th day of February nineteen hundred and thirty seven before me the subscriber a Notary Public personally appeared Earle Talbot and made proof to my satisfaction that he is the Secretary of Pascack Land Company the grantor named in the foregoing instrument that he well knows the corporate seal of said corporation that the seal affixed to said instrument is the corporate seal of said corporation that the said seal was so affixed and the said instrument signed and delivered by Henry L de Forest who was at the date thereof the Vice President of said corporation in the presence of this deponent and said Vice President at the same time acknowledged that he signed sealed and delivered the same as his voluntary act and deed and as the voluntary act and deed of said corporation and that deponent at the same time subscribed his name to said instrument as an attesting witness to the execution thereof.

Sworn and subscribed before me at Weehawken N J the date aforesaid

Julius Von Scheidt (Seal)

Earle Talbot

Notary Public N J (Seal reads: Julius Von Scheidt New Jersey Notary Public)

has written over erasure No Revenue stamps required

Received in the office and recorded March 1 1937 at 11.24 A M

~~James W. Mercer Clerk~~

547179

Pascack Land Company

to

Deed dated February 27 1937

Hackensack Water-Company

This indenture made the twenty seventh day of February in the year one thousand nine hundred and thirty seven Between Pascack Land Company a corporation of the State of New Jersey party of the first part and Hackensack Water Company a corporation of the State of New Jersey party of the second part Witnesseth that the said party of the first part for and in consideration of one dollar and other valuable considerations lawful money of the United States of America to it in hand well and truly paid by the said party of the second part at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged and the said party of the first part being therewith fully satisfied contented and paid has given granted bargained sold aliened released enfeoffed conveyed and confirmed and by these presents does give grant bargain sell alien release enfeoff convey and

D BOOK 2055 PAGE 7

R 3-1-37

confirm unto the said party of the second part and to its successors and assigns forever

All that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Woodcliff Lake in the County of Bergen and State of New Jersey. Beginning in the center line of Woodcliff Heights Road distant northerly along said center line, three hundred seventy-five feet and twenty-five hundredths (375.25') of a foot from the intersection of said center line with the center line of Wearimus Road, said point being in the northerly line of lands now or formerly of Christian E. Felter; running thence (1) north sixty-three degrees, twenty-three minutes, forty seconds west, being along said lands nor or formerly of Christian E. Felter, thirty-three hundred, twenty-three feet and thirty hundredths (3323.30') of a foot to a point in other lands now or formerly of Christian E. Felter; running thence (2) north twenty-six degrees, twenty minutes, fifteen seconds east, being along said other lands now or formerly of Christian E. Felter, four hundred (400) feet to a point; running thence (3) south sixty-three degrees, twenty-three minutes, thirty seconds east, thirty-three hundred twenty-one feet and four hundredths (3321.04') of a foot to a point in the said center line of Woodcliff Heights Road, being distant northerly along said center line, four hundred (400') feet from the point or place of beginning; running thence (4) south twenty-six degrees west, being along said center line of Woodcliff Heights Road, four hundred (400') feet to the point or place of beginning. Containing 30.506 acres. Being the same premises conveyed to the party of the first part by Herman F. Smith and Ida Smith, his wife, by deed dated November 7th, 1930 and recorded in book 1784 on page 634 of Bergen County Deeds.

Together with all and singular the houses buildings trees ways waters profits privileges and advantages with the appurtenances to the same belonging or in anywise appertaining Also all the estate right title interest property claim and demand whatsoever of the said party of the first part of in and to the same and of in and to every part and parcel thereof

To have and to hold all and singular the above described land and premises with the appurtenances unto the said party of the second part its successors and assigns to the only proper use benefit and behoof of the said party of the second part its successors and assigns forever.

In witness whereof the party of the first part has set its hand and seal or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed the day and year first above written.

Signed sealed and delivered

Pascack Land Company (Seal)

in the presence of

by Henry L de Forest

Attest

Vice President

Earle Talbot

(Seal reads: Pascack Land Company 1904)

Secretary

pc & more

State of New Jersey

County of Hudson ss Be it remembered that on this 27th day of February nineteen hundred and thirty seven before me the subscriber a personally appeared Earle Talbot and made proof to my satisfaction that he is the Secretary of Pascack Land Company the Grantor named in the foregoing instrument that he well knows the corporate seal of said corporation that the seal affixed to said instrument is the corporate seal of said corporation that the said seal was so affixed and the said instrument signed and delivered by Henry L de Forest who was at the date thereof the Vice President of said corporation in the presence of this deponent and said Vice President at the same time acknowledged that he signed sealed and delivered the same as his voluntary act and deed and as the voluntary act and deed of said corporation and that deponent at the same time subscribed his name to said instrument as an attesting witness to the execution thereof.

Sworn and subscribed before me at

Weehawken N J the date aforesaid

Earle Talbot

Julius Von Scheidt (Seal)

Notary Public N J
(Seal reads: Julius Von Scheidt
New Jersey Notary Public)

"has" written over erasure No Revenue stamps required

Received in the office and recorded March 1 1937 at 11.24 A M

James W Mercer Clerk

547180

Pascack Land Company

to

Deed dated February 27 1937

Hackensack Water Company

This indenture made the twenty seventh day of February in the year one thousand nine hundred and thirty seven Between Pascack Land Company a corporation of the State of New Jersey party of the first part And Hackensack Water Company a corporation of the State of New Jersey party of the second part Witnesseth that the said party of the first part for and in consideration of one dollar and other valuable considerations lawful money of the United States of America to it in hand well and truly paid by the said party of the second part at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged and the said party of the first part being therewith fully satisfied contented and paid has given granted bargained sold aliened released enfeoffed conveyed and confirmed and by these presents does give grant bargain sell alien release enfeoff convey and confirm unto the said party of the second part and to its successors and assigns forever

HA-23

ABSTRACTED
Change

RECORDING FEE \$ 6.65

PAID

Title Guaranty Co. - D E E D -

Approved as to form and execution

HACKENSACK WATER COMPANY

To

New Jersey Highway Authority

Dated March 12th 1958

EP

Garden State Parkway Sec. 1-A

Parcels R2241A and 2241B

County Bergen

Borough Woodcliff Lake

NEW JERSEY HIGHWAY AUTHORITY

RECORDED AT REQUEST OF
TITLE GUARANTEE AND TRUST COMPANY

RETURN BY MAIL TO

NEW JERSEY HIGHWAY AUTHORITY

Route 17 and Craig's Lane

Panama, New Jersey

This Indenture, Made the 12th day of March
in the Year of Our Lord One Thousand Nine Hundred and Fifty-eight

Between

Hackensack Water Company,
a corporation of New Jersey,
having its principal office

10,802 MAR 13 58 DEED 6.65

And party of the first part,
New Jersey Highway Authority party of the second part,

Witnesseth that the said party of the first part, in consideration of the sum of one dollar, lawful money of the United States of America, to it in hand paid at or before the ensembling and delivery of these presents, by the said party of the second part, the receipt whereof is hereby acknowledged, and other valuable consideration, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do es grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part and unto its successors and assigns forever,

All ~~that~~ ^{those} certain lot, ~~tract~~ ^{tract} or parcel ~~sof~~ ^{sor} land and premises, situate, lying and being in the Borough of Woodcliff Lake in the County of Bergen, and State of New Jersey, and more particularly described as follows:

Parcel R2241A GARDEN STATE PARKWAY Section 1-A:

BEGINNING at a point in the dividing line between lands of the owners of the within described premises on the north and lands now or formerly of Emanuel Audino et ux and Richard F. Tice et ux and Frank H. Tice et ux on the south where same is intersected by the proposed easterly right of way line of Garden State Parkway Section 1-A, said proposed right of way line connects an angle point having coordinates of N794,678, E2,165,198 with an an angle point having coordinates of N794,823, E2,165,232, and running

Thence (1) along said dividing line by deed bearing north sixty three degrees twenty three minutes forty seconds west (N63°23'40"W) a distance of two hundred five (205) feet, more or less, to a point in the proposed westerly right of way line of Garden State Parkway Section 1-A, said proposed westerly right of way line connects an angle point having coordinates of N794,747, E2,165,000 with an angle point having coordinates of N795,033, E2,165,097;

Thence (2) in a northerly direction and along said last mentioned proposed right of way line, a distance of two hundred eighteen (218) feet more or less to an angle point having coordinates of N795,033, E2,165,097;

Thence (3) in a northerly direction and still along said proposed westerly right of way line, said proposed right of way line connects an angle point having coordinates of N795,033, E2,165,097 as hereinabove mentioned, with an angle point having coordinates of N795,245, E2,165,112, a distance of one hundred eighty six (186) feet more or less to a point in the dividing line between lands of the owners of the within described premises on the south and lands now or formerly of Eagle Rock Estates of West Orange, N. J. on the north;

16.50 REVENUE STAMPS

DESCRIPTION - Continued

Parcel R2241A GARDEN STATE PARKWAY Section 1-A:

Thence (4) along said last mentioned dividing line by deed bearing south sixty three degrees twenty three minutes forty seconds east ($S63^{\circ}23'40''E$) a distance of two hundred five (205) feet more or less to a point in the proposed easterly right of way line of Garden State Parkway Section 1-A, said proposed right of way line connects an angle point having coordinates of N795,394, E2,165,352 with an angle point having coordinates of N795,023, E2,165,276;

Thence (5) in a southerly direction and along said last mentioned proposed right of way line a distance of one hundred forty nine (149) feet more or less to an angle point having coordinates of N795,023, E2,165,276, as hereinabove mentioned;

Thence (6) in a southerly direction and still along said proposed right of way line, a distance of two hundred one (201) feet more or less to an angle point having coordinates of N794,823, E2,165,232;

Thence (7) in a southerly direction and along the proposed easterly right of way line mentioned in the beginning paragraph, a distance of fifty (50) feet more or less to the point and place of BEGINNING. Containing one acre and seventy four hundredths ~~XXXX~~ (1.74) of an acre, be the same more or less.

BEING part of the same lands and premises conveyed by Pascack Dand Company to Hackensack Water Company, by deed dated February 27, 1937 and duly recorded in the Bergen County Clerk's office on March 1, 1937 in Deed Book 2055 page 7.

TOGETHER with the right to construct and maintain slopes and drainage swales for the purpose of surface draining of other lands of the owners of the within described premises, described as follows:

BEGINNING at a point in the dividing line between lands of the owners of the within described premises on the south and lands now or formerly of Eagle Rock Estates of West Orange, N. J. on the north, where same is intersected by the proposed westerly right of way line of Garden State Parkway Section 1-A, said proposed westerly right of way line connects an angle point having coordinates based on the New Jersey Plane Coordinate System of N795,245, E2,165,112 with an angle point having coordinates of N795,033, E2,165,097, and running

Thence (1) in a southerly direction and along said last mentioned proposed westerly right of way line, a distance of one hundred eighty six (186) feet more or less to an angle point having coordinates of N795,033, E2,165,097 as hereinabove mentioned;

Thence (2) in a southerly direction and still along the proposed westerly right of way line, said proposed westerly right of way line connects an angle point having coordinates of N795,033, E2,165,097 with an angle point having coordinates of N794,747, E2,165,000 a distance of thirty nine (39) feet more or less to a point in the proposed westerly limit of this drainage easement;

Thence (3) in a northerly direction and along said last mentioned proposed westerly limit, said proposed westerly limit being parallel to and distant ten (10) feet measured westerly from course (1) hereinabove described, a distance of two hundred twenty five (225) feet more or less, to a point in the dividing line mentioned in the beginning paragraph;

DESCRIPTION * Continued:

Parcel R2241A GARDEN STATE PARKWAY Section 1-A:

Thence (4) along said last mentioned dividing line by deed bearing, south sixty three degrees twenty three minutes forty seconds east ($S63^{\circ}23'40''E$) a distance of ten (10) feet more or less to the point and place of BEGINNING. Containing five hundredths (0.05) of an acre, be the same more or less.

TOGETHER with the right to enter upon other lands of the owners of the within described premises with men, material and equipment for the purpose of constructing a parking area, regrading the existing driveway to meet the conditions of the above mentioned parking area, and the installation and maintenance of drainage pipe, as shown on Sheet No. 45A of the General Property Map of Garden State Parkway Section 1-A.

Parcel 2241B GARDEN STATE PARKWAY Section 1-A:

BEGINNING at a point in the dividing line between lands of the owners of the within described premises on the north and lands now or formerly of Richard F. Tice et ux and Frank H. Tice et ux on the south, where same is intersected by a proposed easterly street line, said proposed street line connects a point of curvature having coordinates based on the New Jersey Plane Coordinate System of $N794,815.034, E2,164,811.023$ with a point of tangency having coordinates of $N795,239.022, E2,164,759.751$ by an arc of a curve to the left having a radius of two thousand four hundred thirty (2430) feet, and running

Thence (1) along said dividing line by deed bearing north sixty three degrees twenty three minutes forty seconds west ($N63^{\circ}23'40''W$) a distance of sixty four (64) feet more or less to a point in the proposed westerly street line, said proposed street line connects a point of curvature having coordinates of $N794,813.094, E2,164,751.055$ with a point of tangency having coordinates of $N795,226.612 E2,164,701.049$ by an arc of a curve to the left having a radius of two thousand three hundred seventy (2370) feet, and running

Thence (2) in a northerly direction and along said last mentioned proposed street line, a distance of three hundred twenty five (325) feet more or less to a point of tangency having coordinates of $N795,226.612 E2,164,701.049$ as hereinabove mentioned;

Thence (3) in a northerly direction and still along said proposed street line, said proposed street line connects an angle point having coordinates of $N795,226.612 E2,164,701.049$ with an angle point having coordinates of $N796,088.105 E2,164,518.930$ a distance of one hundred ten (110) feet more or less to a point in the dividing line between lands of the owners of the within described premises on the south and lands now or formerly of Eagle Rock Estates of West Orange, N. J. on the north;

Thence (4) along said dividing line by deed bearing south sixty three degrees twenty three minutes forty seconds east ($S63^{\circ}23'40''E$) a distance of sixty six (66) feet more or less to a point in a proposed easterly street line, said proposed street line connects an angle

BERGEN COUNTY CLERK

RECEIVED
MAR 13 11 45 AM '58

DESCRIPTION - Continued

Parcel 2241B GARDEN STATE PARKWAY Section 1-A

point having coordinates of N796,100.515, E2,164,577.632 with an angle point having coordinates of N795,239.022, E2,164,759.751;

Thence (5) in a southerly direction and along said last mentioned proposed street line, a distance of eighty three (83) feet more or less to an angle point which is also a point of curve having coordinates of N795,239.022 E2,164,759.751, as hereinabove mentioned;

Thence (6) in a southerly direction and still along said proposed right of way line, on a course mentioned in the beginning paragraph, a distance of three hundred fifty (350) feet more or less to the point and place of BEGINNING. Containing sixty hundredths (0.60) of an acre, be the same more or less.

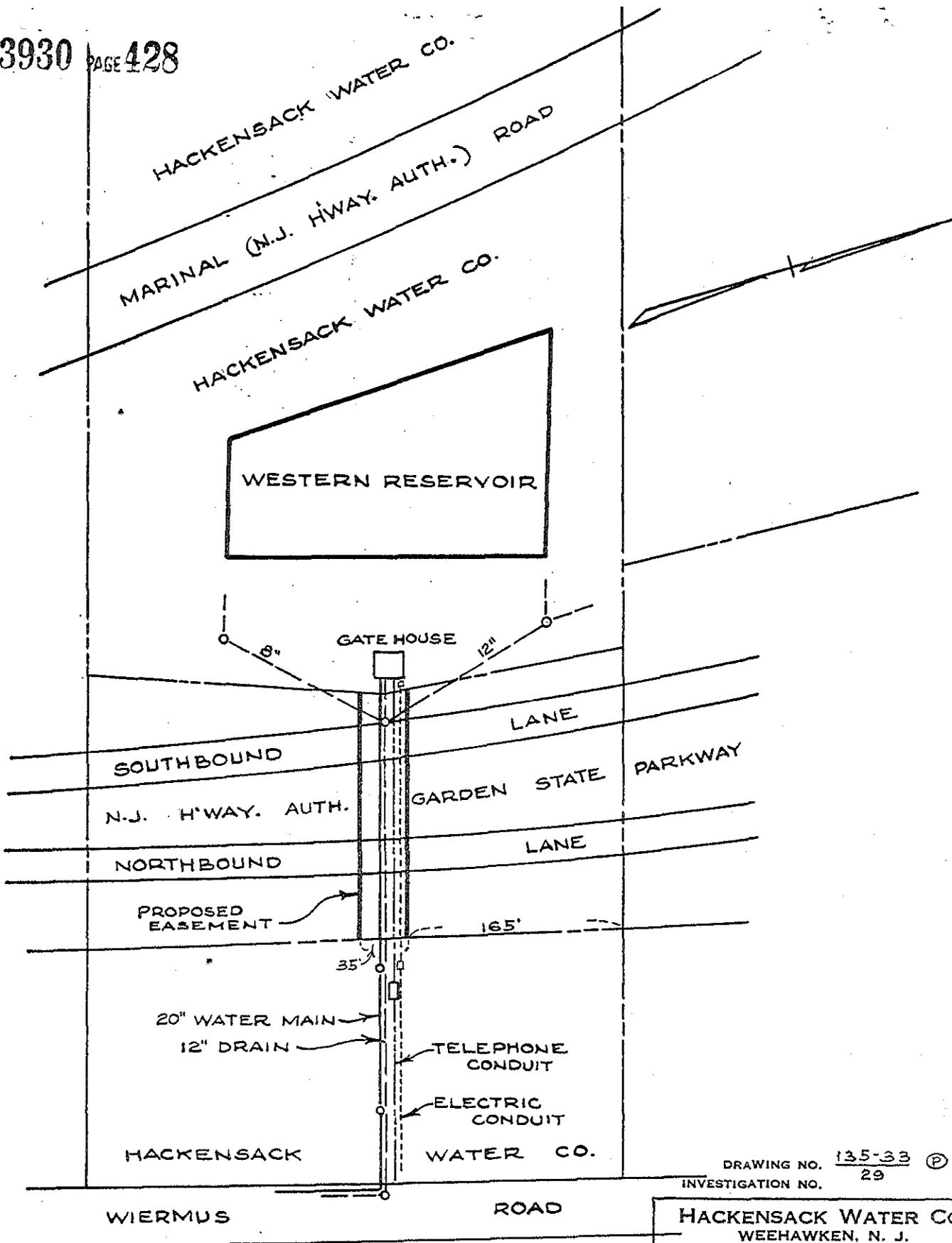
BEING part of the same lands and premises conveyed by Pascack Land Company to Hackensack Water Company by deed dated February 27, 1937 and duly recorded in the Bergen County Clerk's office on March 1, 1937 in Deed Book 2055 page 7.

TOGETHER with the right to enter upon other lands of the owners of the within described premises with men, material and equipment for the purpose of reconstructing and regrading the existing driveway to meet the conditions of the hereinabove mentioned proposed new street to be constructed over Parcel No. 2241B hereinabove described, as shown on Sheet 45 of the General Property Map of Garden State Parkway Section 1-A:

IT IS FURTHER agreed that the owners of the within described premises and its successors and assigns, as owners of lands abutting the lands to be conveyed hereunder, shall as to such latter lands have no easement for light and air or any right of direct access to or from the Parkway to be constructed over Parcel 2241A hereinabove described; however, the owners of the within described premises and its successors and assigns, shall have the right of direct access to or from the proposed new street to be constructed over Parcel 2241B hereinabove described.

IT IS FURTHER agreed that the party of the second part, at its expense, will grade and pave the areas shown in red on plan entitled "Garden State Parkway, Section 1-A SKC 800 Utility Study, Werimus Road, Hackensack Water Company Reservoir, dated January 17, 1956" forwarded to Mr. James P. Casey, Supervisor, Real Estate Division, under date of April 12, 1956.

The party of the first part, for itself, its successors and assigns, reserves the right, privilege and authority to reconstruct, operate and maintain its existing water mains, power line, telephone line and drain, as previously installed and as further set forth on the sketch annexed hereto and made a part hereof, which right, privilege and authority shall be exercised in conformity with the reasonable regulations of the party of the second part, promulgated pursuant to its statutory authority.



DRAWING NO. 135-33 (P)
 INVESTIGATION NO. 29

HACKENSACK WATER CO. WEEHAWKEN, N. J.	
WESTERN RESERVOIR WOODCLIFF LAKE GATE HOUSE UTILITIES CROSSING GARDEN STATE PARKWAY	
SCALE 1" = 100'	DATE 5-23-57
DRAWN BY J. M. H.	APP'D. BY

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part of, in or to the above described premises and every part and parcel thereof, with the appurtenances.

To have and to hold, all and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, its successors and assigns forever, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

In witness whereof the party of the first part has caused these presents to be signed by its duly authorized officers and its corporate seal to be hereto affixed, the day and year first above written.

HACKENSACK WATER COMPANY

By *[Signature]*
C. J. Alfke Vice-President

[Signature]
John W. Lipinski Asst. Secretary



STATE OF NEW JERSEY

County of BERGEN

ss.

Be It Remembered that on this 12th

day of March, A. D. Nineteen Hundred and Fifty-eight

before me, the subscriber, a Notary Public of New Jersey,

personally appeared JOHN W. LIPINSKI

who being by me duly sworn, does depose and make proof to my satisfaction that he is the

Assistant Secretary of HACKENSACK WATER COMPANY,

a corporation of the State of New Jersey, the grantor in the within

indenture named; that he well knows the corporate seal of the said corporation and that the

seal affixed to the within indenture is the proper corporate seal of such corporation, and that the

same was so affixed and the said indenture signed and delivered by C. J. ALFKE who

was at the date and execution thereof the Vice- President of the said corporation, as the

voluntary act and deed of the said corporation, in the presence of deponent, whereupon deponent

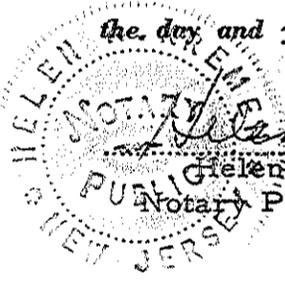
subscribed the same as witness to the execution thereof.

Subscribed and sworn before me

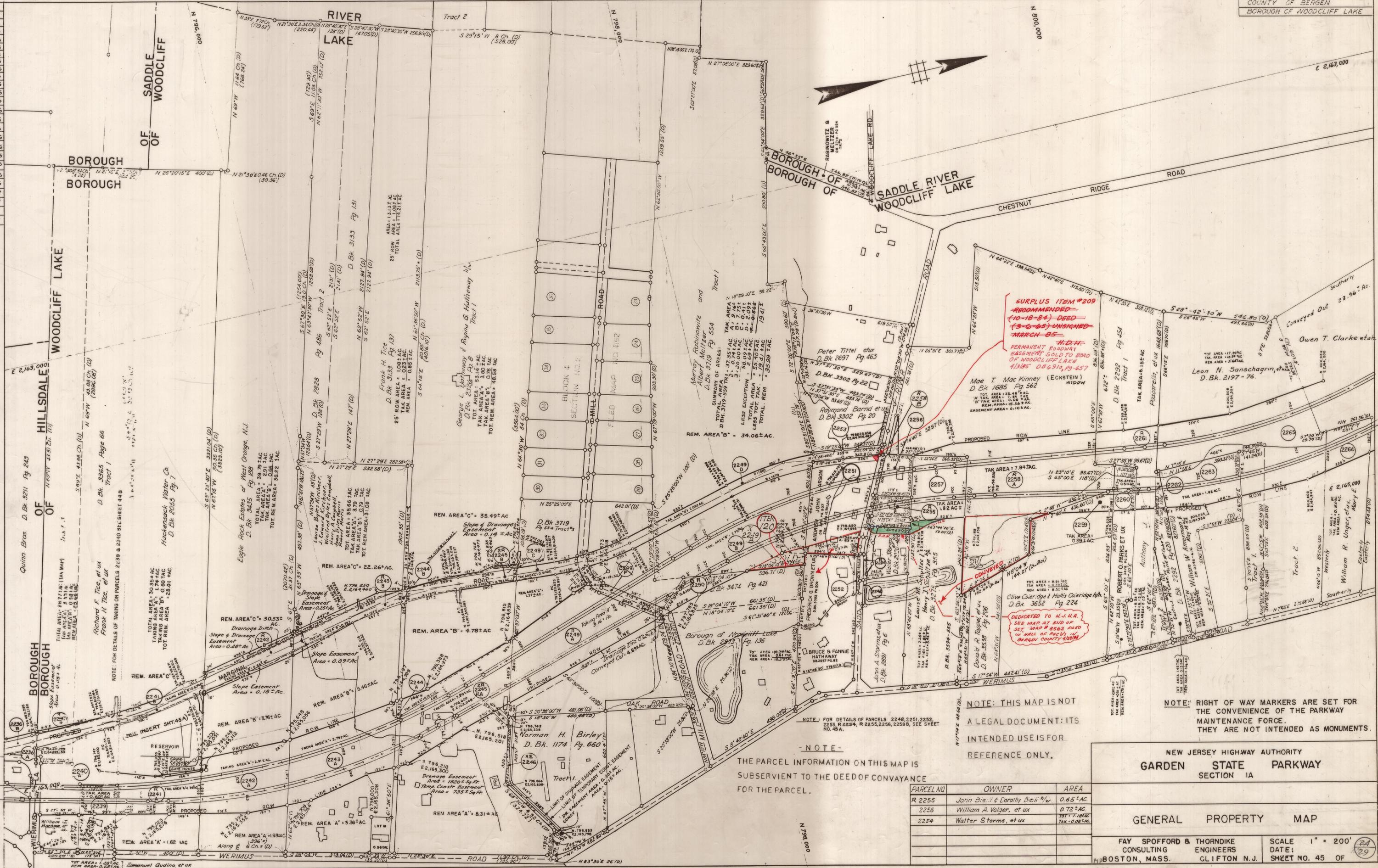
the day and year above written.

John W. Lipinski
John W. Lipinski

Helen R. Kremen
Helen R. Kremen
Notary Public of New Jersey



REVISIONS	PARCEL	DATE
R 2258A/B	3-15-56	
R 2251	3-22-56	
R 2245 A	3-26-56	
R 2254	3-30-56	
R 2255	3-30-56	
E 2246	4-16-56	
R 2241 A	4-16-56	
R 2240 B	4-26-56	
R 2242 B	4-26-56	
R 2243 B	4-26-56	
R 2245 B	4-26-56	
R 2248	5-15-56	
2R 2254	5-15-56	
2R 2247	5-15-56	
2R 2248	5-24-56	
R 2254	5-24-56	
2R 2245 A	7-24-56	
2R 2245 B	8-13-56	
R 2250	9-19-56	
2R 2249 F	9-19-56	
R 2261	3-27-57	
R 2249 A	4-8-57	
RE 2246	4-8-57	
Delete 2249 F	4-26-57	



NOTE: FOR DETAILS OF TAKING ON PARCELS 2239 & 2240 SEE SHEET 44B

NOTE: FOR DETAILS OF PARCELS 2248, 2251, 2252, 2253, 2254, 2255, 2256, 2259, SEE SHEET NO. 48 A.

NOTE: THIS MAP IS NOT A LEGAL DOCUMENT: ITS INTENDED USE IS FOR REFERENCE ONLY.

NOTE: RIGHT OF WAY MARKERS ARE SET FOR THE CONVENIENCE OF THE PARKWAY MAINTENANCE FORCE. THEY ARE NOT INTENDED AS MONUMENTS.

NOTE: THE PARCEL INFORMATION ON THIS MAP IS SUBSERVIENT TO THE DEED OF VOUCHANCE FOR THE PARCEL.

PARCEL NO.	OWNER	AREA
R 2255	Jann Brelvi & Dorothy Brelvi W/W	0.65 AC
2254	William A. Volger, et ux	0.72 AC
2254	Walter Storms, et ux	TOT. 1.008 AC

NEW JERSEY HIGHWAY AUTHORITY
GARDEN STATE PARKWAY
SECTION 1A

GENERAL PROPERTY MAP

FAY SPOFFORD & THORNDIKE
CONSULTING ENGINEERS
BOSTON, MASS. CLIFTON N.J.

SCALE 1" = 200'
DATE: _____
SHEET NO. 45 OF 49

16870169

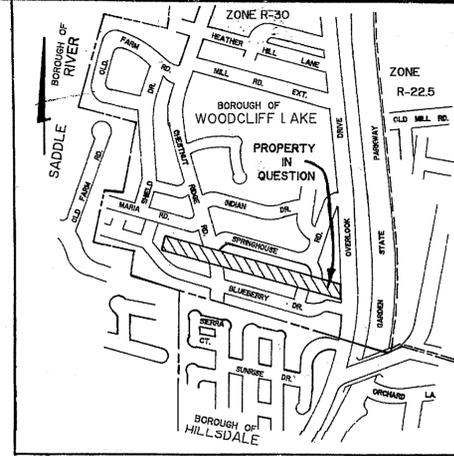
MEANDER LINE ALONG STREAM ENCROACHMENT LINE WHICH FOLLOWS ELEVATION 342.5 U.S.G.S. DATUM, AS ESTABLISHED BY MUNICIPAL ENGINEER.

Map # 3631 filed in the Bergen City Clerk's office on Dec. 23, 1988
 Carl K. Hortsmann City Clerk

RECORDED BERGEN COUNTY
 88 BEG 23 AM 10:41

8631

FILED DEC. 23, 1988

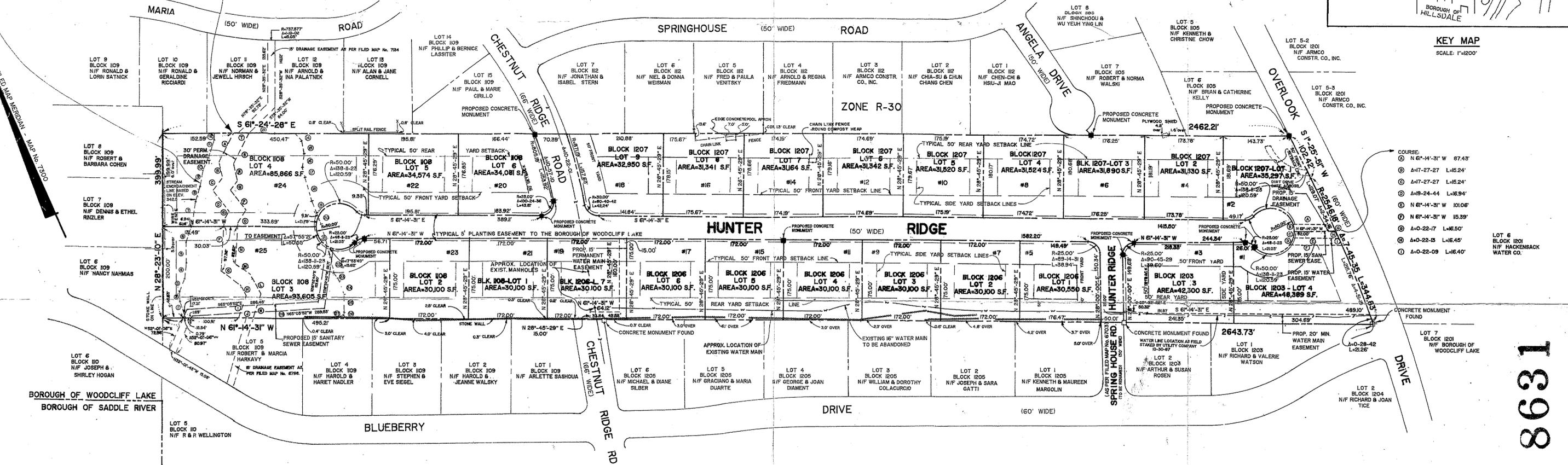


COURSE:

1 N 09°-55'-10" E 37.30'	20 S 16°-29'-12" W 28.64'
2 N 26°-11'-36" E 21.54'	21 S 37°-00'-40" W 29.68'
3 N 49°-23'-31" E 31.11'	22 S 12°-09'-26" W 22.20'
4 N 35°-59'-21" E 34.99'	23 S 12°-58'-32" W 53.60'
5 N 26°-54'-45" E 44.39'	24 S 06°-26'-15" W 28.02'
6 N 47°-32'-40" E 43.86'	25 S 06°-30'-47" W 27.02'
7 N 35°-59'-58" E 45.79'	26 S 12°-50'-49" W 74.81'
8 N 45°-58'-18" E 34.71'	27 S 16°-01'-32" W 14.77'
9 N 39°-23'-02" E 36.62'	28 S 05°-54'-46" E 22.36'
10 N 52°-15'-46" E 28.32'	29 S 10°-06'-09" W 30.15'
11 N 47°-29'-01" E 41.04'	30 S 27°-00'-43" W 39.00'
12 N 29°-17'-48" E 14.29'	31 S 43°-03'-06" W 6.40'
13 S 61°-24'-28" E 177.09'	32 N 75°-44'-32" W 26.98'
14 S 14°-02'-35" E 20.41'	33 N 61°-14'-31" W 320.56'

DRAINAGE EASEMENT COURSE:

1 S 54°-55'-10" W 69.31'	14 N 46°-14'-49" E 55.24'
2 S 15°-06'-18" W 34.32'	15 N 00°-34'-41" E 45.10'
3 S 65°-46'-53" W 34.05'	16 N 25°-11'-09" W 42.54'
4 S 39°-38'-40" E 55.84'	17 N 31°-31'-57" E 89.90'
5 S 60°-18'-56" W 20.56'	18 N 60°-15'-56" E 33.84'
6 S 31°-31'-57" W 53.77'	19 N 09°-38'-40" W 53.60'
7 S 25°-11'-09" E 51.88'	20 N 65°-46'-53" E 25.06'
8 S 0°-34'-41" W 25.61'	21 N 15°-06'-18" E 37.66'
9 S 46°-14'-49" W 52.06'	22 N 54°-55'-10" E 73.29'
10 S 61°-14'-31" E 31.46'	23 N 61°-24'-28" W 33.47'



- NOTES:
- BEING A MAJOR SUBDIVISION OF LOT 3 - BLOCK 1108 AS SHOWN ON SHEETS 11 & 12 OF THE BOROUGH OF WOODCLIFF LAKE TAX MAP.
 - RECORD OWNER: EMERALD HILLS REALTY, 192 THIRD AVE. WESTWOOD, N.J. 07675
 - APPLICANT: EMERALD HILLS REALTY, a New Jersey partnership.
 - TOTAL TRACT AREA: 1,033,104 S.F. OR 23.717 ACRES.
 - * DENOTES PROPOSED 4"x4"x30" CONCRETE MONUMENT.
 - HOUSE & LOT NUMBERS TO BE APPROVED BY WOODCLIFF LAKE TAX ASSESSOR.
 - NO DEED RESTRICTIONS.

8. PROPERTY IS LOCATED IN THE R-30 RESIDENTIAL ZONE.

9. ZONING REQUIREMENTS:

	REQUIRED	PROPOSED
LOT SIZE (MIN) S.F.	30,000	30,000
FRONT YARD FT.	50	50
SIDE YARD FT.	20/60	20/60
REAR YARD FT.	50	50
LOT FRONTAGE FT.	150	150
LOT DEPTH FT.	150	150
MAX. LOT COVERAGE	15%	15%

10. SIDE YARD REQUIREMENTS: 20' MINIMUM, 60' TOTAL. BOTH SETBACK LINES ARE SHOWN HEREON FOR GRAPHIC PURPOSES ONLY.

I HEREBY CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO.

THIS MAP WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF WOODCLIFF LAKE HELD ON THE 12 DAY OF DECEMBER 1988 AND SAID MAP SHALL BE FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON OR BEFORE MARCH 12, 1989 IN ACCORDANCE WITH CHAPTER 358, P.L. 1953 AND AS AMENDED BY CHAPTER 141 P.L. 1960.

STATE OF NEW JERSEY COUNTY OF BERGEN, S.S. BE IT REMEMBERED THAT ON THIS 16 DAY OF December 1988 BEFORE ME the undersigned, *John C. McAlone*, PERSONALLY APPEARED *Thomas J. Harkavy* who being SWORN ON DEPOSE AND MAKE PROOF TO MY SATISFACTION THAT THEY ARE THE OWNERS OF RECORD MENTIONED IN THE WITHIN INSTRUMENT TO WHOM I FIRST MADE KNOWN OF RECORD MENTIONED IN THE WITHIN INSTRUMENT THAT THEY SIGNED, THE CONTENTS THEREOF. THEREUPON THEY ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

SWORN AND SUBSCRIBED BEFORE ME THE DAY AND YEAR AFORESAID.

THE UNDERSIGNED OWNERS OF THE PROPERTY COVERED BY THIS SUBDIVISION HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF BERGEN COUNTY, NEW JERSEY.

Michael Shea
John C. McAlone

APPROVED BY THE BERGEN COUNTY PLANNING BOARD

DEC 16 1988
 DATE

Arthur J. Hecker
 ATTESTED TO BY

Division Director

Connie M. Caputo
 MUNICIPAL CLERK
 12/15/88
 DATE

John C. McAlone
 BOROUGH ENGINEER
 12/16/88
 DATE

John C. McAlone
 CHAIRMAN

Thomas J. Harkavy
 SECRETARY

NO.	REVISION	DATE
1	LOT NUMBERS, STREET NAME, EASEMENTS, SETBACK LINES, MONUMENTS	9-25-87
2	APPLICANT, ABANDONED WATER MAIN	10-15-87
3	MOVE WATER MAIN, MOVE SANITARY SEWER CASE, CHANGE WATER MAIN CASE	3-23-87
4	ANGELA DRIVE TO SPRINGHOUSE ROAD FRONTAGE DIMENSIONS: LOT 1, BLOCK 1207 and ADD ENCROACHMENTS: POOL, APRON, SHED, DIRT DRIVE, COMPOST HEAP, FENCES, STONE WALL. 7 DEC. 87	

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND COMPLETES WITH THE PROVISIONS OF THE "MAP FILING LAW".

Peter C. Kirch
 PETER C. KIRCH
 N.J.L.S. # 23130
 N.J.P.P. # 7000

SUBDIVISION PLAT OF
EMERALD HILLS
 LOT 3 - BLOCK 1108
 BOROUGH OF WOODCLIFF LAKE - BERGEN COUNTY - NEW JERSEY

SCALE: 1"=100'

0 50 100 200

AUGUST 26, 1987

EASTERBROOK, KIRCH AND EASTERBROOK, INC.
 LAND SURVEYING—SUBDIVISION—PLANNING—DEVELOPMENT
 10 EAST RAMAPO AVENUE, MAHWAH, NEW JERSEY

DRAWN BY LDL
 CHECKED BY R.P.O.
 JOB # 3743 SHEET 1 OF 1

8631

NY BOPB-SJ5899 3

verizon wireless



WOODCLIFF LAKE

WIRELESS COMMUNICATIONS FACILITY

TAX MAP SHEET 12, BLOCK 1201, LOT 6

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NJ

SITE NO. NY03XC151E



NEW JERSEY CERTIFICATE OF AUTHORIZATION NUMBER GA278167

SEAL:

BRIAN D. TAYLOR
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NO. 36781

SEAL:
3/9/04
RML
ROBERT M. LAURIELLO
NJ PROFESSIONAL ENGINEER
LICENSE NO. 42965

DRAWN BY: RAW
CHECKED BY: RML
SCALE: AS NOTED
DATE: 10/18/02
JOB NUMBER: 024126-04
CAD FILE: 02412604T-1.dwg

SPRINT SPECTRUM
OWNER/LANDLORD
LEASING/SAQ
RF
ZONING
CONSTRUCTION

APPROVALS		
11/3/04	- PER ENGINEER COMMENTS	RAW
10/2/04	- PER CONSERVATION DISTRICT	MOH
9/11/04	- PER ENGINEER COMMENTS	RAW
8/11/04	- PER CONSERVATION DISTRICT	MOH
7/11/03	- PER ENGINEER COMMENTS	RAW
6/19/03	- PER ENGINEER COMMENTS	RAW
5/16/03	- PER CLIENT COMMENTS	RAW
4/4/03	- ZONING SUBMITTAL	RAW
3/11/03	- PER UNJ COMMENTS	RAW
2/12/02	- ZONING SUBMITTAL	SJP
1/9/02	- ZONING SUBMITTAL	SJP

SCHEDULE OF REVISIONS

SITE NUMBER: NY03XC151E

SITE NAME: WOODCLIFF LAKE

ISSUED FOR: ZONING

SITE ADDRESS:
200 OVERLOOK DRIVE
WOODCLIFF LAKE, NJ 07677

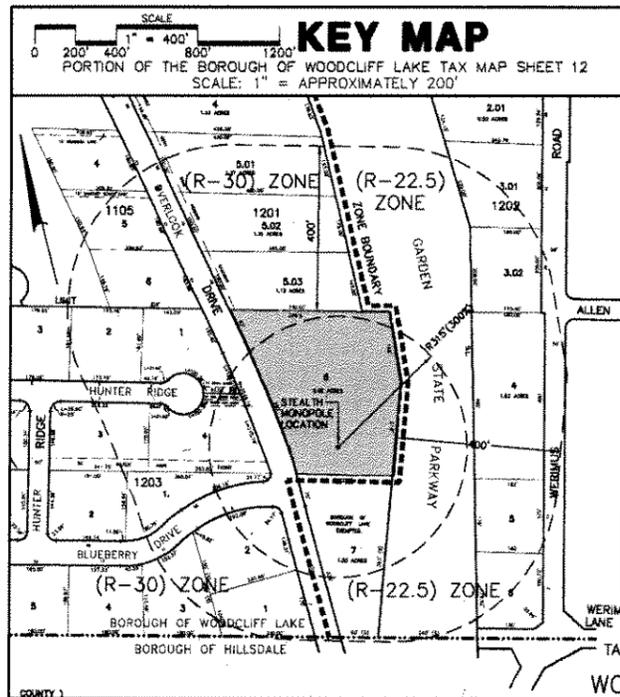
DRAWING TITLE:
PRELIMINARY/FINAL
MAJOR SITE PLAN
COVER SHEET

SHEET NUMBER: T-1

SHEET: 1 OF 11

ABBREVIATIONS

AC	ALTERNATING CURRENT	MGR	MANAGER
AJ	ADJUSTABLE	MIN	MINIMUM
AF	ABOVE FINISH FLOOR	MISC	MISCELLANEOUS
APPROX	APPROXIMATELY	N	NORTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NA	NOT APPLICABLE
AWG	AMERICAN WIRE GAUGE	NC	NOT IN CONTRACT
BOW	BRAIDED COPPER WIRE	NTS	NOT TO SCALE
BLDG	BUILDING	OC/DG	ON CENTER OUTSIDE DIAMETER
BLK	BLOCK	OD	OPENING
BRK	BRAKE MOBILE RADIO	OPP	OPPOSITE
BIS	BUILDING STANDARD	PPC	POWER PROTECTION CABINET
CLD	CLEAR	PLYWD	PLYWOOD
CLR	CONDUIT	PR	PART
CNC	CONCRETE	PRQJ	PROJECT
CONBT	CONSTRUCTION	PROP	PROPERTY
CONT	CONTINUOUS	PROPS	POUNDS PER SQUARE INCH
CO-LO	CO-LOCATION	PT	PRESSURE TREATED
CSC	CELLULAR SITE CABINET	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	REQD	REQUIRED
DA	DIAMETER	REQM	REQUIRED
DAG	DAGGER	RM	RIGHT OF WAY
DM	DOWN	S	SOUTH
DN	DOWN	SHT	SHEET
DTL	DETAIL	SM	SMALLER
DWG	DRAWING	SPC	SPECIFICATION
E & S	EROSION AND SEDIMENTATION	SS	SQUARE
E	EAST	SS	STAINLESS STEEL
EA	EACH	STL	STEEL
ELEV	ELEVATION	ST/STRUCT	STRUCTURAL
ELECT	ELECTRICAL	SUSP	SUSPENDED
EQ	EQUAL	SV	SHEET VENT
EQUIP	EQUIPMENT	THRU	THROUGH
EW	EACH WAY	THND	THIN
EXIST	EXISTING	TRM	TOP OF CONCRETE
EXT	EXTERIOR	TU	TUBE STEEL
FLUOR	FLUORESCENT	TYP	TYPICAL
FLR	FLOOR	UBC	UNIFORM BUILDING CODE
FT	FOOT	UND	UNLESS NOTED OTHERWISE
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZED	VF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	V	VOLT
GRD	GROUND	W	WEST
GPS	GLOBAL POSITIONING SYSTEM	WF	WITH
GP	GYPSUM BOARD	WN	WINDOW
HARDWD	HARDWOOD	W/O	WITHOUT
HORZ	HORIZONTAL	WP	WATERPROOF
HR	HOUR		
HT	HEAD		
HVAC	HEATING, VENTING & AIR CONDITIONING		
I	INCH		
IN	INFORMATION		
INSUL	INSULATION	A	ANGLE
INT	INTERIOR	&	AND
IRB	INTERIOR ROUNDB	C	CENTER LINE
MAX	MAXIMUM	E	PROPERTY LINE
MET/MIL	MECHANICAL METAL MANUFACTURER	#	AT NUMBER



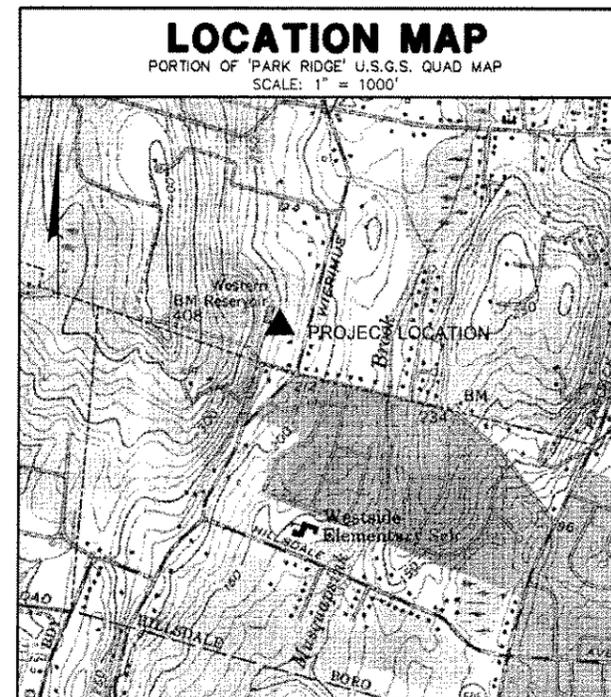
SHEET INDEX

SHEET	DESCRIPTION	SHEET #
T-1	COVER SHEET	1/11
SP-1	MASTER SITE PLAN	2/11
SP-2	SITE LAYOUT	3/11
SP-3	GRADING/E&S PLAN	4/11
SP-4	SLOPE DISTURBANCE PLAN & DRIVEWAY PROFILES	5/11
SP-5	PROFILES/DETAILS	6/11
SP-6	TOWER ELEVATION	7/11
C-1	STRUCTURAL DETAILS	8/11
C-2	SPRINT DETAILS	9/11
C-3	NEXTEL DETAILS	10/11
C-4	VERIZON DETAILS	11/11

SUPPLEMENTAL DRAWINGS

(LD-1 BY LAWRENCE J. TENCAZ ASSOCIATES)

SHEET	DESCRIPTION	SHEET #
LD-1	LANDSCAPE DEVELOPMENT PLAN	1/1



PROJECT INFORMATION

SITE NUMBER: NY03XC151E	SITE # NY03XC151E	PROPERTY OWNERS: UNITED WATER NEW JERSEY 200 OLD HOOK ROAD HARRINGTON, NJ 07640-1799	DESIGN TEAM PARTICIPANTS:
SITE NAME: WOODCLIFF LAKE	200 OVERLOOK DRIVE WOODCLIFF LAKE, NJ 07677	CONTACT PERSON: ANNETTE FROHLICH (201) 750-3406	IMPLEMENTATION ENGR: ED LEE - SPRINT (201) 684-4278
SITE ADDRESS: WOODCLIFF LAKE, NJ 07677	BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NJ	APPLICANTS: SPRINT SPECTRUM L.P. CROSSROADS CORPORATE CENTER ONE INTERNATIONAL BLVD, SUITE 800 MAHWAH, NJ 07495	RF ENGINEER: GLENN PIERSON - SPRINT (201) 684-4380
JURISDICTION: BLOCK: DEED BOOK: CURRENT ZONING: LATITUDE: LONGITUDE:	(R-30) RESIDENTIAL ONE-FAMILY 41-00-510 N 74-04-062 W	NEXTEL COMMUNICATIONS 2 INDUSTRIAL DRIVE FAIRFIELD, NJ 07004	A/E ENGINEER: ROBERT M. LAURIELLO - RETTEW ASSOC. (717) 697-3551
DIRECTIONS TO SITE: FROM MAHWAH, NJ OFFICE GO SOUTHEAST ON QUEENSLAND RD TOWARDS CROSSROADS BLVD. TURN RIGHT ONTO CROSSROADS BLVD. TURN LEFT ONTO LESURE LN. TURN SLIGHT RIGHT ONTO MOUNTAINSIDE RD. TURN SLIGHT LEFT ONTO RT-17 SOUTH. TAKE EXIT FOR SADDLE RIVER/WOODCLIFF LAKE. GO STRAIGHT ONTO E. ALLENDALE RD. TURN RIGHT ONTO WOODCLIFF LAKE RD. TURN LEFT ONTO SADDLE RIVER RD. TURN RIGHT ONTO OVERLOOK DR. 200 OVERLOOK DRIVE IS ON RIGHT.	CONTACT PERSON: ED LEE (201) 684-4278	VERIZON WIRELESS 141 INDUSTRIAL PARKWAY BRANCHBURG, NJ 08876	BOARD CHAIRPERSON: _____ DATE: _____
		CONTACT PERSON: ED LEE (201) 684-4278	BOARD SECRETARY: _____ DATE: _____
		MIKE MAHONEY (973) 276-5724	TOWNSHIP ENGINEER: _____ DATE: _____
		GEORGE SLOCUM (908) 256-7490	

TOWNSHIP APPROVAL

APPROVED BY THE BOROUGH OF WOODCLIFF LAKE BOARD OF ADJUSTMENT ON _____

BOROUGH OF WOODCLIFF LAKE (R-30) RESIDENTIAL ONE-FAMILY ZONING DISTRICT BULK REQUIREMENTS.

BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED TOWER, EQUIPMENT, AND FENCE
MIN. LOT SIZE	30,000 SQFT.	125,466 SQFT.	UNCHANGED
MIN. YARDS FRONT	50 FT.	2898 FT. (EXIST. PUMP HOUSE)	1122 FT. (TOWER) 851 FT. (EQUIP) (NEXTEL) 70.7 FT. (FENCE)
SIDE (ONE)	20 FT.	1635 FT. (EXIST. PUMP HOUSE)	48.7 FT. (TOWER) (SOUTH) 333 FT. (EQUIP) (SOUTH) (NEXTEL) 300 FT. (FENCE) (SOUTH)
SIDE (BOTH)	60 FT.	2180 FT. (EXIST. PUMP HOUSE)	350.5 FT. (TOWER) (NORTH) 333.7 FT. (EQUIP) (NORTH) (VERIZON) 332 FT. (FENCE) (NORTH)
REAR	50 FT.	80 FT.	124.9 FT. (TOWER) 973 FT. (EQUIP) (VERIZON) 793 FT. (FENCE)
MIN. LOT FRONTAGE DEPTH	150 FT. 150 FT.	4408 FT. 2274 FT.	N/A N/A
MAX. LOT COVERAGE	15%	0.35%	0.06% (EQUIP)
MAX. TOTAL SURFACE COVERAGE	30%	7% (EXIST)	14.1% (EXIST. & PROPOSED)
HEIGHT	2 1/2 STORIES OR 30 FT.	1 STORY (EXIST. PUMP HOUSE)	80 FT. (WAVEGUIDE)

BOROUGH OF WOODCLIFF LAKE WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS REGULATIONS (CHAPTER 262, ARTICLE IX)

SEPARATION DISTANCES
PROPOSED SITE IS LOCATED WITHIN (R-30) RESIDENTIAL ONE-FAMILY ZONING DISTRICT. THE SEPARATION DISTANCE REQUIRED IS 200 FEET OR 300% HEIGHT OF TOWER, WHICHEVER IS GREATER.

SECURITY FENCING
TOWERS SHALL BE ENCLOSED BY SECURITY FENCING NOT LESS THAN SIX FEET IN HEIGHT.

REQUIREMENTS FOR BUILDINGS OR OTHER EQUIPMENT

	REQUIRED	PROPOSED
MAX SQUARE FOOTAGE	1000 SF.	362 SF.
MAX HEIGHT	10.0 FT.	8.0 FT.

PUBLIC UTILITIES

CORPORATE SECRETARY PARK RIDGE WATER UTILITY 53 PARK AVE. PARK RIDGE, NJ 07656	GENERAL MANAGER CABLEVISION OF NEW JERSEY, INC. 5 LEGION DRIVE CRESSKILL, NJ 07826	CORPORATE SECRETARY PUBLIC SERVICE ELECTRIC & GAS 80 PARK PLAZA NEWARK, NJ 07101
CORPORATE SECRETARY BELL ATLANTIC OF NJ 540 BROAD ST. NEWARK, NJ 07101	CORPORATE SECRETARY UNITED WATER OF NJ 200 OLD HOOK RD. HARRINGTON PARK, NJ 07640	BERGEN COUNTY DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT ADMINISTRATION BUILDING COURT PLAZA SOUTH 21 MAIN STREET, ROOM 204W HACKENSACK, NJ 07601-7000
BERGEN COUNTY UTILITIES AUTHORITY FOOT OF ME-HIGHWAY RD. LITTLE FERRY, NJ 07643		

CERTIFIED LIST OF PROPERTY OWNERS WITHIN 400' RADIUS OF BLOCK 1201 LOT 6

(LIST PROVIDED BY ROBERT CAMPORA, TAX ASSESSOR, BOROUGH OF WOODCLIFF LAKE, DATED JUNE 20, 2002)

BLOCK	LOT	OWNER AND ADDRESS
1201	52	JAMES & PATRICIA BARRY, 46 OVERLOOK DR, WOODCLIFF LAKE, NJ 07677
1201	53	MORRIS & MARLY STARR, 40 OVERLOOK DR, WOODCLIFF LAKE, NJ 07677
1201	7	BOROUGH OF WOODCLIFF LAKE, 188 PASCACK ROAD, WOODCLIFF LAKE, NJ 07677
1202	32	BOROUGH OF WOODCLIFF LAKE, 188 PASCACK ROAD, WOODCLIFF LAKE, NJ 07677
1202	4	UNITED WATER NEW JERSEY, 200 OLD HOOK ROAD, HARRINGTON PARK, NJ 07640
1202	5	L & K CROSLAWY, 395 JACKSON ST, WASHINGTON TWP, NJ 07676
1203	1	RICHARD & VALERIE WATSON, 10 BLUEBERRY DR, WOODCLIFF LAKE, NJ 07677
1203	4	ROBERT & ALLISON MANN, 1 HUNTER RIDGE, WOODCLIFF LAKE, NJ 07677
1204	2	TAK & SARFA TSAI, 9 BLUEBERRY DR, WOODCLIFF LAKE, NJ 07677
1207	1	STEPHEN & JENNIFER MAROLDA, 2 HUNTER RIDGE, WOODCLIFF LAKE, NJ 07677
1105	6	YOON KWAK & SOONHO SHIN, 41 OVERLOOK DR, WOODCLIFF LAKE, NJ 07677

GENERAL NOTES

- SUBJECT PROPERTY IS KNOWN AS BLOCK 1201 LOT 6, SHEET 12, SITUATED ON OVERLOOK DRIVE, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY.
- APPLICANTS: SPRINT SPECTRUM, NEXTEL COMMUNICATIONS, VERIZON WIRELESS.
- OWNERS: UNITED WATER NEW JERSEY, 200 OLD HOOK RD, HARRINGTON PARK, NJ 07640-1790, ANNETTE FROHLICH (201) 750-3406.
- APPLICANTS PROPOSE TO CONSTRUCT A STEALTH MONOPOLE, EQUIPMENT, AND INSTALL ANTENNAS UPON THE MONOPOLE. THE PROPOSED USE IS A WIRELESS COMMUNICATIONS TELEPHONE EXCHANGE AND IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY. THEREFORE, POTABLE WATER, SANITARY SEWERS, AND ADDITIONAL SITE PARKING ARE NOT REQUIRED.
- THE PROPOSED CONSTRUCTION IS LOCATED WITHIN THE (R-30) RESIDENTIAL ONE-FAMILY ZONING DISTRICT IN THE BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY.
- CONNECTION TO ELECTRICAL AND TELEPHONE UTILITIES TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND EACH OF THE DRAWINGS HAS BEEN REVISED TO INDICATE ISSUED FOR CONSTRUCTION.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT, REPAIR AND/OR REPLACE ANY DAMAGED STRUCTURES, UTILITIES OR LANDSCAPED AREAS WHICH MAY BE DISTURBED DURING THE CONSTRUCTION OF THIS FACILITY.
- VERTICAL DATUM - NAVD 88.
- THE ONLY LIGHTING PROPOSED AS PART OF THIS DEVELOPMENT WILL BE USED IN THE EQUIPMENT COMPOUND.
- THE ONLY SIGNS PROPOSED AS PART OF THIS DEVELOPMENT WILL BE IDENTIFICATION SIGNS MOUNTED ON THE EXTERIOR OF THE FENCE AND SHALL INDICATE AN EMERGENCY TELEPHONE NUMBER.
- WATER LINE DESIGN TO BE COMPLETED BY UNITED WATER NEW JERSEY.
 - RELOCATION OF WATER MAIN HAS TO BE APPROVED BY UNMUS DISTRIBUTION DEPARTMENT.
 - APPLICANTS WILL PAY UNITED WATER FOR ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THE WATER MAIN RELOCATION. THURST BLOCKS WILL BE REQUIRED AND WILL BE PAID FOR BY APPLICANTS.
 - APPLICANTS WILL PAY 100% OF THE CONSTRUCTION COSTS AND THE CONSULTANTS COST OF THE MAIN RELOCATION, ROCK EXCAVATION MAY BE INVOLVED IN THE PROJECT AND WILL BE PAID IN FULL BY APPLICANTS.
 - APPLICANTS WILL PAY 100% FOR THE PERMITTING COSTS AND THE NOTIFICATION COSTS TO OUR NEIGHBORS WHO WILL BE AFFECTED WITH THE WATER SHUT OFF FOR THE MAIN RELOCATION.
 - APPLICANTS SHALL PAY FOR ALL THE DESIGN AND CONSTRUCTION WORK ASSOCIATED WITH THE INSTALLATION OF A NEW FIRE HYDRANT.
 - FENCES NEED TO BE REMOVED AND RECONSTRUCTED. NEW FENCES WILL BE REQUIRED AND WILL BE PAID 100% BY APPLICANTS.
- RETAINING WALL DESIGN, MONOPOLE DESIGN AND ITS FOUNDATION SHALL BE THE SOLE RESPONSIBILITY OF THE VARIOUS CONSULTING ENGINEERS FOR APPLICANTS.
- EASEMENT AND LEASE AREA TO BE MARKED WITH 3" CONCRETE MONUMENTS TO BE INSTALLED FLUSH WITH THE GROUND.
- ALL RETAINING WALLS CONSTRUCTED ON-SITE WILL REQUIRE A CERTIFICATION OF A LICENSED PROFESSIONAL ENGINEER THAT HE/SHE HAS PROVIDED ON-SITE INSPECTION DURING THE WALL CONSTRUCTION. PROPER METHODS WERE UTILIZED IN THE CONSTRUCTION. THE WALL HAS BEEN PROPERLY STABILIZED IN ACCORDANCE WITH THE APPROVED DESIGN DRAWINGS. THE WALL HAS BEEN PROPERLY STABILIZED AND THE WALL WILL BE ADEQUATE FOR THE INTENDED PURPOSE. INSPECTING ENGINEERS MUST ALSO CERTIFY APPROPRIATE BATTER HEIGHTS AND LOCATIONS HAVE BEEN RESPECTED PURSUANT TO THE APPROVED DESIGN DRAWINGS. COPIES OF THESE CERTIFICATIONS ARE TO BE FORWARDED TO THE MUNICIPAL ENGINEER.
- THE APPLICANTS WILL BE RESPONSIBLE FOR THE CONSTRUCTION AND PERPETUAL MAINTENANCE OF THE ACCESS DRIVE.

VARIANCES GRANTED

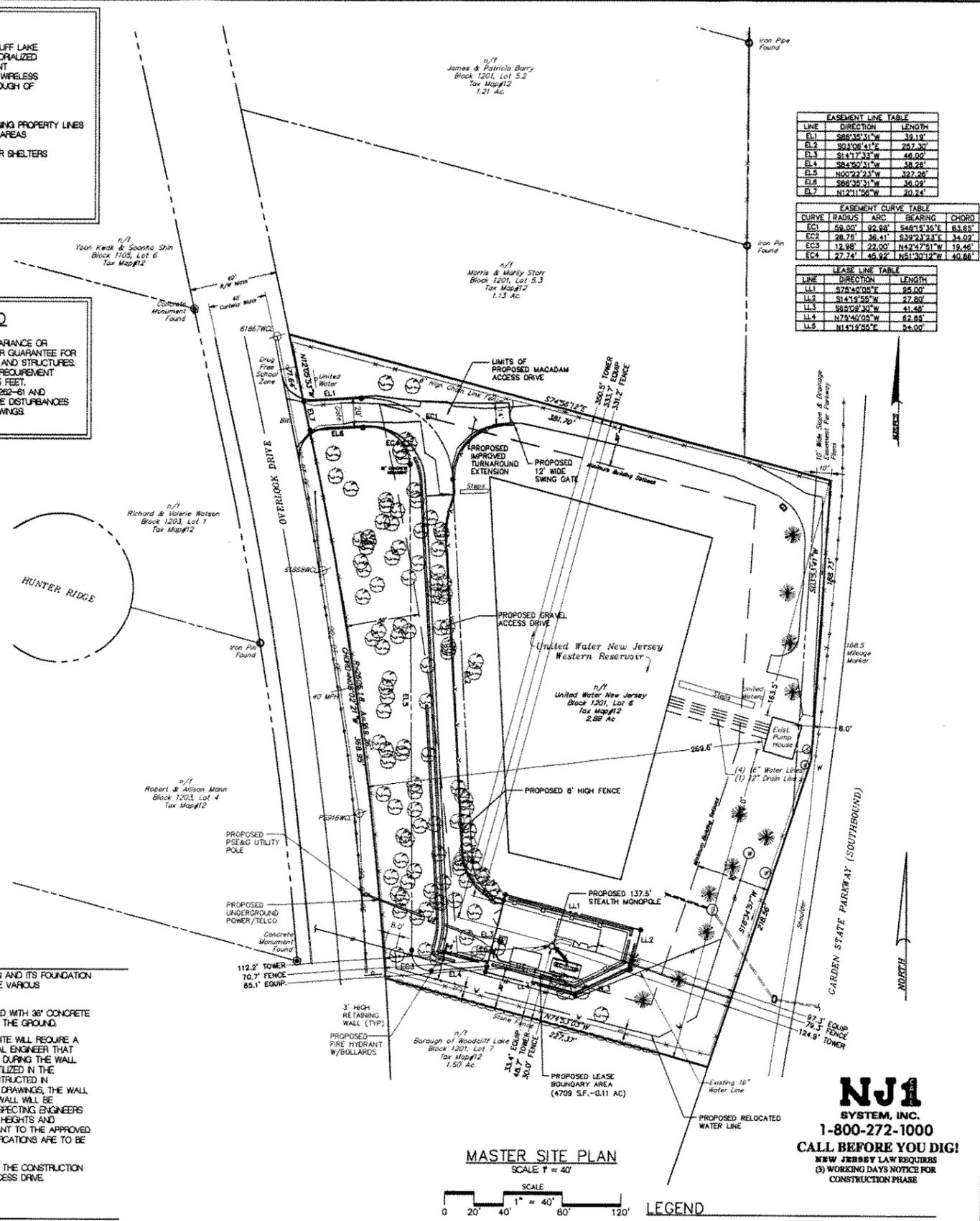
THE FOLLOWING VARIANCES WERE GRANTED BY THE WOODCLIFF LAKE BOARD OF ADJUSTMENT ON JUNE 25, 2002 WHEN THEY MEMORIALIZED A RESOLUTION WITH RESPECT TO THE APPLICATION OF SPRINT SPECTRUM L.P., NEXTEL COMMUNICATIONS, INC. AND VERIZON WIRELESS FOR VARIANCES FROM THE ZONING ORDINANCE OF THE BOROUGH OF WOODCLIFF LAKE:

SEC. 262-44B PERMITTED USE
SEC. 262-48D SETBACK OF PROPOSED MONOPOLE TO ADJOINING PROPERTY LINES
SEC. 262-48E SEPARATION FROM OFFSITE DESIGNATED AREAS
SEC. 262-48E (2) SEPARATION DISTANCE BETWEEN TOWERS
SEC. 262-47B HEIGHT AND AREA OF EQUIPMENT CABINETS OR SHELTERS
SEC. 262-47B (4) ABOVE-GROUND EMERGENCY GENERATORS

SITE 200 OVERLOOK DRIVE
WOODCLIFF LAKE, NJ 07677
BLOCK 1201 LOT 6

VARIANCES REQUESTED

THE FIRST VARIANCE IS FROM PROVISIONS OF SEC. 262-48 VARIANCE OR WAIVER FROM POSTING OF A PERFORMANCE BOND OR OTHER GUARANTEE FOR THE COST OF THE REMOVAL OF THE PROPOSED MONOPOLE AND STRUCTURES.
THE SECOND VARIANCE IS FROM THE DRIVEWAY SIGHT-LINE REQUIREMENT TO PERMIT A SIGHT LINE OF ONLY 241 FEET INSTEAD OF 3315 FEET.
THE THIRD VARIANCE IS FROM THE PROVISIONS OF SECTION 262-61 AND 262-63, WHICH PROVIDE REGULATIONS ABOUT CRITICAL SLOPE DISTURBANCES THAT ARE DETAILED ON SHEET 5 OF 11 OF THE ZONING DRAWINGS.



EASEMENT LINE TABLE

LINE	DIRECTION	LENGTH
EL1	S86°30'31"W	39.19'
EL2	S03°08'41"E	267.30'
EL3	S11°17'33"W	44.00'
EL4	S84°50'31"W	38.26'
EL5	N00°22'23"W	327.26'
EL6	S66°35'31"W	36.02'
EL7	N12°11'56"W	20.24'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD
EC1	59.00'	92.98'	S48°15'36"E	83.85'
EC2	28.78'	26.41'	S39°23'23"E	34.02'
EC3	12.98'	22.00'	N42°27'51"W	19.46'
EC4	27.74'	45.92'	N51°30'12"W	40.88'

LEASE LINE TABLE

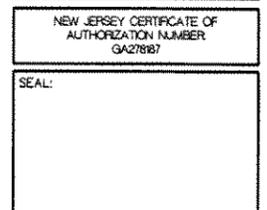
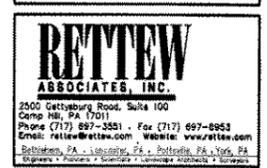
LINE	DIRECTION	LENGTH
LL1	S75°40'05"E	95.00'
LL2	S14°15'55"W	27.80'
LL3	S80°08'30"W	41.48'
LL4	N75°40'05"E	92.88'
LL5	N14°15'55"E	34.02'

SITE NOTES

- THERE IS ONE EASEMENT PROPOSED FOR ACCESS.
- GRADE CHANGES ARE SHOWN ON THE GRADING AND EROSION AND SEDIMENTATION CONTROL PLAN.
- THERE WILL BE ONE ADDITIONAL PARKING SPACE CONSTRUCTED.
- THERE ARE NO DISPOSAL FACILITIES REQUIRED OR PROPOSED.
- THERE WILL BE NO ADDITIONAL EQUIPMENT REQUIRING STORAGE.
- IMPROVEMENTS TO ABUTTING STREETS ARE NOT REQUIRED.
- NO PORTION OF THIS PROJECT IS INDICATED AS A FLOODPLAIN OR WETLANDS AS SHOWN ON FEMA FLOOD INSURANCE MAPPING OR NATIONAL WETLAND INVENTORY.

LEGEND

---	RIGHT OF WAY LINE
---	PROPERTY BOUNDARY LINE
---	EXISTING BUILDING
---	EXISTING EASEMENT LINE
---	EXISTING OVERHEAD TELEPHONE LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING GRADE RAIL
---	PROPOSED LEASE BOUNDARY
---	PROPOSED 3" CONCRETE MONUMENT



NEW JERSEY CERTIFICATE OF AUTHORIZATION NUMBER GA27867

SEAL:

BRIAN D. TAYLOR
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NO. 36281

SEAL:

ROBERT M. LAURIELLO
NJ PROFESSIONAL ENGINEER
LICENSE NO. 42965

DRAWN BY: RAW

CHECKED BY: RML

SCALE: AS NOTED

DATE: 10/18/02

JOB NUMBER: 024126-04

CAD FILE: 02412604SP-1.dwg

SPRINT SPECTRUM

OWNER/LANDLORD

LEASING/SAQ

RF

ZONING

CONSTRUCTION

APPROVALS

DATE	REVISION	BY
11/3/04	PER ENGINEER COMMENTS	RAM
10/2/04	PER CONSERVATION DISTRICT	WCH
9/1/04	PER ENGINEER COMMENTS	RAM
8/1/04	PER CONSERVATION DISTRICT	WCH
7/1/03	PER ENGINEER COMMENTS	RAM
6/9/03	PER ENGINEER COMMENTS	RAM
5/6/03	PER CLIENT COMMENTS	RAM
4/9/03	ZONING SUBMITTAL	RAM
3/12/03	PER UNMUS COMMENTS	RAM
2/12/02	ZONING SUBMITTAL	SJP
1/9/02	ZONING SUBMITTAL	SJP

SITE NUMBER: NY03C15E

SITE NAME: WOODCLIFF LAKE

ISSUED FOR: ZONING

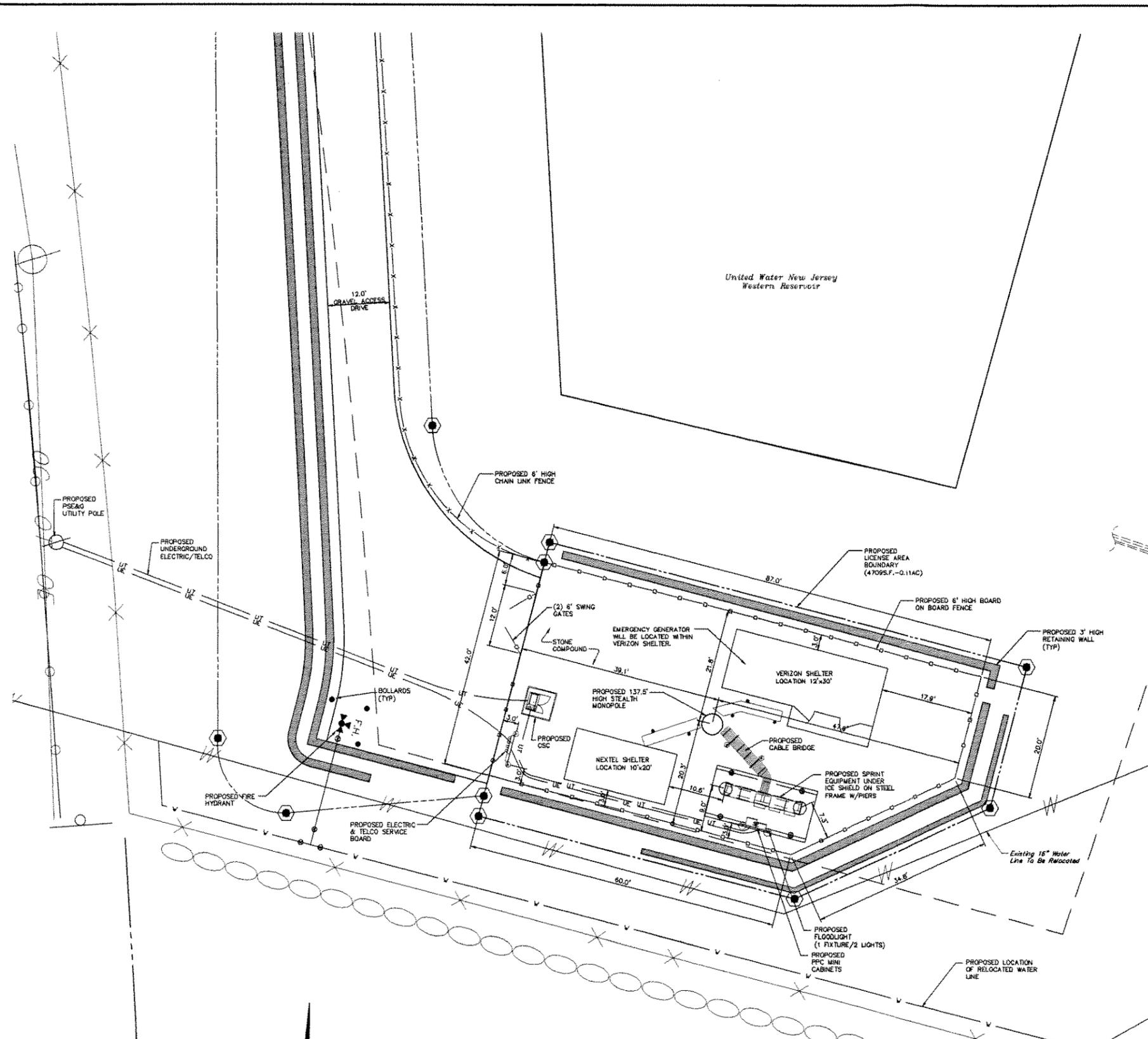
SITE ADDRESS:
200 OVERLOOK DRIVE
WOODCLIFF LAKE, NJ 07677

DRAWING TITLE:
PRELIMINARY/FINAL
MINOR SITE PLAN
MASTER SITE PLAN

SHEET NUMBER: SP-1

SHEET: 2 OF 11





COMPOUND LAYOUT PLAN
SCALE: 1" = 10'

NJ
SYSTEM, INC.
1-800-272-1000
CALL BEFORE YOU DIG!
NEW JERSEY LAW REGULATES
(9) WORKING DAYS NOTICE FOR
CONSTRUCTION PLANS

LEGEND

---	EDGE OF EXISTING PAVEMENT
- - - -	EXISTING FENCE
- - - -	EXISTING CONTOUR LINE
- - - -	EXISTING TRACT LINE
- - - -	EDGE OF PROPOSED ACCESS DRIVE
- - - -	PROPOSED EASEMENT LINE
--- ---	PROPOSED UNDERGROUND TELCO & ELECTRIC
--- ---	PROPOSED LICENSE BOUNDARY
--- ---	PROPOSED CHAIN LINK FENCE
--- ---	PROPOSED BOARD ON BOARD FENCE

GENERAL NOTES

(SPRINT EQUIPMENT AREA ONLY)

1. PROVIDE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF LOCAL AUTHORITIES. OBTAIN PERMITS AND LOCAL MUNICIPAL INSPECTIONS AS REQUIRED FOR CONSTRUCTION.
2. PLANS ARE NOT TO BE SCALED. THE PLANS ARE INTENDED TO BE AN OUTLINE OF THE REQUIRED CONSTRUCTION. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO COMPLETE INSTALLATIONS SHOWN ON THE PLANS.
3. INSTALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
4. TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, AND SITE FEATURES THAT ARE TO REMAIN IN PLACE. IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
5. VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION AND ERECTION OF MATERIALS. NOTIFY THE ENGINEER OF ANY UNUSUAL CONDITIONS THAT ARE IN CONFLICT WITH THE PLANS.
6. MAINTAIN A SET OF PLANS AT THE SITE AND NOTE ANY REVISIONS THAT ARE REQUIRED DUE TO FIELD CONDITIONS. PROVIDE THE SET OF AS-BUILT PLANS TO SPRINT AT COMPLETION OF CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK AREA, ADJACENT AREAS, AND BUILDINGS THAT COULD BE AFFECTED BY CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA REQUIREMENTS.
8. DO NOT DRILL OR CUT ANY ELEMENTS OF THE LATTICE TOWER. DO NOT WELD TO ANY ELEMENTS OF THE LATTICE TOWER.
9. CONTACT NEW JERSEY ONE-CALL SYSTEM, UTILITY LOCATION SERVICE, PRIOR TO CONSTRUCTION (1-800-272-1000).

COMPOUND GROUND SURFACE MATERIALS

1. USE GEOTEXTILE FABRIC, CLASS 2, TYPE A: CONTECH C 40/30A, AS MANUFACTURED BY CONTECH CONSTRUCTION PRODUCTS, HARRISBURG, PA; OR MIRAFI 500X, AS MANUFACTURED BY MIRAFI, DIVISION OF NICOLSON, CHARLOTTE, NC.
2. USE STONE OF SIZE AND GRADE MATCHING EXISTING COMPOUND STONE CONCRETE

ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 4000 PSI

1. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 4000 PSI.
2. REINFORCEMENT BARS SHALL CONFORM TO ASTM A615 GRADE 60, DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
4. USE 2 INCHES OF CONCRETE COVER ON REINFORCEMENT UNLESS NOTED OTHERWISE.

FABRICATED STEEL

1. ALL FABRICATED STEEL THAT IS NOT INCLUDED IN MANUFACTURERS PACKAGES NOTED ON THE DRAWINGS SHALL CONFORM TO ASTM A709, GRADE 36. STEEL MEMBERS AND ASSEMBLIES SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 AFTER FABRICATION.
2. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D11 WHERE FILLET WELD SIZES ARE NOT SHOWN. PROVIDE THE MINIMUM SIZE PER TABLE J24 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 9TH EDITION. AT THE COMPLETION OF ALL WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.
3. ALL BOLTS THAT ARE NOT INCLUDED IN MANUFACTURERS PACKAGES NOTED ON THE DRAWINGS SHALL CONFORM TO ASTM A325, 3/4-INCH DIAMETER BEARING TYPE CONNECTION. THE BOLTS, NUTS, AND WASHERS SHALL BE HOT-DIPPED GALVANIZED.
4. CONCRETE EXPANSION ANCHORS AND EPOXY ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS. SPECIAL INSPECTION, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURERS MAXIMUM ALLOWABLE LOADS. MANUFACTURERS MINIMUM CONCRETE EDGE DISTANCE SHALL BE MAINTAINED DURING INSTALLATION.
5. USE PRECAUTIONS & PROCEDURES PER AWS D11 WHEN WELDING GALVANIZED METALS.
6. TOUCH-UP DAMAGED GALVANIZED STEEL WITH SPRINT APPROVED COLD ZINC, "GALVANOX", "DRY GALV", "ZINC-IT", OR APPROVED EQUIVALENT, IN ACCORDANCE WITH MANUFACTURERS GUIDELINES. TOUCH-UP DAMAGED NON GALVANIZED STEEL WITH SAME PAINT APPLIED IN SHOP OR FIELD.



RETTEW ASSOCIATES, INC.
2500 Gettysburg Road, Suite 100
Camp Hill, PA 17011
Phone (717) 897-3681 • Fax (717) 897-6903
Email: rettelaw@rettelaw.com Website: www.rettew.com
Bethlehem, PA • Lancaster, PA • Pottsville, PA • York, PA
Reading, PA • Harrisburg, PA • Carlisle, PA • Schuylkill, PA

NEW JERSEY CERTIFICATE OF AUTHORIZATION NUMBER GA27887

SEAL:

BRIAN D. TAYLOR
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NO. 36281

SEAL:

ROBERT M. LAURIELLO
NJ PROFESSIONAL ENGINEER
LICENSE NO. 42965

DRAWN BY: RAW
CHECKED BY: RML
SCALE: AS NOTED
DATE: 10/18/02
JOB NUMBER: 024126-04
CAD FILE: 02412604SP-2.dwg

SPRINT SPECTRUM

OWNER/LANDLORD

LEASING/SAQ

RF

ZONING

CONSTRUCTION

APPROVALS

11/3/04	- PER ENGINEER COMMENTS	RAW
10/2/04	- PER CONSERVATION DISTRICT	MOH
9/17/04	- PER ENGINEER COMMENTS	RAW
8/19/04	- PER CONSERVATION DISTRICT	MOH
7/11/03	- PER ENGINEER COMMENTS	RAW
6/9/03	- PER ENGINEER COMMENTS	RAW
5/6/03	- PER CLIENT COMMENTS	RAW
4/9/03	- ZONING SUBMITTAL	RAW
3/12/03	- PER UNNJ COMMENTS	RAW
2/12/02	- ZONING SUBMITTAL	S.P.
1/9/02	- ZONING SUBMITTAL	S.P.

SCHEDULE OF REVISIONS

SITE NUMBER: NY03XC151E

SITE NAME: WOODCLIFF LAKE

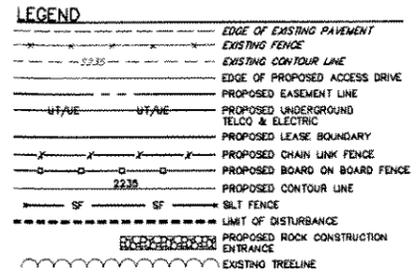
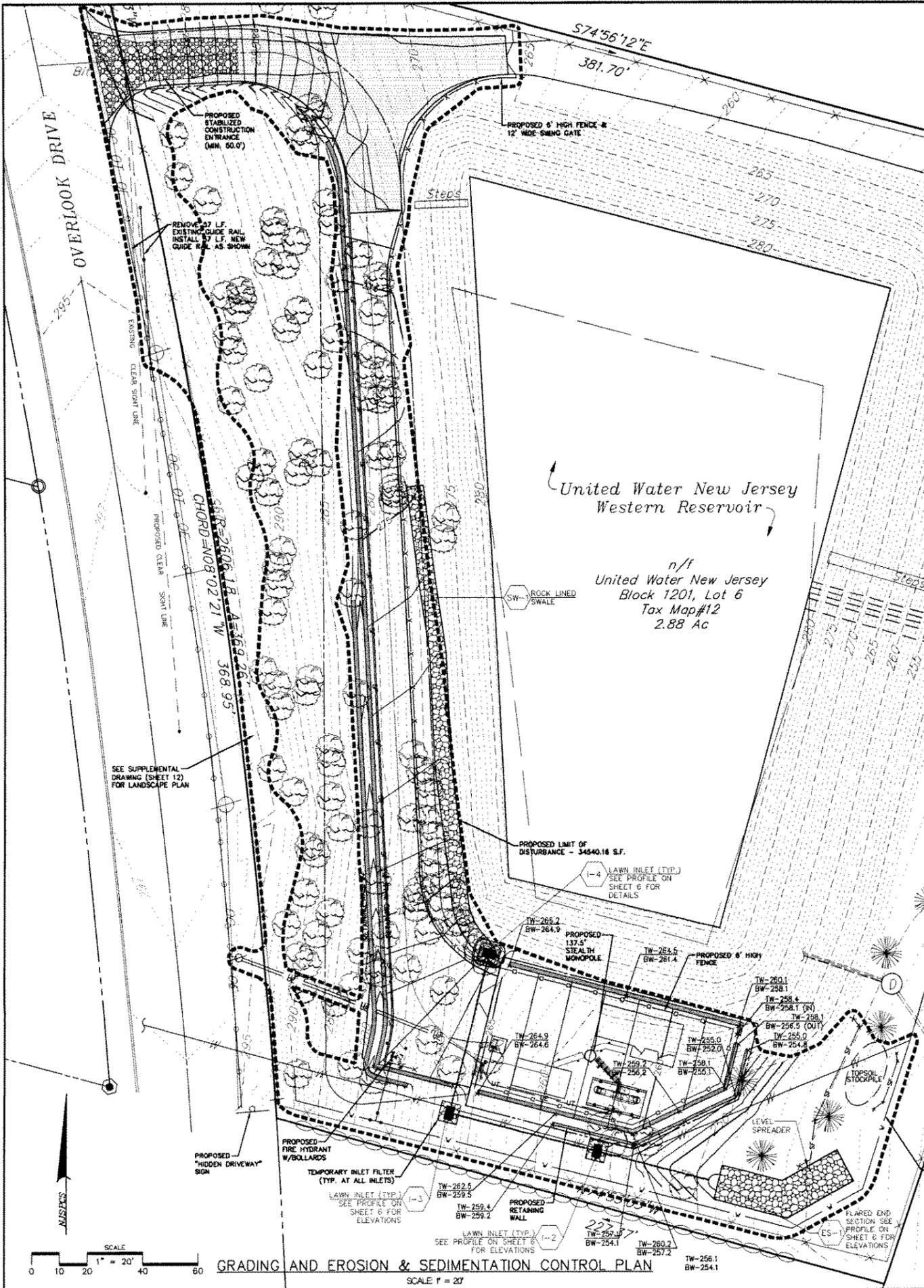
ISSUED FOR: ZONING

SITE ADDRESS:
200 OVERLOOK DRIVE
WOODCLIFF LAKE, NJ 07677

DRAWING TITLE:
PRELIMINARY/FINAL
MINOR SITE PLAN
SITE LAYOUT

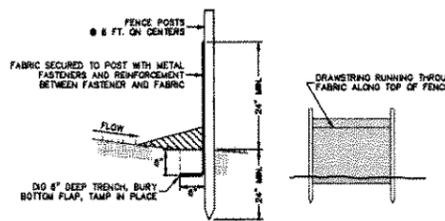
SHEET NUMBER: SP-2

SHEET: 3 OF 11

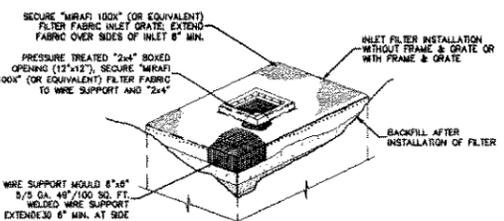


SOIL TYPE INFORMATION

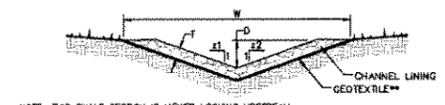
ALL SOILS WITHIN THE LIMITS OF BLOCK 1201 LOT 6 ARE
 W-1 - WETHERFIELD GRAVELLY LOAM 8 TO 8 PERCENT SLOPE



SILT FENCE DETAIL
NOT TO SCALE



TEMPORARY INLET FILTER DETAIL
NOT TO SCALE



NOTE: THIS SWALE SECTION IS VIEWED LOOKING UPSTREAM

SWALE REACH	D	W	MIN. SLOPE		MAX. SLOPE	CHANNEL LINING	T
			z1	z2			
SW-1, Elev 270 to upstream end	12'	6'	15	2	4.00%	7.00R	R-4 RIPRAP ON GEOTEXTILE**
SW-1, I-4 upstream to Elev 270	12'	6'	3	2	7.00%	33.3R	R-4 RIPRAP ON GEOTEXTILE**

ROCK-LINED SWALE SW-1
NOT TO SCALE

SOIL EROSION AND SEDIMENT CONTROL NOTES

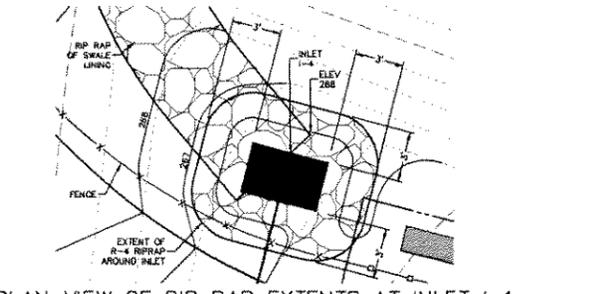
- BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS), AND WILL BE MAINTAINED IN PROPER REPAIR AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
 - ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEEDING PREVENTS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH ONE (1) INCH OF MULCH AND SOAKED IN ACCORDANCE WITH THE NJ STANDARDS. SEED AND THREE (3) INCH MULCH NETTING OR LIQUID MULCH UNDER.
 - IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROCK GRADING ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
 - STABILIZATION SPECIFICATIONS
 - TEMPORARY SEEDING AND MULCHING
 - SEED - 50 LB/1000 SF OF FERTILIZER - 1 LB/1000 SF
 - 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 2"
 - SEED - PERENNIAL RYEGRASS (LUSCUM) OR OTHER APPROVED SEEDS PLANT BETWEEN MARCH 1 AND MAY 15
 - SEED - PERENNIAL RYEGRASS (LUSCUM) OR OTHER APPROVED SEEDS PLANT BETWEEN MARCH 1 AND OCTOBER 15
 - MULCH - ONE (1) INCH OF MULCH OR STRAW AT A RATE OF 70 TO 80 LB/1000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS
 - MULCH SHALL BE SECURED BY APPROVED METHODS (E.G. PEGS AND THREE (3) INCH MULCH NETTING OR LIQUID MULCH UNDER)
 - PERMANENT SEEDING AND MULCHING
 - SEED - 50 LB/1000 SF OF FERTILIZER - 1 LB/1000 SF
 - 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 2"
 - SEED - PERENNIAL RYEGRASS (LUSCUM) OR OTHER APPROVED SEEDS PLANT BETWEEN MARCH 1 AND MAY 15
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 - MULCH - ONE (1) INCH OF MULCH OR STRAW AT A RATE OF 70 TO 80 LB/1000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS
 - MULCH SHALL BE SECURED BY APPROVED METHODS (E.G. PEGS AND THREE (3) INCH MULCH NETTING OR LIQUID MULCH UNDER)
- THE SITE SHALL AT ALL TIMES BE PROTECTED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS INCLUDING AFTER EVERY STORM EVENT.
- STORMWATER FACILITIES ARE NOT TO BE LOCATED WITHIN 5 FT. OF A FLOODPLAIN, FLOOD ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STORMWATER FACILITIES SHALL BE CONTAINED BY A WAVERSILE SEDIMENT BARRIER OR SILT FENCE.
- A CRUSHED STONE VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED DRIVEWAY. THE BLANKET SHALL BE COMPOSED OF 1 1/2" CRUSHED STONE, 8" THICK, WITH AT LEAST 30 X 100 AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
- MAINTAIN BIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- DRAINWAYS MUST BE STABILIZED WITH 1 - 2" CRUSHED STONE OR EQUIVALENT PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- ALL SOIL WASHED, SCOPED, SPLOD OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR OTHER PUBLIC RIGHTS-OF-WAY, SHALL BE REACHED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 90-1 OF THE NJ STANDARDS.
- STORM DRAINAGE OUTLETS MUST BE STABILIZED AS REQUIRED BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BASIN OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 90-1 OF THE NJ STANDARDS.
- DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 90-1 OF THE NJ STANDARDS.
- TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRP LINE OR BEYOND IN ACCORDANCE WITH SECTION 90-1 OF THE NJ STANDARDS.
- THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE REQUIRING SOIL 301 FERRIS/KAMACK ROAD, SUITE 101, ORANGE, NJ 07066. TEL: 201-261-4400 FAX: 201-261-7676.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON- OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE VISIT TO FACILITATE THE SCHEDULING OF ALL REPORTS OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.

SEQUENCE OF CONSTRUCTION

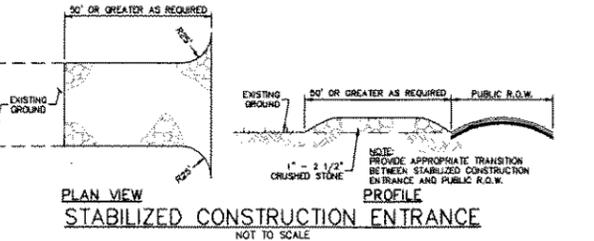
1. EACH CONSTRUCTION STAGE MUST BE COMPLETED PRIOR TO PROCEEDING TO THE NEXT STAGE.
2. NOTIFY THE BERGEN COUNTY CONSERVATION DISTRICT IN WRITING AT LEAST 3 DAYS PRIOR TO COMMENCING ANY EARTHWORK ACTIVITY OR ANY SOIL DISTURBANCE.
3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION INDICATED.
4. INSTALL THE SILT BARRIER FENCE AT LOCATIONS INDICATED.
5. RELOCATE THE EXISTING WATER MAIN TO ITS NEW LOCATION AS SHOWN.
6. CLEAR AND GRAB SITE.
7. REMOVE TOPSOIL STOCKPILE TOPSOIL IN AREA INDICATED WITHIN THE SILT FENCE.
8. INSTALL PROPOSED RETAINING WALLS AS INDICATED AS EXCAVATION ALLOWS. PREVENT THE PROLONGED EXPOSURE OF DISTURBED SLOPE AREAS WHICH ARE INDICATED TO BE STABILIZED WITH RETAINING WALLS.
9. CONSTRUCT IMPROVEMENTS ON SITE. COVER EXPOSED DRIVEWAY AND TOWER SITE SUBGRADE WITH GEOTEXTILE OR CRUSHED STONE IN A TIMELY MANNER TO PREVENT PROLONGED EXPOSURE TO THE ELEMENTS.
10. REMOVE EXCESS TOPSOIL STOCKPILES FROM SITE AND DEPOSE OF IT PROPERLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL AND FILL MATERIAL FROM THE SITE. THE RECEIVING SITE MUST HAVE A SOIL EROSION AND SEDIMENTATION CONTROL PLAN APPROVED BY THE COUNTY CONSERVATION DISTRICT PRIOR TO THE PLACEMENT OF ANY FILL.
11. REMOVE ALL MATERIALS FROM TEMPORARY STAGING AREA AND REESTABLISH ORIGINAL GRADE AND CONDITION.
12. SEED AND FERTILIZE ALL EXPOSED AREAS OF SITE.
13. ALL CONSTRUCTION WASTE REMOVED FROM THIS SITE SHALL BE RECYCLED OR DISPOSED OF IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.
14. REMOVE EROSION AND SEDIMENTATION CONTROL DEVICES WHEN SITE IS STABILIZED. SEED AREAS WHERE DEVICES WERE REMOVED SHALL BE RESEED AND PERMANENTLY COVERED OR STONE COVERING AS ESTABLISHED AND MAINTAINED THROUGHOUT THE DISTURBED AREA.
15. THE CONTRACTOR SHALL PERFORM GENERAL SITE INSPECTIONS ON A REGULAR BASIS TO ENSURE THE MAINTENANCE AND PROTECTION OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES. THE CONTRACTOR SHALL REPAIR ANY AREAS NOT MEETING THE SPECIFICATIONS AND PLAN STANDARDS WITHIN 48 HOURS.
16. ESTIMATED DURATION FOR THE ABOVE WORK IS EIGHT WEEKS.

GENERAL NOTES

1. ALL FERTILIZATION, SOIL PREPARATION TEMPORARY AND PERMANENT SEEDING AND MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE "VEGETATIVE STABILIZATION" SECTION OF THE NEW JERSEY STANDARDS FOR EROSION AND SEDIMENT CONTROL.
2. THE ENTIRE LEASE AREA SHALL BE COVERED WITH GEOTEXTILE MATERIAL AND A 1" LAYER OF COMPACTED CRUSHED AGGREGATE TO CREATE A SMOOTH, MUD-FREE SURFACE.
3. THE CONTRACTOR SHALL DISTURB THE SMALLEST AREA POSSIBLE TO CONSTRUCT THE IMPROVEMENTS.



PLAN VIEW OF RIP-RAP EXTENTS AT INLET I-4
SCALE: 1" = 5'



PLAN VIEW STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

2000 Gettysburg Road, Suite 100
 Carlisle, PA 17011
 Phone (717) 697-3551 • Fax (717) 697-8953
 Email: rettew@rettew.com Website: www.rettew.com
 Gettysburg, PA • Lancaster, PA • Pottsville, PA • York, PA
 Harrisburg, PA • Hershey, PA • Mechanicsburg, PA • Schuylkill, PA

NEW JERSEY CERTIFICATE OF AUTHORIZATION NUMBER
 GA278187

SEAL:

BRIAN D. TAYLOR
 NJ PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 36281

SEAL:

ROBERT M. LAURIELLO
 NJ PROFESSIONAL ENGINEER
 LICENSE NO. 42965

DRAWN BY: RAW
 CHECKED BY: RML
 SCALE: AS NOTED
 DATE: 10/18/02
 JOB NUMBER: 024126-04
 CAD FILE: 02412604SP-3.dwg

SPRINT SPECTRUM
 OWNER/LANDLORD
 LEASING/SAO

RF
 ZONING
 CONSTRUCTION

APPROVALS

11/3/04	- PER ENGINEER COMMENTS	RAW
10/2/04	- PER CONSERVATION DISTRICT	WCH
9/11/04	- PER ENGINEER COMMENTS	RAW
8/11/04	- PER CONSERVATION DISTRICT	WCH
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6/9/03	- PER ENGINEER COMMENTS	RAW
5/5/03	- PER CLIENT COMMENTS	RAW
4/4/03	- ZONING SUBMITTAL	RAW
3/17/03	- PER UNWJ COMMENTS	RAW
2/17/02	- ZONING SUBMITTAL	SFP
1/9/02	- ZONING SUBMITTAL	SFP

SCHEDULE OF REVISIONS

SITE NUMBER: NY03XC15IE

SITE NAME: WOODCLIFF LAKE

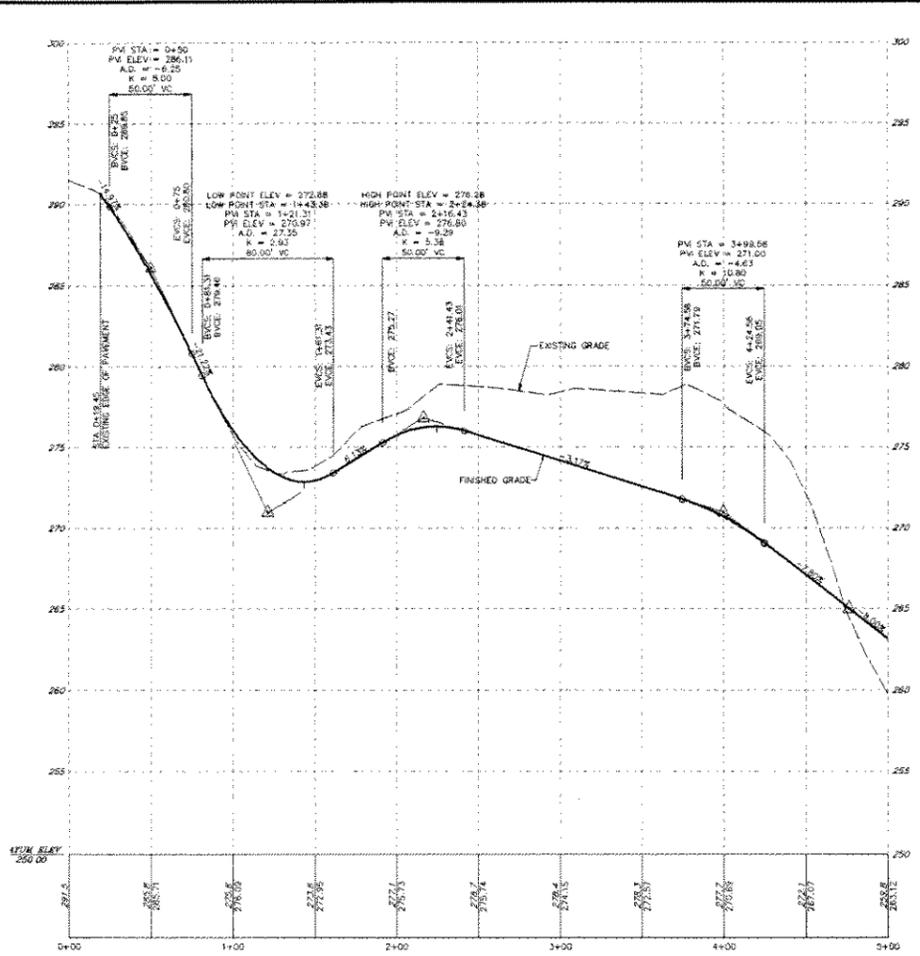
ISSUED FOR: ZONING

SITE ADDRESS:
 200 OVERLOOK DRIVE
 WOODCLIFF LAKE, NJ 07677

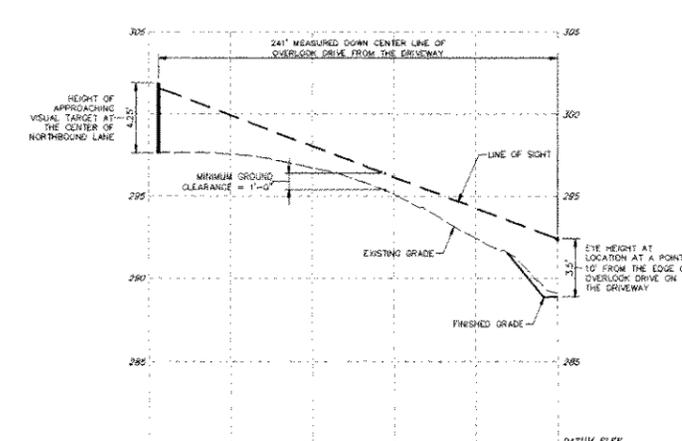
DRAWING TITLE:
 PRELIMINARY/FINAL MINOR SITE PLAN
 GRADING AND SOIL EROSION
 AND SEDIMENT CONTROL PLAN

SHEET NUMBER: SP-3

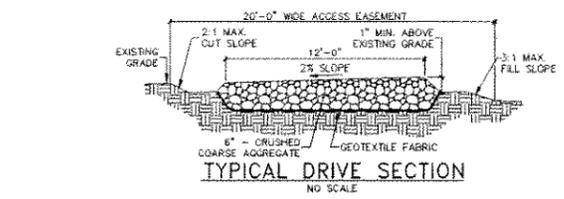
SHEET: 4 OF 11



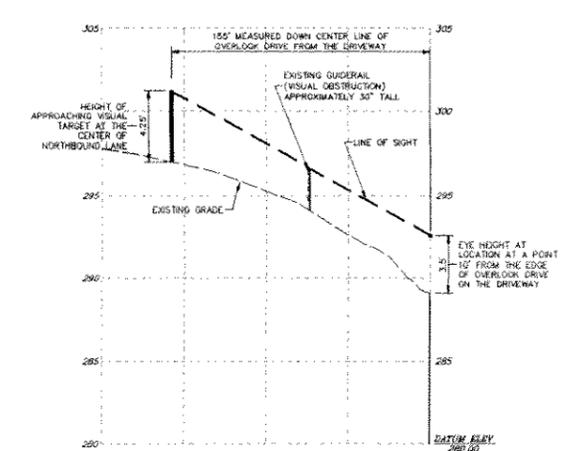
ACCESS DRIVE CENTER LINE PROFILE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



PROPOSED DRIVEWAY CLEAR SIGHT LINE PROFILE FROM DRIVEWAY LOOKING LEFT
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



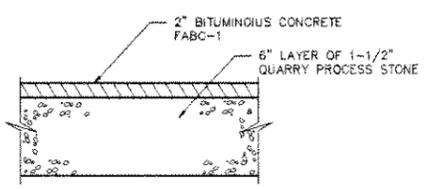
TYPICAL DRIVE SECTION
NO SCALE



EXISTING DRIVEWAY CLEAR SIGHT LINE PROFILE FROM DRIVEWAY LOOKING LEFT
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

SLOPE CATEGORY TABLE			
SLOPE DESCRIPTION	SLOPE RANGE	AREA (SQ. FT.)	% OF NET LOT AREA
NON-CRITICAL	LESS THAN 15%	53,294	42.48%
CATEGORY 1	15% TO 19.99%	9,736	7.76%
CATEGORY 2	20% TO 24.99%	12,167	9.69%
CATEGORY 3	25% & STEEPER	50,279	40.07%
ALL CRITICAL SLOPES	15% & STEEPER	72,172	57.52%
NET LOT AREA	ALL	125,466	100.00%

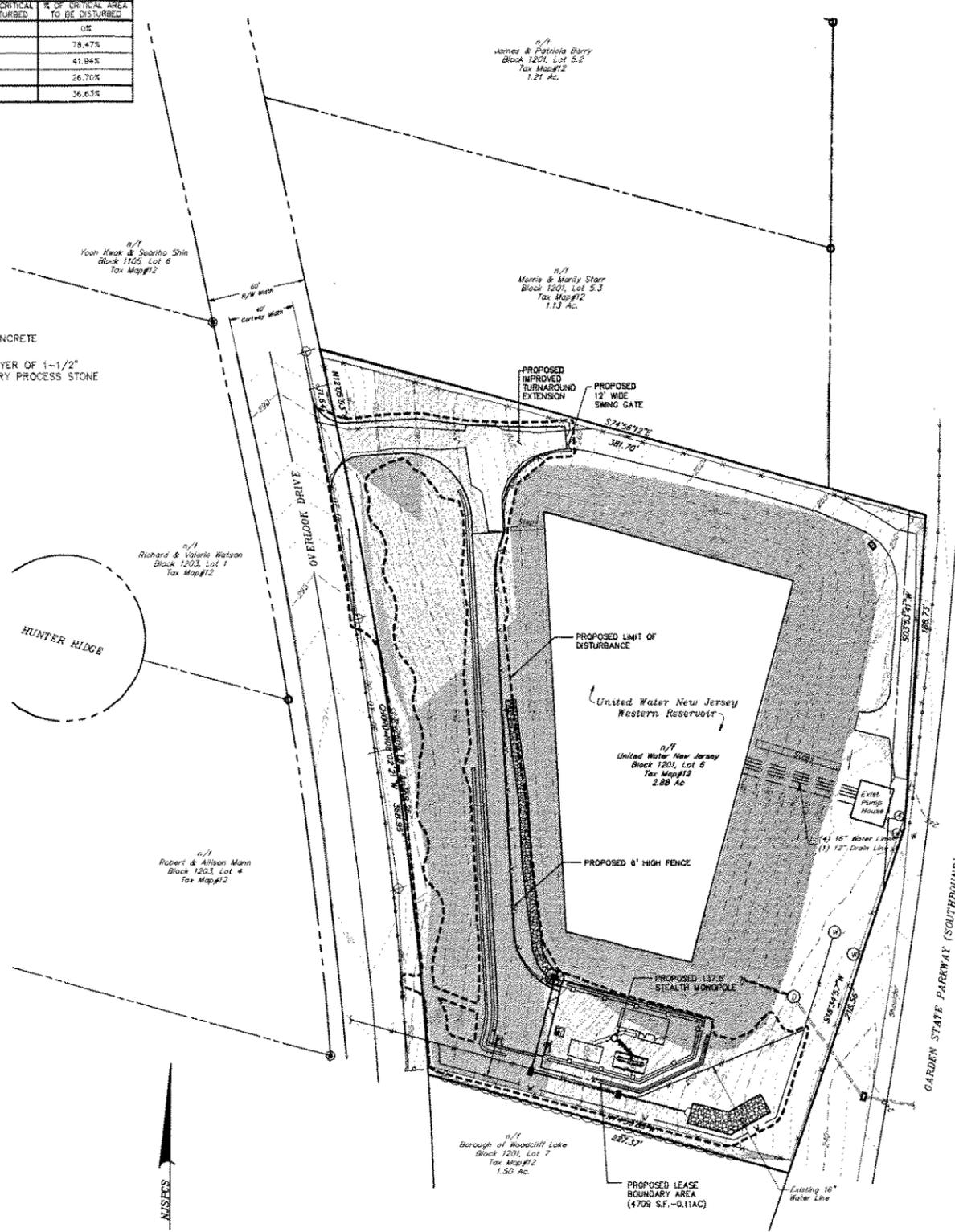
CRITICAL SLOPE DISTURBANCE TABLE			
SLOPE DESCRIPTION	DISTURBED AREA (SQ. FT.)	ALLOWABLE % OF CRITICAL AREA TO BE DISTURBED	% OF CRITICAL AREA TO BE DISTURBED
NON-CRITICAL	3,932	N/A	0%
CATEGORY 1	7,840	35.00%	78.47%
CATEGORY 2	5,099	25.00%	41.94%
CATEGORY 3	13,427	15.00%	26.70%
NET LOT AREA	45954	-	36.63%



PAVING SECTION
NO SCALE

CRITICAL SLOPES LEGEND	
[Pattern]	EXISTING CATEGORY 1 SLOPES (15% TO 19.99%)
[Pattern]	EXISTING CATEGORY 2 SLOPES (20% TO 24.99%)
[Pattern]	EXISTING CATEGORY 3 SLOPES (25% AND STEEPER)

LEGEND	
[Symbol]	EDGE OF EXISTING PAVEMENT
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING CONTOUR LINE
[Symbol]	EDGE OF PROPOSED ACCESS DRIVE
[Symbol]	PROPOSED EASEMENT LINE
[Symbol]	PROPOSED UNDERGROUND TELCO & ELECTRIC
[Symbol]	PROPOSED LEASE BOUNDARY
[Symbol]	PROPOSED CHAIN LINK FENCE
[Symbol]	PROPOSED CONTOUR LINE
[Symbol]	30" SILT FENCE
[Symbol]	LIMIT OF DISTURBANCE



SLOPE DISTURBANCE PLAN
SCALE: 1" = 40'

Sprint Spectrum L.P.

NEXTEL

COMMUNICATIONS

verizon wireless

RETTEW ASSOCIATES, INC.
2500 Gettysburg Road, Suite 100
Cama, PA 17011
Phone (717) 892-3551 • Fax (717) 897-8953
Email: rettew@rettew.com Website: www.rettew.com
Gettysburg, PA • Lancaster, PA • Pottsville, PA • York, PA
Engineers • Planners • Surveyors • Consulting Geologists • Geographers

NEW JERSEY CERTIFICATE OF AUTHORIZATION NUMBER GA27887

SEAL:

BRIAN D. TAYLOR
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NO. 36281

SEAL:

ROBERT M. LAURIELLO
NJ PROFESSIONAL ENGINEER
LICENSE NO. 42965

DRAWN BY: RAW
CHECKED BY: RML
SCALE: AS NOTED
DATE: 10/18/02
JOB NUMBER: 024126-04
CAD FILE: 02412604SP-4.dwg

SPRINT SPECTRUM
OWNER/LANDLORD
LEASING/SAQ
RF
ZONING
CONSTRUCTION

APPROVALS

11/3/04	- PER ENGINEER COMMENTS	RAW
10/2/04	- PER CONSERVATION DISTRICT	MCH
9/1/04	- PER ENGINEER COMMENTS	RAW
8/1/04	- PER CONSERVATION DISTRICT	MCH
7/11/03	- PER ENGINEER COMMENTS	RAW
6/9/03	- PER ENGINEER COMMENTS	RAW
5/6/03	- PER CLIENT COMMENTS	RAW
4/4/03	- ZONING SUBMITTAL	RAW
3/12/03	- PER UMNJ COMMENTS	RAW
2/12/02	- ZONING SUBMITTAL	SUP
1/9/02	- ZONING SUBMITTAL	SUP

SCHEDULE OF REVISIONS

SITE NUMBER: NY03X015E

SITE NAME: WOODCLIFF LAKE

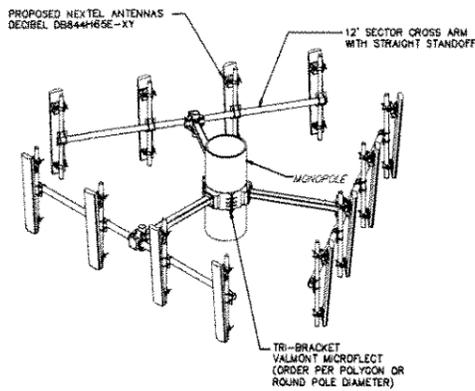
ISSUED FOR: ZONING

SITE ADDRESS:
200 OVERLOOK DRIVE
WOODCLIFF LAKE, NJ 07677

DRAWING TITLE:
PRELIMINARY/FINAL
MINOR SITE PLAN
SLOPE DISTURBANCE PLAN &
DRIVEWAY PROFILES

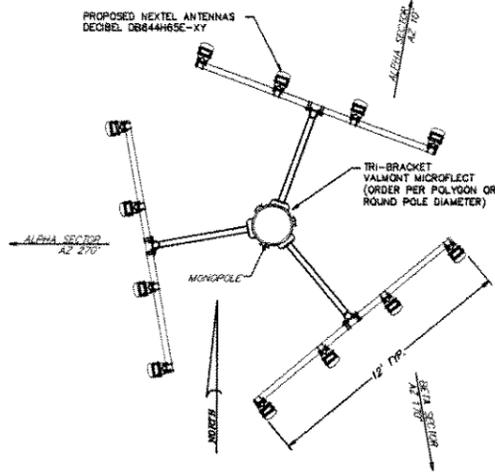
SHEET NUMBER: SP-4

SHEET: 5 OF 11



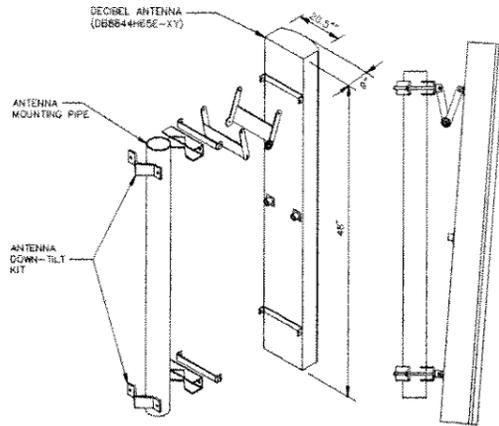
NEXTTEL ANTENNA MOUNTING

NO SCALE



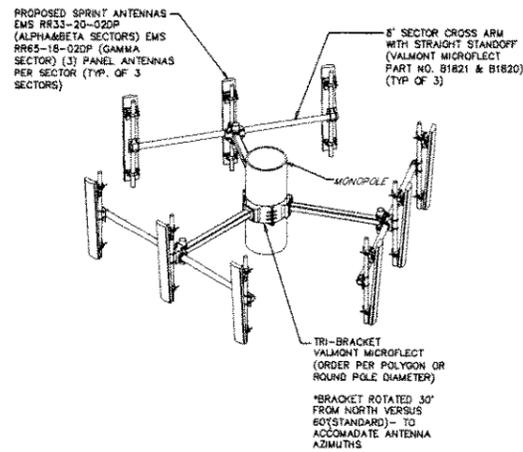
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NO SCALE



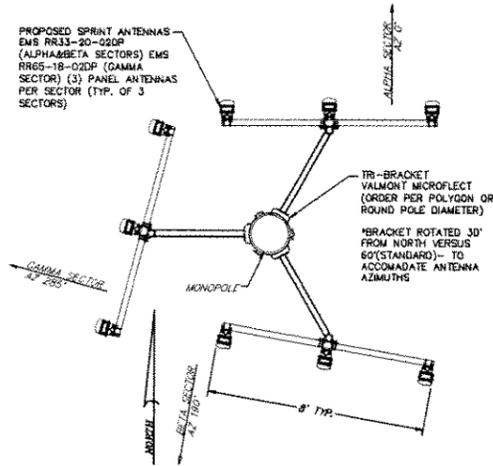
NEXTTEL ANTENNA DETAIL

NO SCALE



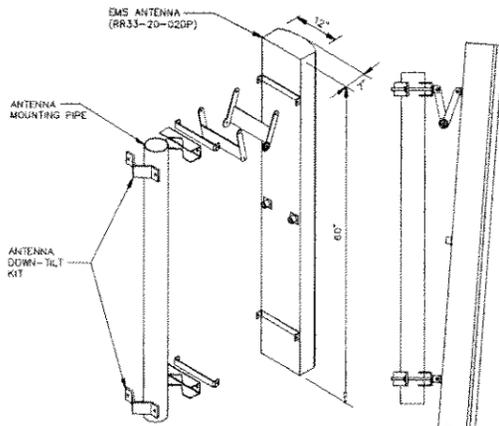
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NO SCALE



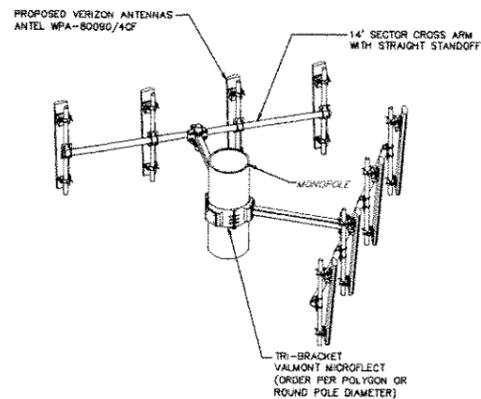
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NO SCALE



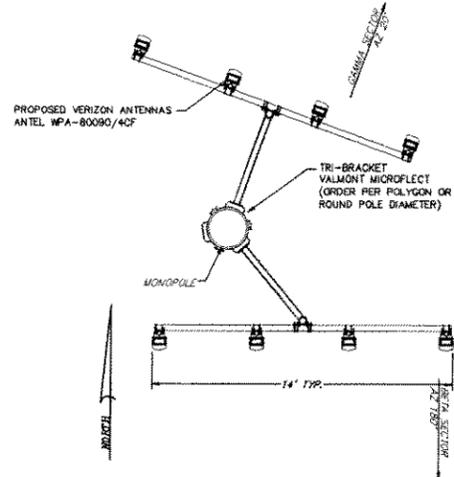
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NO SCALE



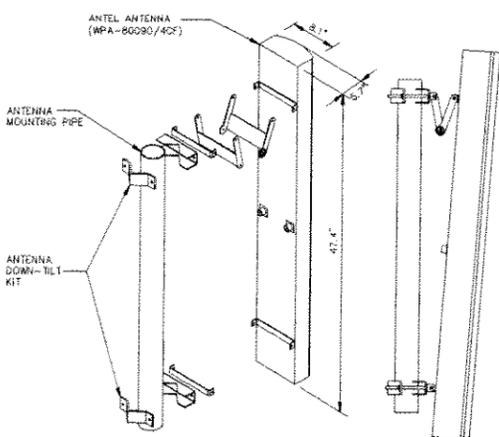
VERIZON ANTENNA MOUNTING

NO SCALE



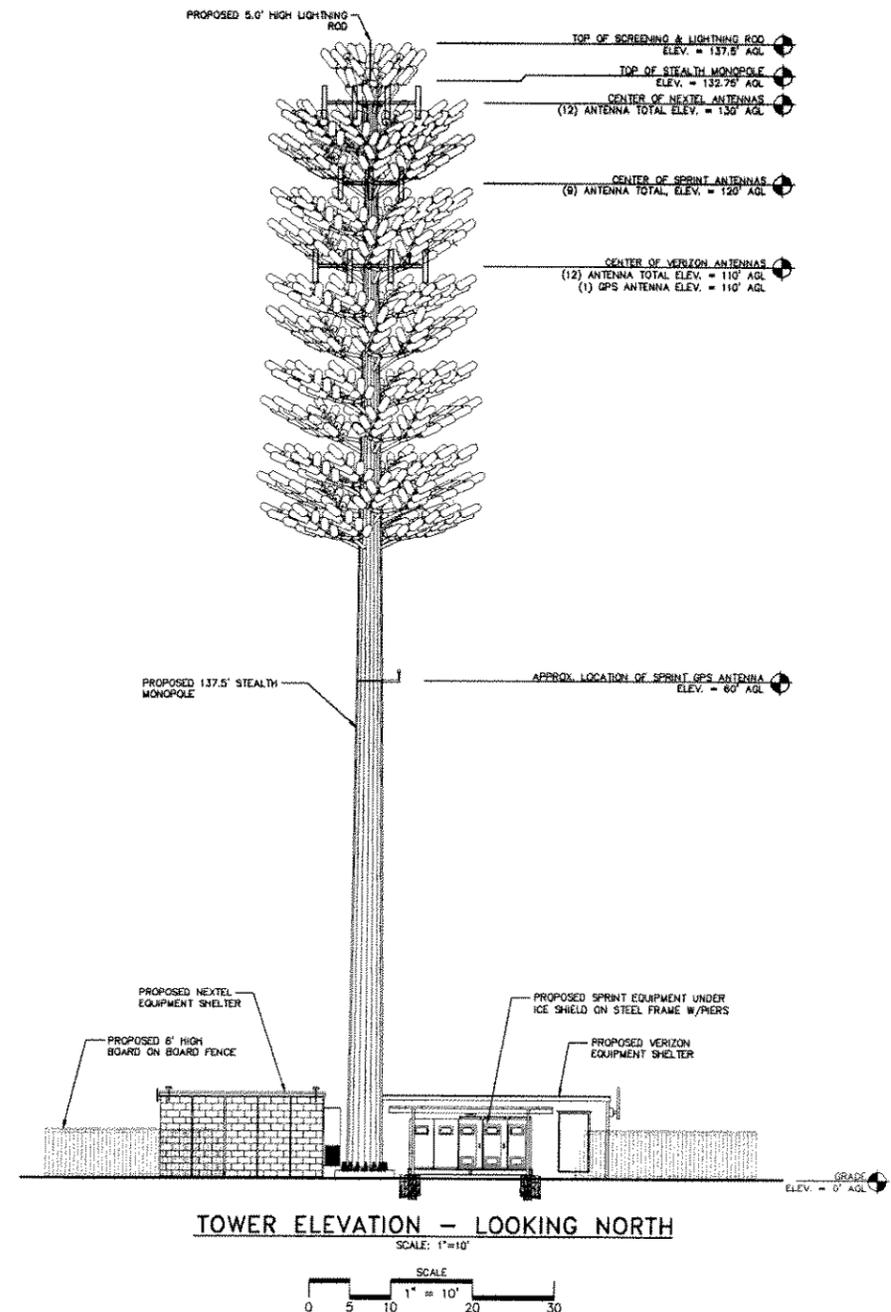
VERIZON ANTENNA CONFIGURATION

NO SCALE



VERIZON ANTENNA DETAIL

NO SCALE



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Camp Hill, PA 17011
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Website: www.rettetw.com

Beltsville, PA - Lancaster, PA - Pottsville, PA - York, PA
Ephrata, PA - Harrisburg, PA - Lebanon, PA - Middletown, PA - Schuylkill, PA

NEW JERSEY CERTIFICATE OF
AUTHORIZATION NUMBER
GA27887

SEAL:

ROBERT M. LAURIELLO
NJ PROFESSIONAL ENGINEER
LICENSE NO. 42965

DRAWN BY: RAW
CHECKED BY: RML
SCALE: AS NOTED
DATE: 10/18/02
JOB NUMBER: 024126-04
CAD FILE: 02412604SP-5.dwg

SPRINT SPECTRUM
OWNER/LANDLORD
LEASING/SAO
RF
ZONING
CONSTRUCTION
APPROVALS

11/3/04 - PER ENGINEER COMMENTS	RAW
10/2/04 - PER CONSERVATION DISTRICT	MO
9/1/04 - PER ENGINEER COMMENTS	RAW
8/1/04 - PER CONSERVATION DISTRICT	MO
7/1/04 - PER ENGINEER COMMENTS	RAW
6/1/04 - PER CLIENT COMMENTS	RAW
5/1/04 - PER CLIENT COMMENTS	RAW
4/1/04 - ZONING SUBMITTAL	RAW
3/1/04 - PER UNJ COMMENTS	RAW
2/1/04 - ZONING SUBMITTAL	SP
1/1/04 - ZONING SUBMITTAL	SP

SCHEDULE OF REVISIONS

SITE NUMBER: NY03XC15E

SITE NAME: WOODCLIFF LAKE

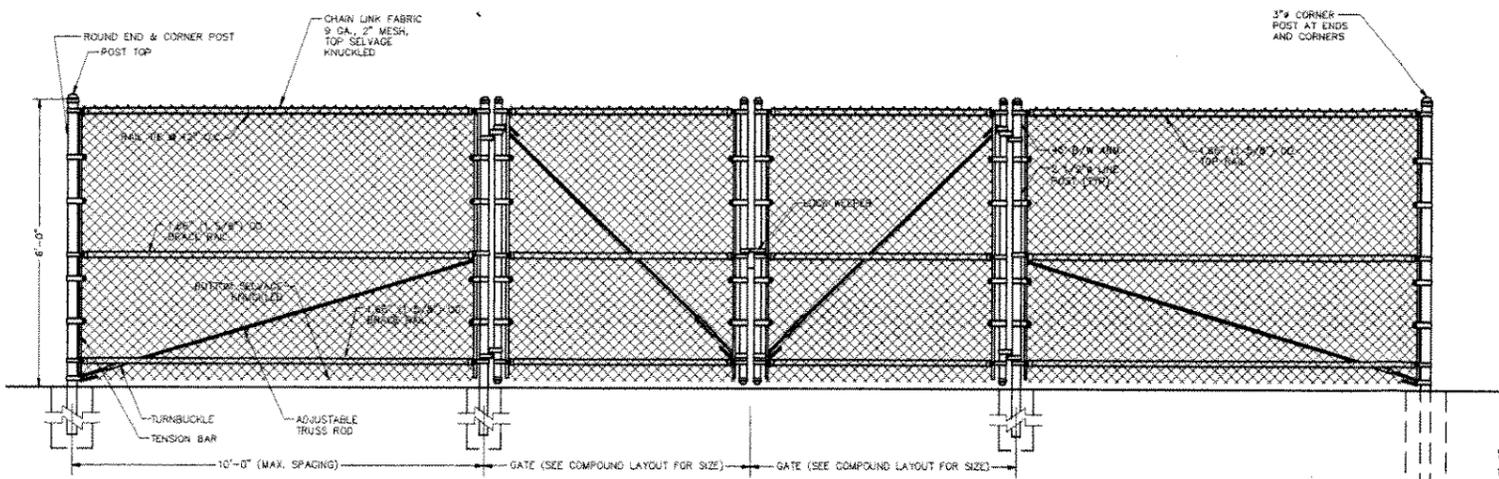
ISSUED FOR: ZONING

SITE ADDRESS:
200 OVERLOOK DRIVE
WOODCLIFF LAKE, NJ 07677

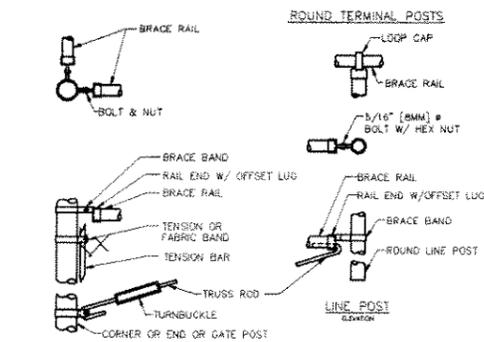
DRAWING TITLE:
PRELIMINARY/FINAL
TOWER ELEVATION

SHEET NUMBER: SP-6

SHEET: 7 OF 11

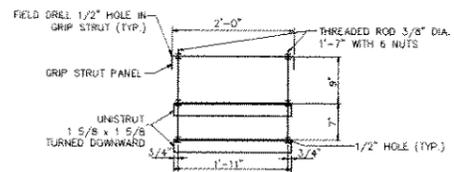


FENCE AND GATE DETAIL
NO SCALE

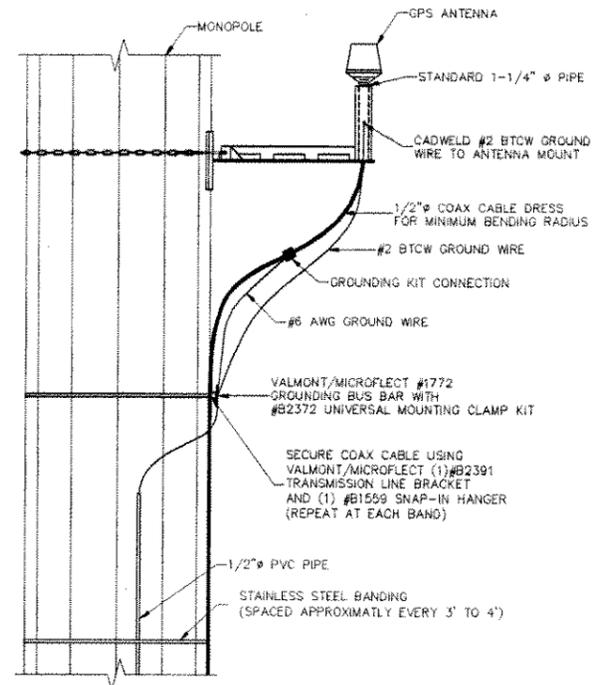
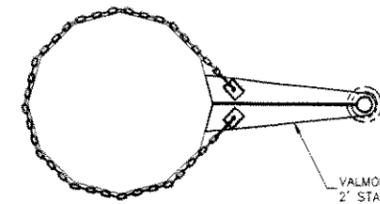


FENCE DETAILS
NO SCALE

END & CORNER POST TOP	TOP & BOTTOM FABRIC OPTIONS	
	DOVE	KNUCKLE
	TWIST	
		KNUCKLE

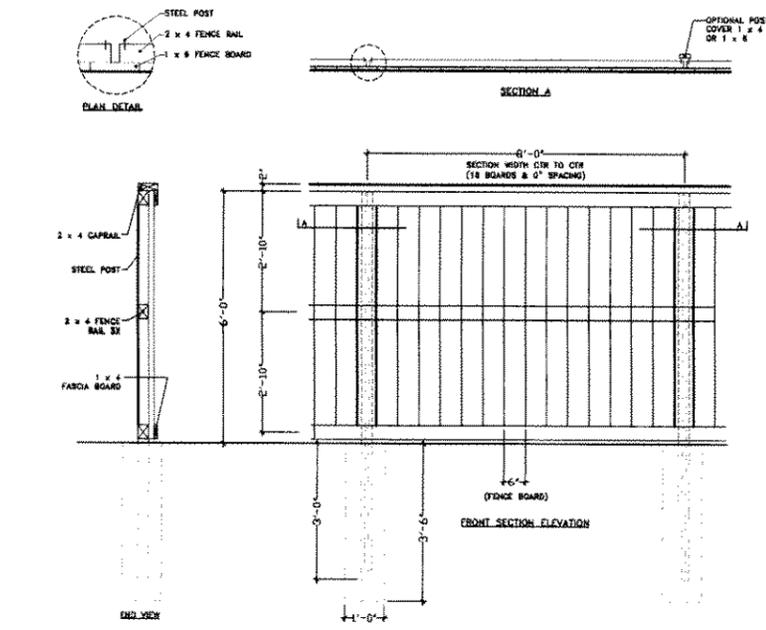


HANGER ANGLE DETAIL
SCALE: 1 1/2" = 1'-0"

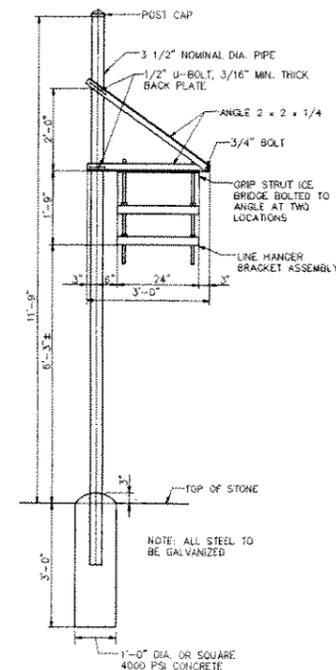


GPS MOUNTING BRACKET PLATE
NOT TO SCALE

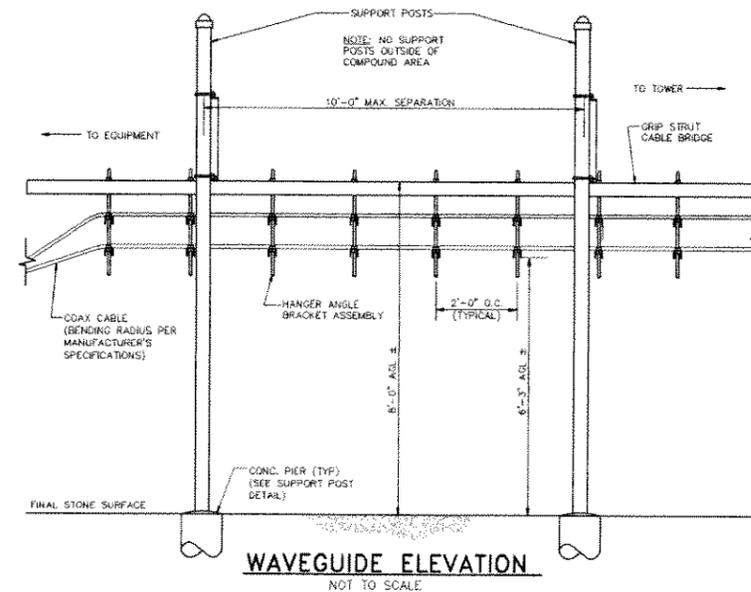
NOTES:
THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/4" DIAMETER, SCHEDULE 40, GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MINIMUM OF 18 INCHES) USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBURRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT. IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT IT IS WITHIN 2 DEGREES OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2 DEGREES OF LEVEL.



6' TRADITIONAL BOARD FENCE DETAIL
STYLE: FLAT TOP W/ CAPRAIL & FASCIA
FENCE DETAIL
NO SCALE



SUPPORT POST DETAIL
NOT TO SCALE



WAVEGUIDE ELEVATION
NOT TO SCALE



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Website: www.rettew.com

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NEW JERSEY CERTIFICATE OF AUTHORIZATION NUMBER GA276187

SEAL:

ROBERT M. LAURIELLO
NJ PROFESSIONAL ENGINEER
LICENSE NO. 42965

DRAWN BY:	RAW
CHECKED BY:	RML
SCALE:	AS NOTED
DATE:	10/18/02
JOB NUMBER:	024126-04
CAD FILE:	02412604C-1.dwg

SPRINT SPECTRUM	
OWNER/LANDLORD	RF
LEASING/SAQ	RF
ZONING	
CONSTRUCTION	
APPROVALS	

11/3/04	- PER ENGINEER COMMENTS	RAW
10/2/04	- PER CONSERVATION DISTRICT MO	RAW
9/11/04	- PER ENGINEER COMMENTS	RAW
8/11/04	- PER CONSERVATION DISTRICT MO	RAW
7/11/03	- PER ENGINEER COMMENTS	RAW
6/9/03	- PER ENGINEER COMMENTS	RAW
5/16/03	- PER CLIENT COMMENTS	RAW
4/4/03	- ZONING SUBMITTAL	RAW
3/11/03	- PER UMN COMMENTS	RAW
2/12/02	- ZONING SUBMITTAL	SJP
1/9/02	- ZONING SUBMITTAL	SJP

SCHEDULE OF REVISIONS

SITE NUMBER: NY03K051E

SITE NAME: WOODCLIFF LAKE

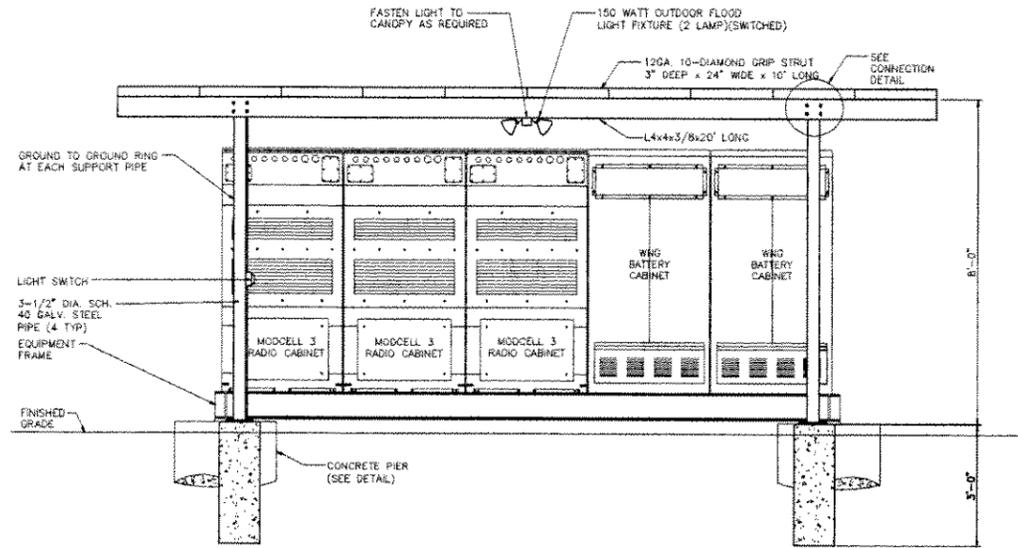
ISSUED FOR: ZONING

SITE ADDRESS:
200 OVERLOOK DRIVE
WOODCLIFF LAKE, NJ 07677

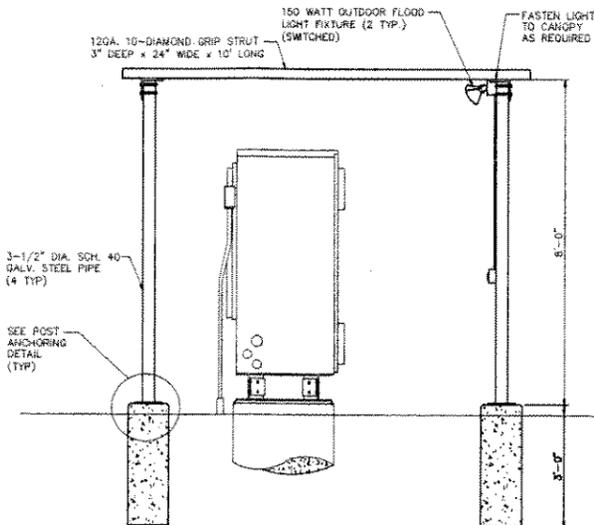
DRAWING TITLE:
STRUCTURAL DETAILS

SHEET NUMBER: C-1

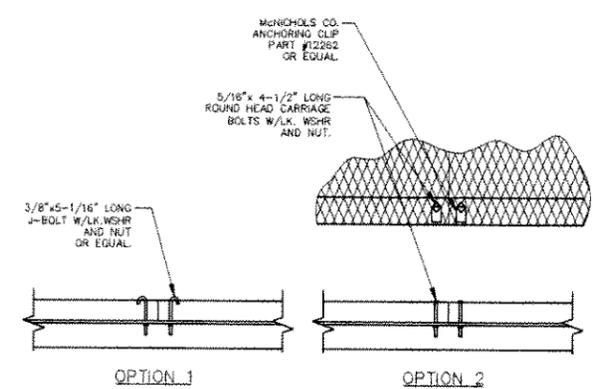
SHEET: 8 OF 11



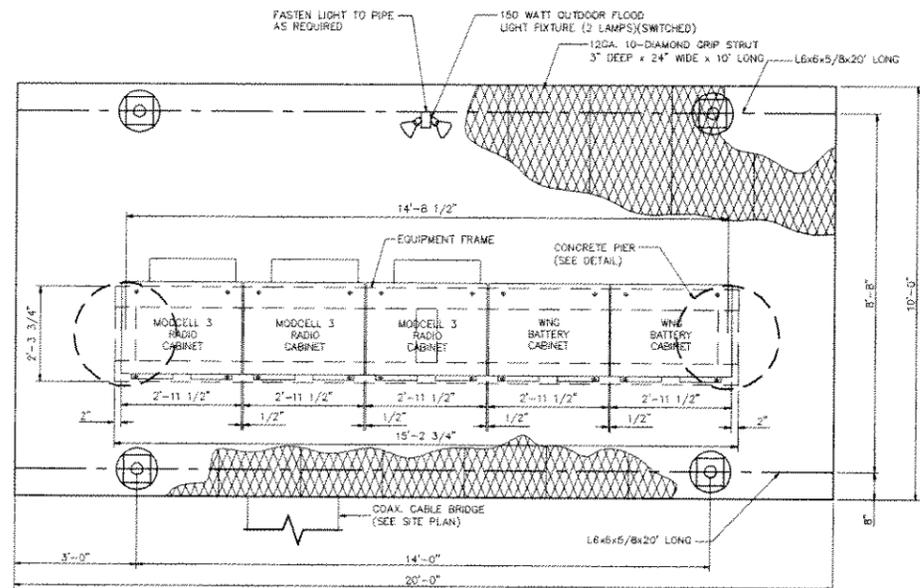
FRONT ELEVATION
SCALE: 1/2" = 1'



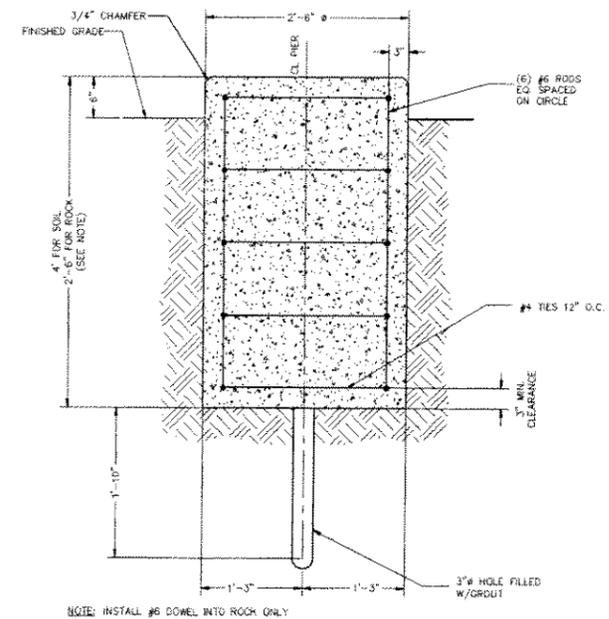
SIDE ELEVATION
SCALE: 1/2" = 1'



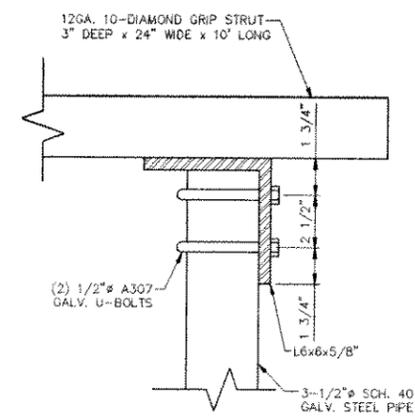
GRIPSTRUT CONNECTION DETAIL
SCALE: 1" = 1'



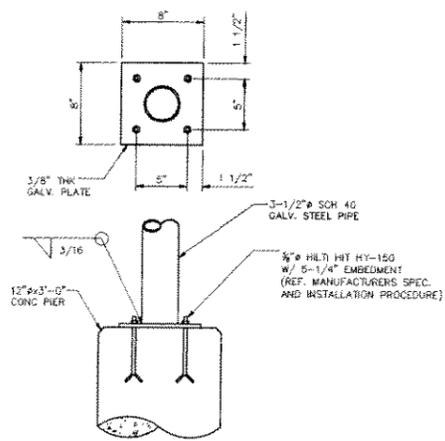
PLAN VIEW
SCALE: 1/2" = 1'



CONCRETE PIER (TYP.)
SCALE: 1" = 1'-0"



CANOPY CONNECTION DETAIL
SCALE: 3" = 1'



POST ANCHORING DETAIL
SCALE: 1/4" = 1"

- GENERAL NOTES:**
1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION ASTM A36 AND HOT DIPPED GALV. AFTER FABRICATION UNLESS OTHERWISE NOTED.
 2. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D11 WHERE FILLET WELD SIZES ARE NOT SHOWN PROVIDE THE MINIMUM SIZE PER TABLE J24 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 9TH EDITION AT THE COMPLETION OF ALL WELDING. ALL DAMAGE TO GALV. COATING SHALL BE REPAIRED.
 3. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALV. ASTM A325 BOLTS (3/4" DIA) AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
 4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. GALV. ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
 5. CONCRETE EXPANSION ANCHORS AND EPOXY ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURERS MAXIMUM ALLOWABLE LOADS. MANUFACTURERS MINIMUM CONCRETE EDGE DISTANCE SHALL BE MAINTAINED.
 6. USE PRECAUTIONS & PROCEDURES PER AWS D11 WHEN WELDING GALV. METALS.
 7. TOUCH-UP ALL DAMAGED GALV. STEEL WITH SPRINT APPROVED COLD ZINC "GALVANOK", "DRY GALV", "ZINC-OIT", OR APPROVED EQUIVALENT, IN ACCORDANCE WITH MANUFACTURERS GUIDELINES. TOUCH-UP DAMAGED NON-GALV. STEEL WITH SAME PAINT APPLIED IN SHOP OR FIELD.

ALL LIGHTING SHALL BE SHIELDED TO PREVENT LIGHTING FROM STRAYING FROM THE SITE ONTO ADJACENT PROPERTIES



2500 Gettysburg Road, Suite 100
Camp Hill, PA 17011
Phone (717) 697-3551
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Email: rettet@rettet.com
Website: www.rettet.com

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Ephrata, PA - Harrisburg, PA - Lebanon, PA - Reading, PA - Schuylkill, PA - York, PA

NEW JERSEY CERTIFICATE OF AUTHORIZATION NUMBER GAZ27687

SEAL:

ROBERT M. LAURIELLO
NJ PROFESSIONAL ENGINEER
LICENSE NO. 42965

DRAWN BY: RAW
CHECKED BY: RML
SCALE: AS NOTED
DATE: 10/18/02
JOB NUMBER: 024126-04
CAD FILE: 02412604C-2.dwg

SPRINT SPECTRUM
OWNER/LANDLORD
LEASING/SAQ
RF
ZONING
CONSTRUCTION
APPROVALS

11/3/04 - PER ENGINEER COMMENTS	RAM
10/2/04 - PER CONSERVATION DISTRICT	MOH
9/1/04 - PER ENGINEER COMMENTS	RAM
8/1/04 - PER CONSERVATION DISTRICT	MOH
7/11/03 - PER ENGINEER COMMENTS	RAM
6/9/03 - PER ENGINEER COMMENTS	RAM
5/6/03 - PER CLIENT COMMENTS	RAM
4/4/03 - ZONING SUBMITTAL	RAM
3/1/03 - PER UNAJ COMMENTS	RAM
2/12/02 - ZONING SUBMITTAL	SJP
1/9/02 - ZONING SUBMITTAL	SJP

SCHEDULE OF REVISIONS

SITE NUMBER: NY03XC15IE

SITE NAME: WOODCLIFF LAKE

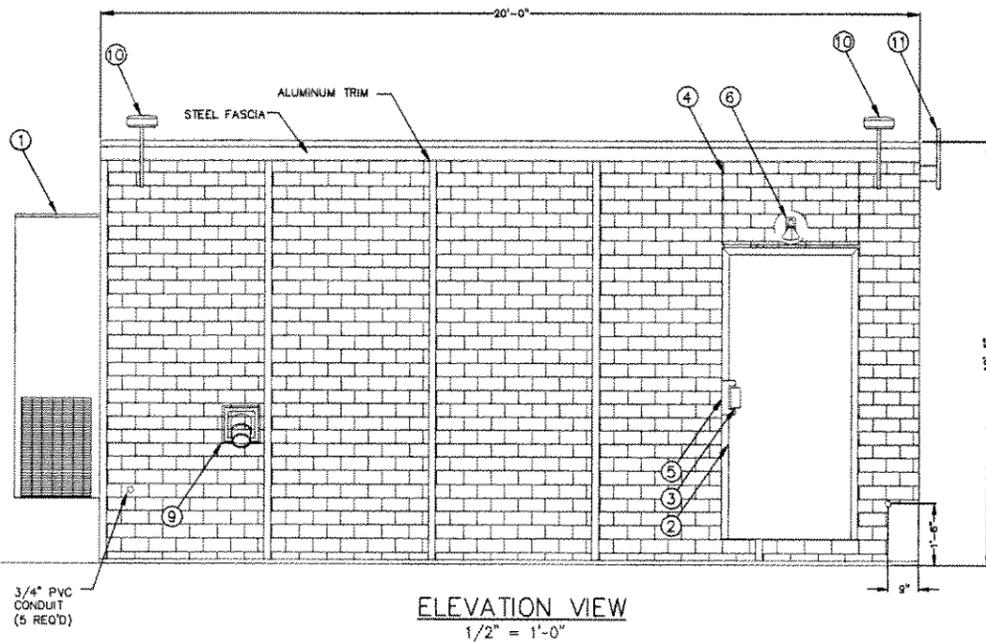
ISSUED FOR: ZONING

SITE ADDRESS:
200 OVERLOOK DRIVE
WOODCLIFF LAKE, NJ 07677

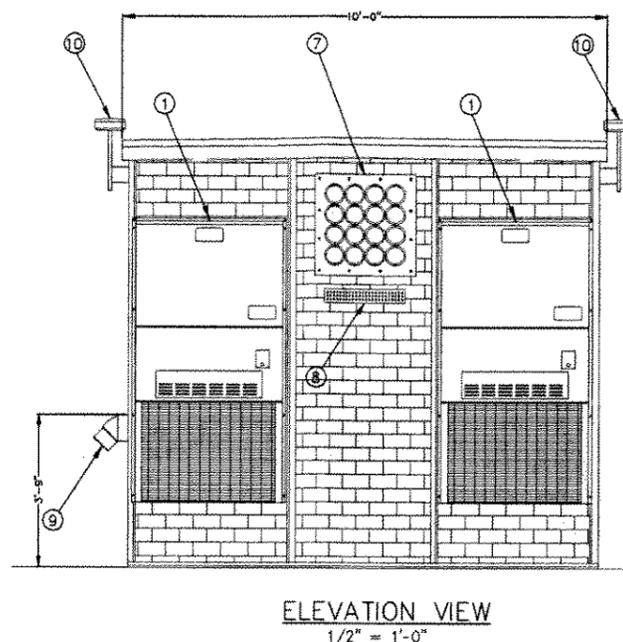
DRAWING TITLE:
SPRINT DETAILS

SHEET NUMBER: C-2

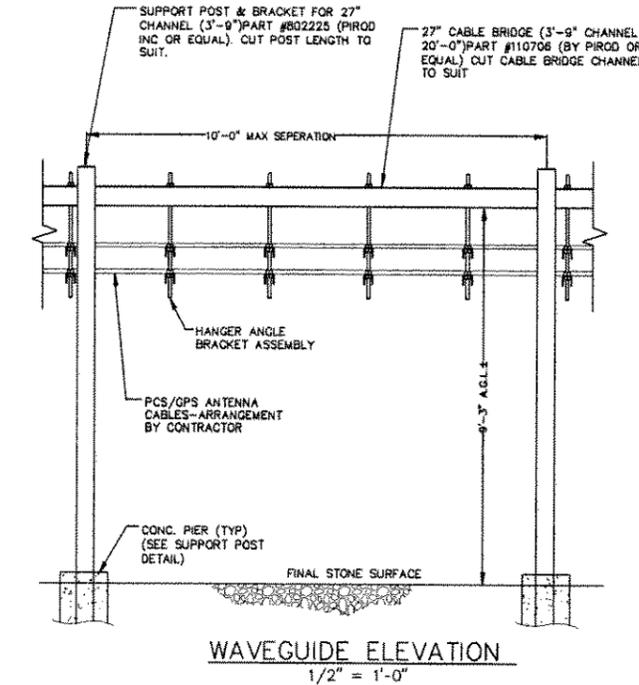
SHEET: 9 OF 11



ELEVATION VIEW
1/2" = 1'-0"

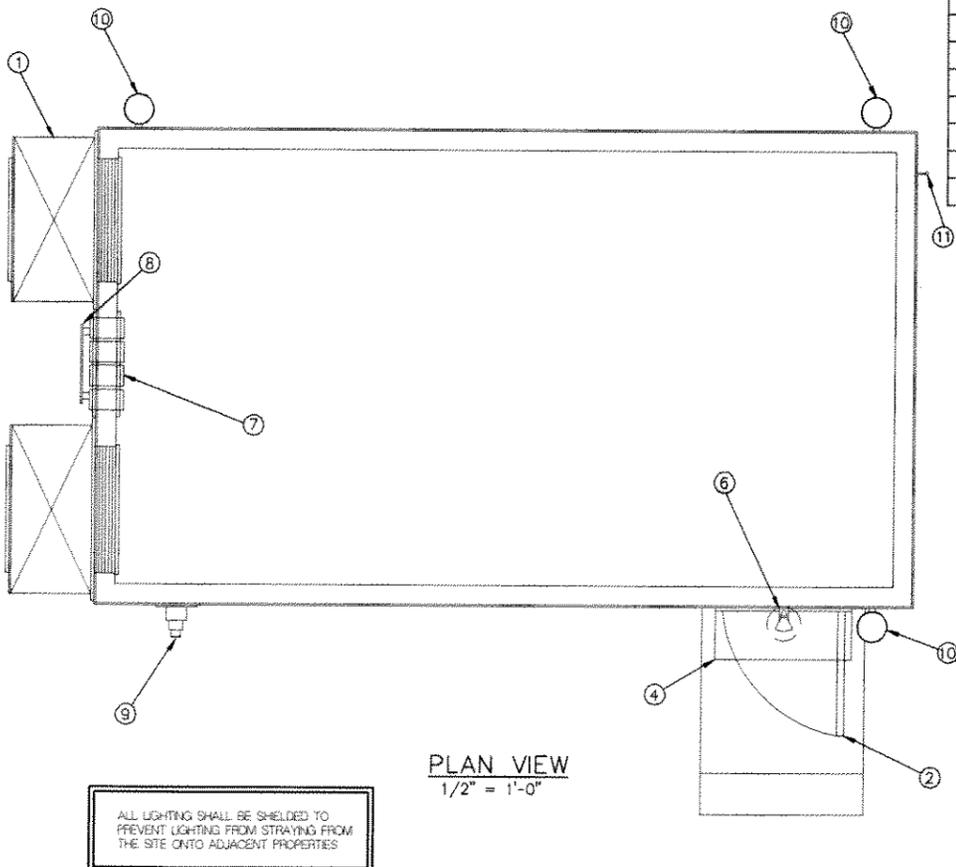


ELEVATION VIEW
1/2" = 1'-0"

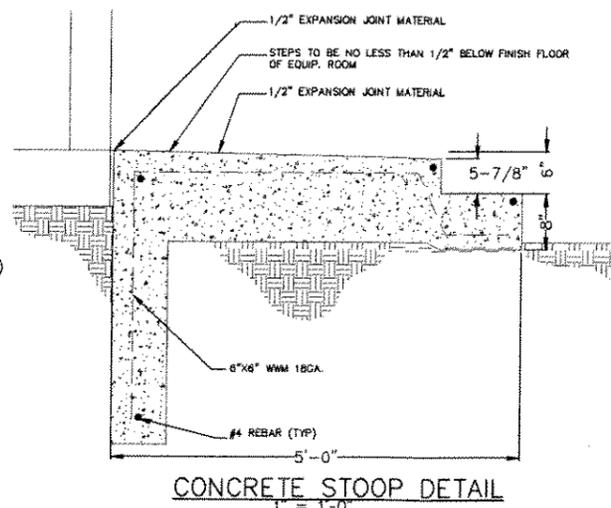


WAVEGUIDE ELEVATION
1/2" = 1'-0"

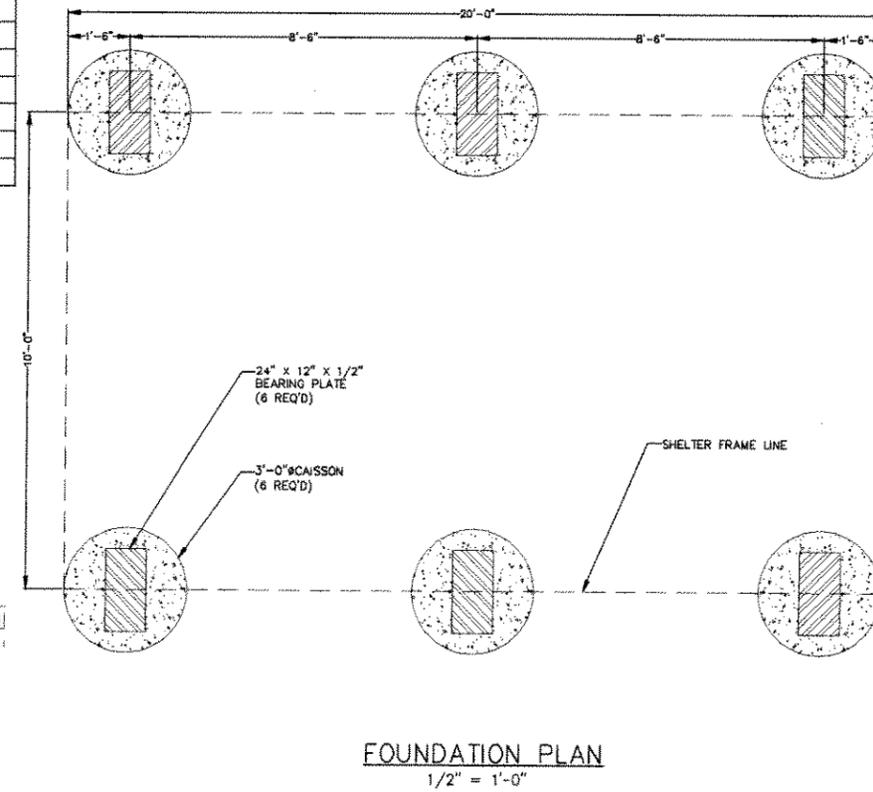
ITEM	QTY.	DESCRIPTION	MODEL No.
1	2	60,000 BTU HVAC UNIT WITH 9KW HEATSTRIP AND ECONOMIZER	*
2	1	3'-0" X 7'-0", 18GA. INSULATED, PRIMED AND PAINTED STEEL DOOR	VC3070N81C
3	1	SIMPLEX LEVER HANDLE LOCK SET WITH BEST KEY OVERRIDE	1021B
4	1	1'-3" X 3'-4" DOOR HOOD, PRIMED AND PAINTED TO MATCH TRIM	US1 6000
5	1	ANTI-PICK GUARD	US1 6016
6	1	150W QUARTZ EXTERIOR LIGHT WITH MOTION DETECTOR	M580
7	1	MICROFLECT 16 PORT CABLE ENTRY PANEL	B447
8	2	4"x23"x1/4" GROUND BAR	*
9	1	GE NEMA LINE-5 120V 20A EXTERIOR GR RECEPTACLE	GFR5342-2
10	3	PROPOSED GPS ANTENNA	*
11	1	PROPOSED BMR ANTENNA	*



PLAN VIEW
1/2" = 1'-0"

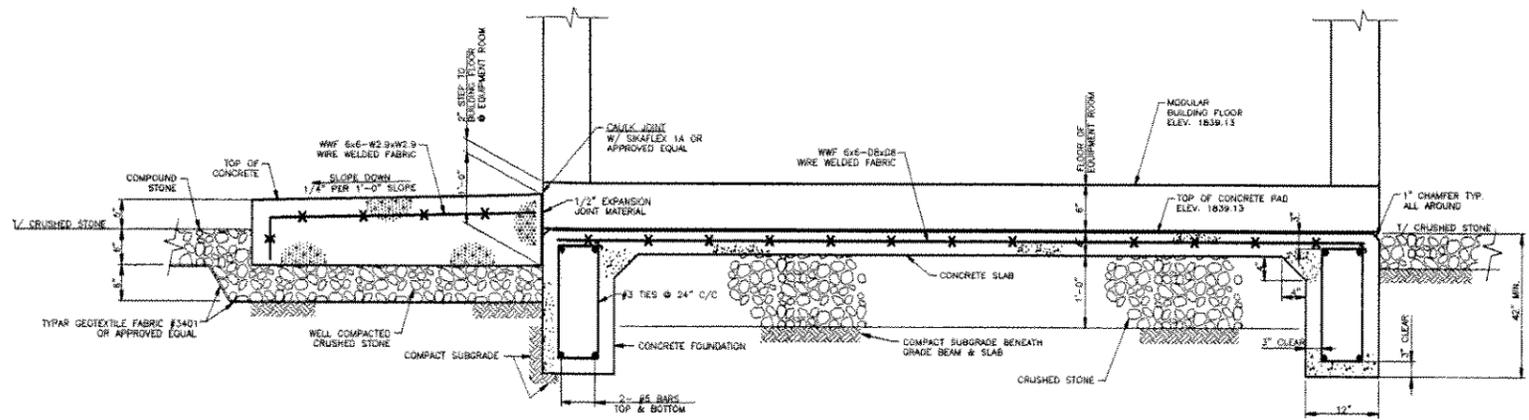
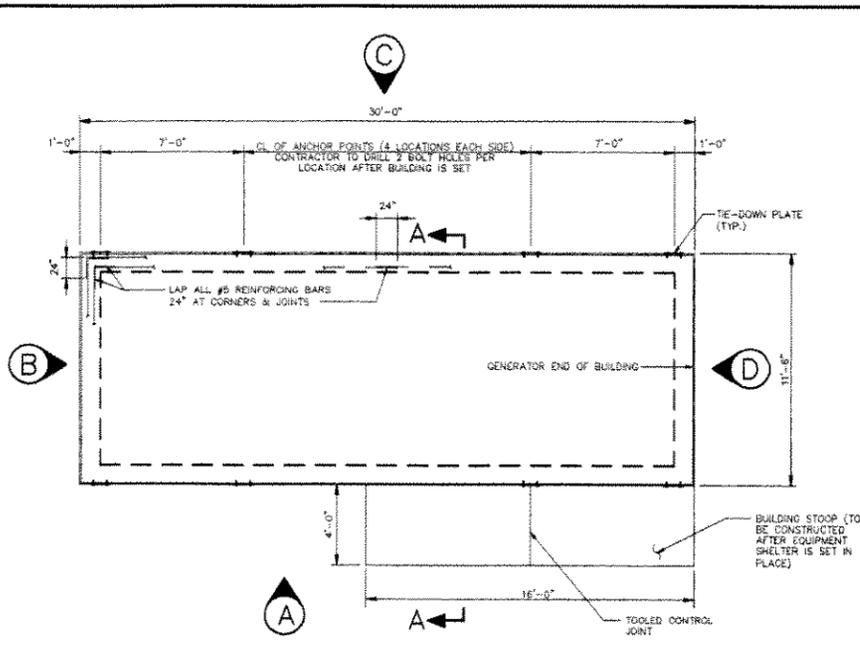


CONCRETE STOOP DETAIL
1" = 1'-0"



FOUNDATION PLAN
1/2" = 1'-0"

ALL LIGHTING SHALL BE SHIELDED TO PREVENT LIGHTING FROM STRAYING FROM THE SITE ONTO ADJACENT PROPERTIES

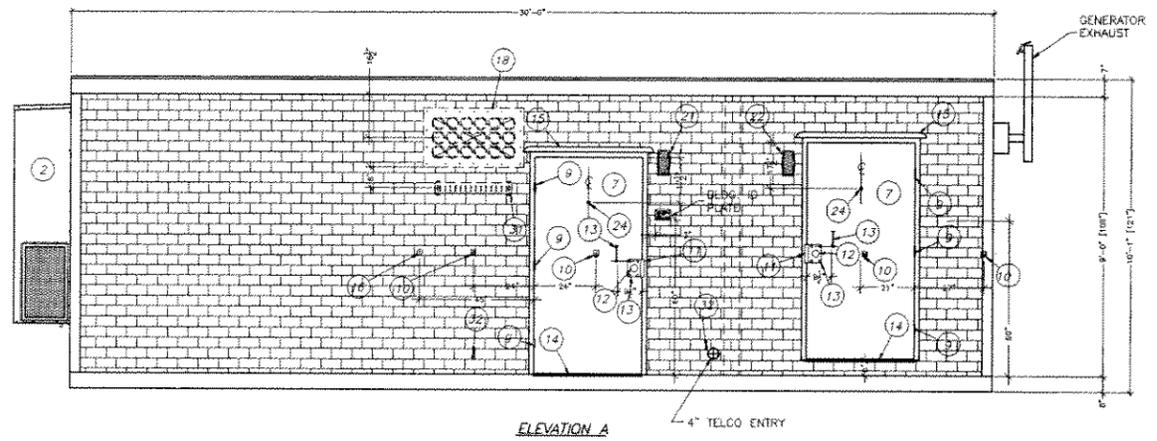


FOUNDATION NOTES:

1. SLAB TO BE LEVEL ± 1/4".
2. FOOTING TO EXTEND A MINIMUM OF 42" BELOW UNDISTURBED SOIL AND FROST LINE.
3. SLAB FOUNDATION DESIGNED ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
4. SLAB FOUNDATION DESIGNED ASSUMING MAXIMUM SOIL PLASTICITY INDEX OF 27.
5. ALL CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 4000 PSI (MIN.) WITH A MAXIMUM SLUMP OF 3 INCHES AND SHALL BE AIR ENTRAINED (% AIR=8%) ± 1/2%.
6. REINFORCING STEEL: INTERMEDIATE GRADE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
7. WELDED WIRE FABRIC: SHALL CONFORM TO THE LATEST EDITION OF ASTM A185, GRADE 65.
8. THE SUBGRADE BENEATH THE CRUSHED STONE SHALL BE SCARIFIED FOR A DEPTH OF 6 INCHES BELOW THE CRUSHED STONE AND BE COMPACTED TO NO VISUAL MOVEMENT AND TO THE SATISFACTION OF THE ENGINEER.
9. BACKFILL AROUND FOOTINGS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS PER ASTM D1557, BEFORE EQUIPMENT IS PLACED.
10. USE PA DOT NO. 2B CLEAN BLUE CHP Limestone IF NEW SITE.

SECTION A-A
SCALE: NONE

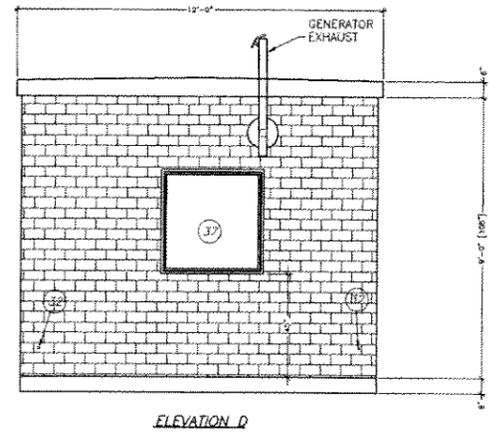
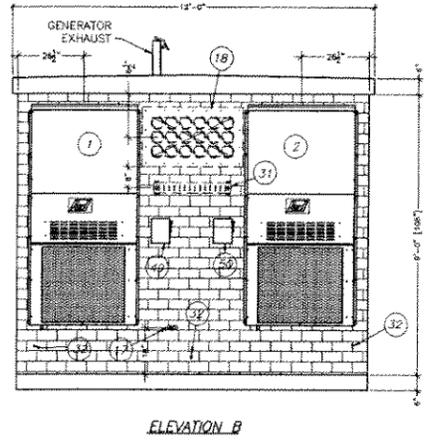
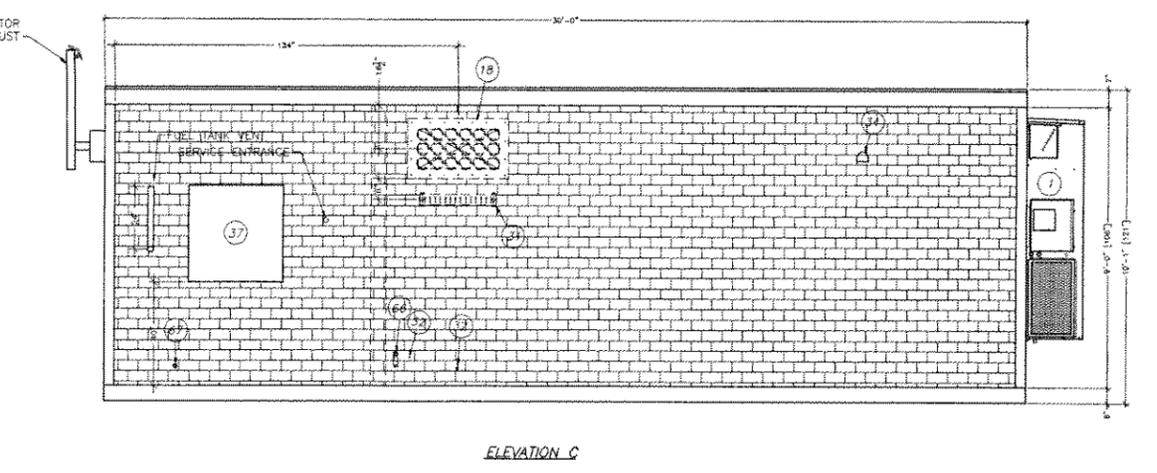
MODULAR BUILDING - SLAB FOUNDATION
SCALE: 1/4" = 1'-0"



ALL LIGHTING SHALL BE SHIELDED TO PREVENT LIGHTING FROM STRAYING FROM THE SITE ONTO ADJACENT PROPERTIES

ITEM LIST

ITEM NO.	QUANTITY	DESCRIPTION	MANUFACTURER
1	1	4" TELCO ENTRY	TELECOM
2	1	GENERATOR EXHAUST	GENERATOR
3	1	4" TELCO ENTRY	TELECOM
4	1	GENERATOR EXHAUST	GENERATOR
5	1	4" TELCO ENTRY	TELECOM
6	1	GENERATOR EXHAUST	GENERATOR
7	1	4" TELCO ENTRY	TELECOM
8	1	GENERATOR EXHAUST	GENERATOR
9	1	4" TELCO ENTRY	TELECOM
10	1	GENERATOR EXHAUST	GENERATOR
11	1	4" TELCO ENTRY	TELECOM
12	1	GENERATOR EXHAUST	GENERATOR
13	1	4" TELCO ENTRY	TELECOM
14	1	GENERATOR EXHAUST	GENERATOR
15	1	4" TELCO ENTRY	TELECOM
16	1	GENERATOR EXHAUST	GENERATOR
17	1	4" TELCO ENTRY	TELECOM
18	1	GENERATOR EXHAUST	GENERATOR
19	1	4" TELCO ENTRY	TELECOM
20	1	GENERATOR EXHAUST	GENERATOR
21	1	4" TELCO ENTRY	TELECOM
22	1	GENERATOR EXHAUST	GENERATOR
23	1	4" TELCO ENTRY	TELECOM
24	1	GENERATOR EXHAUST	GENERATOR
25	1	4" TELCO ENTRY	TELECOM
26	1	GENERATOR EXHAUST	GENERATOR
27	1	4" TELCO ENTRY	TELECOM
28	1	GENERATOR EXHAUST	GENERATOR
29	1	4" TELCO ENTRY	TELECOM
30	1	GENERATOR EXHAUST	GENERATOR
31	1	4" TELCO ENTRY	TELECOM
32	1	GENERATOR EXHAUST	GENERATOR
33	1	4" TELCO ENTRY	TELECOM
34	1	GENERATOR EXHAUST	GENERATOR
35	1	4" TELCO ENTRY	TELECOM
36	1	GENERATOR EXHAUST	GENERATOR
37	1	4" TELCO ENTRY	TELECOM
38	1	GENERATOR EXHAUST	GENERATOR
39	1	4" TELCO ENTRY	TELECOM
40	1	GENERATOR EXHAUST	GENERATOR
41	1	4" TELCO ENTRY	TELECOM
42	1	GENERATOR EXHAUST	GENERATOR
43	1	4" TELCO ENTRY	TELECOM
44	1	GENERATOR EXHAUST	GENERATOR
45	1	4" TELCO ENTRY	TELECOM
46	1	GENERATOR EXHAUST	GENERATOR
47	1	4" TELCO ENTRY	TELECOM
48	1	GENERATOR EXHAUST	GENERATOR
49	1	4" TELCO ENTRY	TELECOM
50	1	GENERATOR EXHAUST	GENERATOR



2500 Gettysburg Road, Suite 100
Camp Hill, PA 17011
Phone (717) 697-3551
Fax (717) 697-6953
Email: rettet@rettet.com
Website: www.rettet.com

NEW JERSEY CERTIFICATE OF AUTHORIZATION NUMBER 0A27887

ROBERT M. LAURIELLO
NJ PROFESSIONAL ENGINEER
LICENSE NO. 42965

DRAWN BY: RAW
CHECKED BY: RML
SCALE: AS NOTED
DATE: 10/18/02
JOB NUMBER: 024126-04
CAD FILE: 02412604C-4.dwg

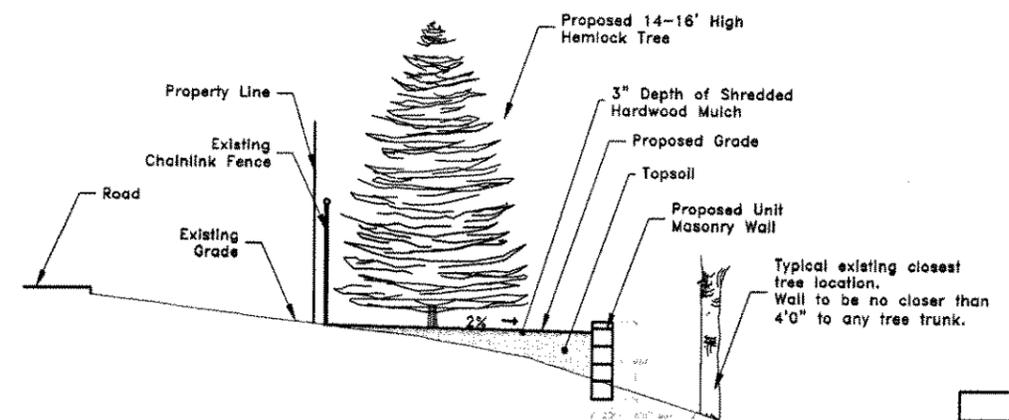
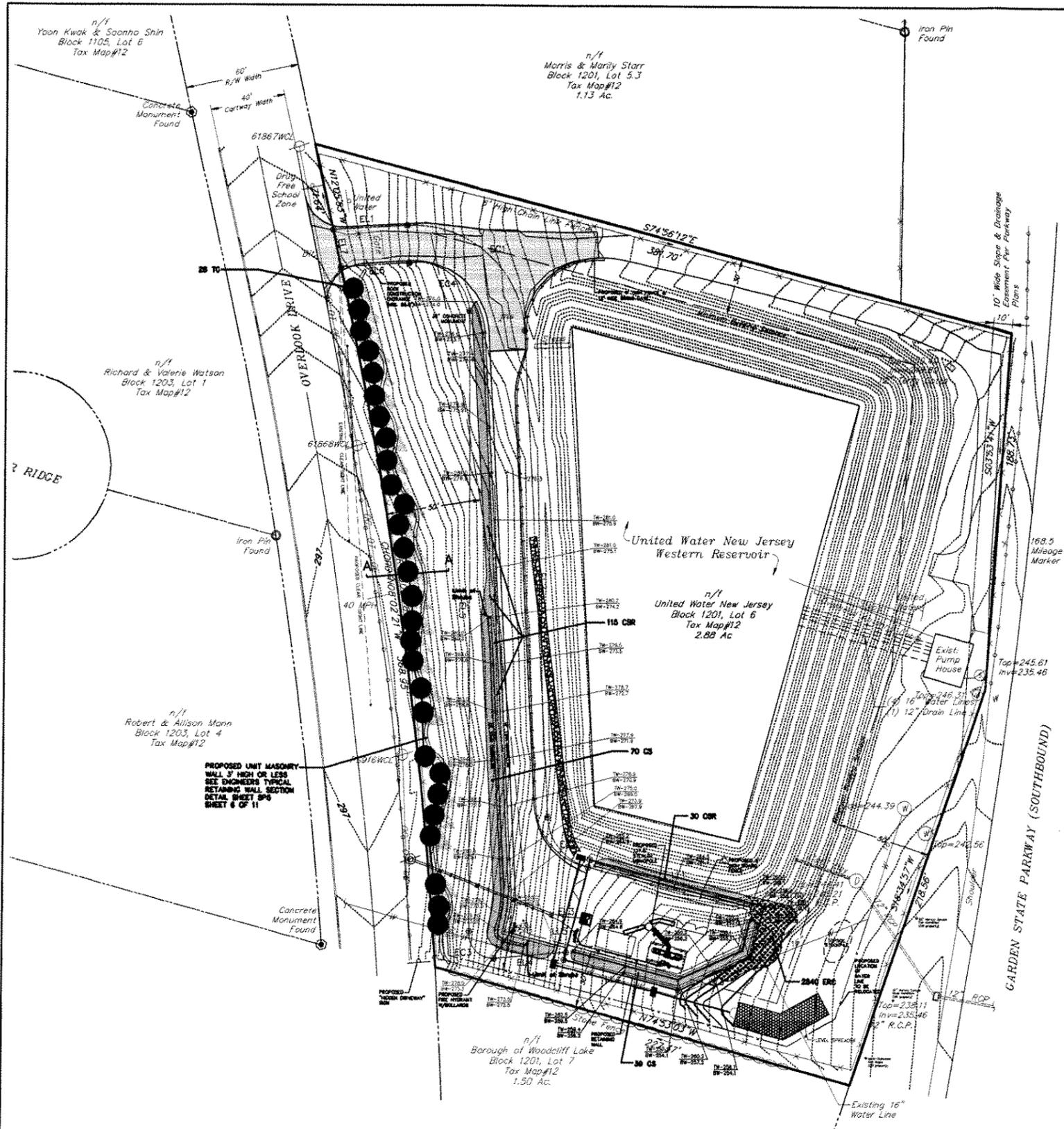
SPRINT SPECTRUM
OWNER/LANDLORD
LEASING/SAQ
RF
ZONING
CONSTRUCTION

APPROVALS

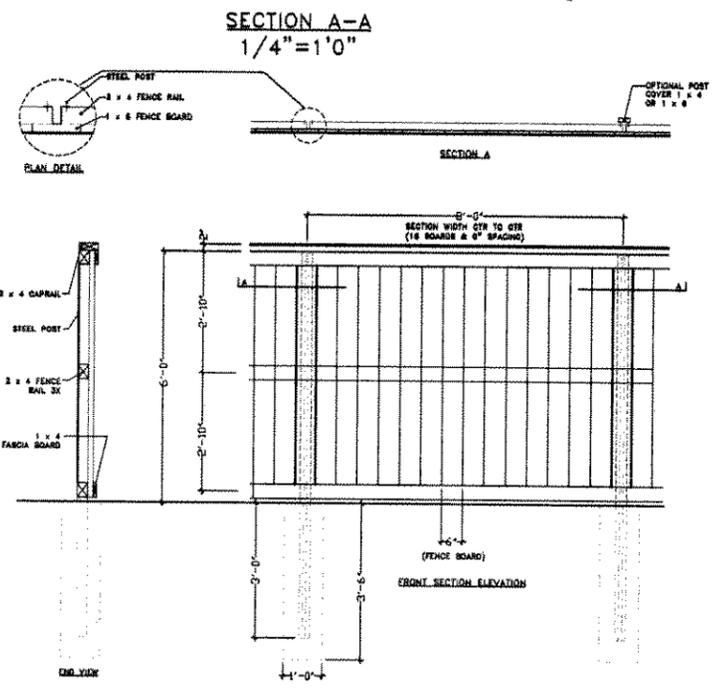
DATE	REVISION	BY
11/3/04	PER ENGINEER COMMENTS	RAW
10/2/04	PER CONSERVATION DISTRICT	MOH
9/11/04	PER ENGINEER COMMENTS	RAW
8/19/04	PER CONSERVATION DISTRICT	MOH
7/11/03	PER ENGINEER COMMENTS	RAW
6/9/03	PER ENGINEER COMMENTS	RAW
5/6/03	PER CLIENT COMMENTS	RAW
4/9/03	ZONING SUBMITTAL	RAW
3/12/03	PER UNM COMMENTS	RAW
2/12/02	ZONING SUBMITTAL	SJP
1/9/02	ZONING SUBMITTAL	SJP

SCHEDULE OF REVISIONS

SITE NUMBER: NY03XC151E
SITE NAME: WOODCLIFF LAKE
ISSUED FOR: ZONING
SITE ADDRESS: 200 OVERLOOK DRIVE WOODCLIFF LAKE, NJ 07677
DRAWING TITLE: VERIZON DETAILS
SHEET NUMBER: C-4
SHEET: 11 OF 11



JOSEPHINE M. COLLINS
 Certified Landscape Architect
 New Jersey License Number
 880888



6\"/>
 FENCE DETAIL
 NO SCALE

LEGEND

- LEVEL SPREADER
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB PLANTING
- PROPOSED GROUNDCOVER
- PROPOSED WALL

EXISTING TREE LEGEND

Existing Tree to Remain

- 70 Tree Number (Typical)
- 274.7 Existing Spot Elevation (Typical)

Existing Tree to Be Removed

- 52 Tree Number (Typical)
- 284.7 Existing Spot Elevation (Typical)

Existing Tree to Be Removed Due to Construction

- 80 Tree Number (Typical)
- 288.8 Existing Spot Elevation (Typical)

Existing Tree in Poor Condition to Remain

- 53P Tree Number (Typical)
- 282.7 Existing Spot Elevation (Typical)

EXISTING TREE NOTE
 IT IS UNDERSTOOD THAT THE FOLLOWING TREES ARE IN QUESTIONABLE PROXIMITY TO THE PROPOSED WALLS: TREE NUMBER 15, 23, 47, & 58. SOME OF THESE MAY NEED TO BE REMOVED, HOWEVER, EVERY POSSIBLE EFFORT TO SAVE THEM WILL BE MADE.

DISTURBED AREA NOTE
 ALL DISTURBED AREAS ARE TO BE REVEGETATED INTO LAWN AS PER THE SEDIMENT AND EROSION CONTROL PLAN.

TOTAL # OF EXISTING TREES - 131

TOTAL # OF TREES TO REMAIN - 60

TOTAL # OF TREES TO BE REMOVED (DEAD OR VERY POOR) - 25

TOTAL # OF TREES REMOVED DUE TO CONSTRUCTION - 34

TOTAL # OF TREES IN POOR CONDITION TO REMAIN - 12

Plant List

Key	Qty.	Botanical Name	Common Name	Size	Root	Spacing	Comments
CS	109	Cotoneaster salicifolius	Willowleaf Cotoneaster	18-24"	3 Gal. Pot	3' o.c.	Heavy, Full
CSR	145	Cotoneaster salicifolius 'Repandens'	Spreading Willowleaf Cotoneaster	15-18"	2 Gal. Pot	3' o.c.	Heavy, Full
ERC	2840	Euonymus fortunei var. coloratus	Purple Wintercreeper	6-9"	2.5" pot	6" o.c.	Heavy, Full
TC	28	Tsuga canadensis	Canadian Hemlock	14'-16'	B&B		Heavy, Full

LAWRENCE J.
TENZCA
 ASSOCIATES
 Landscape Architects • Site Planners
 15 Freeman Avenue
 East Orange New Jersey 07018-3461
 TEL 973 678-5858
 FAX 973 678-5158

Drawing Title:
Landscape Development

Project:
**SPRINT
 Woodcliff Lake**

Woodcliff Lake, New Jersey

Scale: 1" = 30'

Date: 1-9-04

Drawing By: RJN, JMC

Checked By: LJT

Drawing No:
LD-1

Job No.
 0323

DATE	ISSUE	REVISION
2/24/04	A	Revised to include 6' high solid board fence around compound.
1/29/04	B	Revised as per Township Engineer's comments of 01-27-04, revised plant schedule & added adjacent off-site existing trees at GS Parkway.
1/12/04	A	ISSUED FOR APPROVAL

Exhibit E

Memorandum Of Lease Agreement

THIS MEMORANDUM OF LEASE AGREEMENT is made as of the 26th day of May, 1999 (the "Memorandum")

BY AND BETWEEN: NEW YORK SMSA LIMITED PARTNERSHIP, a limited partnership of the State of New York with its principal addresses at 180 Washington Valley Road, Bedminster, New Jersey 07921 ("Lessee").

AND: UNITED WATER NEW JERSEY INC., a public utility corporation of the State of New Jersey with its principal address at 200 Old Hook Road, Harrington Park, New Jersey 07640, and AMERICAN COMMUNICATION FACILITIES, LLC, a New Jersey limited liability company having its principal offices at 110 Summit Avenue, PO Box 547, Montvale, New Jersey 07645 (collectively hereinafter referred to as "Lessor")

WITNESSETH:

Lessor is the ground tenant of a portion of the real property (the "Real Property") owned by UNITED WATER NEW JERSEY, which Real Property is described on Schedule A annexed hereto.

Lessor has erected a telecommunications tower on a portion of the Real Property as depicted on Exhibit A (the "Tower Site").

Lessor and Lessee entered into a Lease Agreement on May 26, 1999 (the "Lease Agreement") relative to the installation of certain equipment (as defined in the Lease Agreement) at the Tower Site.

The Term of the Lease Agreement is for ten (10) years and includes four (4) optional renewal terms of five (5) years each.

The Lease Agreement shall not be a lien against the Real Property or the Tower Site and shall be subject and subordinate to any mortgages, or ground or master leases, that are now or may hereafter be placed upon the Real Property or Tower Site. All such mortgages, or ground or master leases, shall have preference and precedence, and be superior and prior in lien status, to the Lease Agreement, irrespective of the date of recording. This provision shall be self operative, and no further instrument of subordination shall be required, unless requested by the holder of any mortgage or the lessor of any ground or master lease, in which event the Lessee shall provide such instrument of subordination upon request of Lessor.

Except as otherwise specified in this Memorandum, all terms defined in the Lease Agreement shall have the meanings therein given.

RIP
VOGEL, CHAIT,
SCHWARTZ AND COLLINS
A PROFESSIONAL CORPORATION
Attorneys at Law
77 HEADQUARTERS PLAZA
NORTH TOWER
MORRISTOWN, NEW JERSEY 07960

RECORDING FEE \$ 27.00
PAID 7/11
Dele

Katherine A. Brennan
COUNTY CLERK
103962

RECORDED - BERGEN COUNTY
99 JUN 21 PM 12:22

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR

ATTEST

Allen D. Shabley

UNITED WATER NEW JERSEY

Frank J. Demicco
By: _____
Name: FRANK J. DEMICCO
Title: PRESIDENT

[SEAL]

ATTEST

AMERICAN COMMUNICATION FACILITIES

By: *Charles E. Spahrman Jr.*
Name: Charles E. Spahrman Jr.
Title: MANAGING MEMBER

[SEAL]

WITNESS

Arnette Van Lasse

LESSEE:
New York SMSA Limited Partnership
By Celco Partnership its managing general partner,
By Bell Atlantic Mobile, Inc., its managing general partner

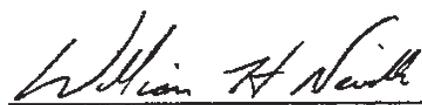
By: *Richard J. Lynch*
Richard J. Lynch
Executive Vice President and Chief Technical Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) SS.:
COUNTY OF SOMERSET)

On this 11TH day of MAY, 1999, before me appeared Richard J. Lynch to me personally known, who, being by me duly sworn, did say that he is Executive Vice President and Chief Technical Officer of Bell Atlantic Mobile, Inc., a corporation, managing general partner of Cellco Partnership, managing general partner of New York SMSA Limited Partnership, and that said instrument was signed on behalf of said corporation, partnership and limited partnership and said Richard J. Lynch acknowledged said instrument to be his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state of the day and year last above written.



NOTARY PUBLIC
My Commission Expires:

WILLIAM H. NEVILLE
NOTARY PUBLIC OF NEW JERSEY
My Commission Exp. April 22, 2001

BK 8178 PG 782

SCHEDULE A TO MEMORANDUM OF LEASE AGREEMENT

DESCRIPTION OF REAL PROPERTY

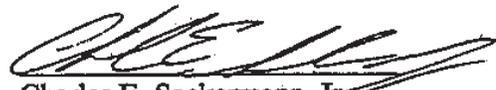
STATE OF New Jersey)
) ss.:
COUNTY OF Bergen)

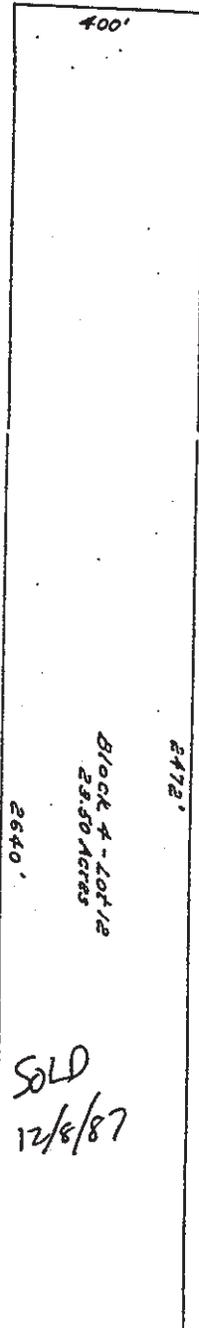
On this 19th day of May, 1999, before me the subscriber personally appeared **Charles E. Sackermann, Jr.**, who being by me duly sworn, did depose and say that he resides at 11 Sturbridge Road, Woodcliff Lake, New Jersey, 07675, that he is Managing Member of **American Communication Facilities, LLC.**, the limited liability company described herein and which executed the foregoing instrument and that he signed his name thereto by order of the Members of said limited liability company.

Sworn to, and subscribed
before me, the date
aforesaid


NOTARY PUBLIC

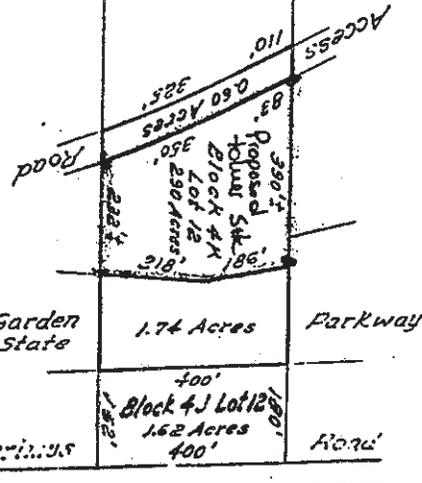
LORENA A. VELTRI
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 4/7/2004


Charles E. Sackermann, Jr.
Managing Manager



SOLD
12/8/87

Map Showing
Subdivision of
Lot 12 - Block 4
which Lot is Shown on
Assessment Map
Borough of Woodcliff Lake
Dated: June 1934 Revised: Nov. 1955
A. C. Habelman, Borough Engineer
Scale: 1"=200' Date: 9-24-58



BK 8178 PG 786

END OF DOCUMENT



Prepared By:

S. ROBERT PRINCIOTTO

NOT A CERTIFIED COPY

DEVELOPER'S AGREEMENT
(SITE PLAN)

BOROUGH OF WOODCLIFF LAKE
BERGEN COUNTY, NEW JERSEY.

and

BOROUGH OF WOODCLIFF LAKE
ZONING BOARD

with

SPRINT SPECTRUM, L.P.

and

UNITED WATER NEW JERSEY INC.

PREMISES:
200 OVERLOOK DRIVE
BLOCK 1201, LOT 6

Woodcliff Lake, New Jersey

Record & Return to:
S. ROBERT PRINCIOTTO
c/o MARCUS & LEVY
Valley National Bank Bldg
80 Broadway
Elmwood Park, NJ 07407

DEVELOPER'S AGREEMENT

AGREEMENT made this 15TH day of FEBRUARY, 2010,
by SPRINT SPECTRUM, L.P. with its principal office in Kansas City, Missouri and with its northeast
office located at One International Boulevard, Suite 8000, Mahwah, New Jersey 07495 (hereinafter
called the "Developer") and UNITED WATER NEW JERSEY INC. located at 200 Old Hook Road,
Harrington Park, New Jersey 07640 (hereinafter called the "Owner" and/or "UWNJ") and the
BOROUGH OF WOODCLIFF LAKE, a municipal Corporation of the State of New Jersey, County of
Bergen, (hereinafter called the "Borough"), and the ZONING BOARD OF ADJUSTMENT OF THE
BOROUGH OF WOODCLIFF LAKE, (hereinafter called the. "Board"), both located at 188 Pascack
Road, Woodcliff Lake, New Jersey 07677;

W I T N E S S E T H:

WHEREAS, United Water New Jersey Inc. is the owner of property as shown on the Tax Map
of the Borough of Woodcliff Lake and commonly known as Block 1201, Lot 6 and more commonly
known as 200 Overlook Drive, Woodcliff Lake, New Jersey (the "Property").

WHEREAS , the Developer is desirous of (a) constructing wireless communications
improvements located upon the property as shown on a set of drawings approved by the Zoning Board
and more thoroughly described in paragraph 2 hereof; and

WHEREAS, in conformity with the Zoning Ordinance, Building Code, and Health Code of the
Borough as well as other applicable statutes, ordinances, laws, rules, regulations, Board Resolutions
adopted June 25, 2002, November 16, 2004 and June 26, 2007 and the various reports or sections of
reports of Boswell McClave Engineering, Borough Engineer as were agreed to by the Developer or
required by the Board, the Developer is desirous of entering into a Developer's Agreement with the
Borough and the Board with respect to the development of the Property in furtherance of the provisions

of the Borough's Ordinances which, among other things, requires that prior to the granting of a building permit, the Developer shall have installed or shall have furnished performance guarantees for the ultimate installation of the several improvements therein mentioned, and that no permanent Certificate of Occupancy shall be issued by the Construction Code Official until the completion of all such required improvements has been certified to the Board by the Borough Engineer unless satisfactory performance guarantees to cover the cost of all such improvements or the incomplete portions thereof and deposits for Borough professional costs are filed by the Developer; and

WHEREAS, it is mutually desired by the parties hereto that the Project shown on the aforementioned Site Plan shall be improved and developed in such a manner as will insure protection to the surrounding and neighboring properties, as well as the public roads in and about said area to the end that said development shall result in a desirable development within the Borough of Woodcliff Lake; and

WHEREAS, the Developer acknowledges that the improvements delineated in all reports and as shown on the plans must meet the specifications in effect at the time of approvals and must be inspected during construction by the Borough Engineer, subject to modifications as allowed by N.J.S.A. 40:55D-49(a) , and the Developer agrees to escrow sufficient inspection fees in accordance with N.J.S.A. 40:55D-53h with Borough, in advance or as may be reasonably required, to defray this cost; and

WHEREAS, United Water New Jersey Inc. is the owner and landlord of the property and executes this Agreement acknowledging its consent to the rights, obligations and covenants contained herein and pursuant to Woodcliff Lake Borough Ordinance §262-48 for removal of abandoned antennas and towers.

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and agreements contained herein, it is hereby agreed as follows:

1. OWNERSHIP OF LANDS; COMPLIANCE WITH N.J.S.A. 40:55D-48.1

Upon execution and delivery of this Agreement, the Developer will file with the Board a certificate issued by an attorney at law of the State of New Jersey or a title commitment/policy issued by a title company authorized to do business in the State of New Jersey certifying to the Borough and the Board the interest of the Developer. Upon execution hereof, a list of stockholders holding ten (10%) percent or more of the stock of the Developer will also be filed in accordance with N.J.S.A. 40:55D-48.1. In the event Developer is a partnership, a certified list of all partners owning ten (10%) percent or more of the partnership or if a limited liability company, a certified list of members holding ten (10%) percent or more of the interests in the limited liability company, shall be furnished to the Borough. Owner represents it was not the applicant nor is it the Developer and therefore no disclosure shall be made pursuant to N.J.S.A. 40:55D-48.1. UWNJ represents it is currently the owner of the property as shown on the Tax Map of the Borough of Woodcliff Lake and commonly known as Block 1201, Lot 6, and more commonly known as 200 Overlook Drive, Woodcliff Lake, N.J. Owner and developer have entered into a Lease Agreement dated May 14, 1998 granting developer the use of the property for the development of the site plan.

2. IMPROVEMENTS - THE PROJECT

(a) The Developer agrees, at its expense, to furnish , provide and supply all materials, labor, equipment, tools and appliances necessary and proper to complete the proposed development including on-site and off-site improvements, if any, and landscaping as set forth on the plans approved by the Zoning Board and known as the Site Plan for Block 1201, Lot 6, Woodcliff Lake, New Jersey prepared by Rettew Associates, Inc. and sealed by Robert M. Lauriello, NJPE, last revised August 28, 2004 and consisting of the following sheets (collectively, the "Site Plan") as follows:

Drawings T-1, SP-1, SP-2, SP-3, SP-4, SP-5, SP-6, C-1, C-2, C-3 and C-4; and

Drawing LD-1, prepared by Lawrence J. Tencza Associates and signed and sealed by Lawrence J. Tencza, CLA, dated January 9, 2004 and revised through July 15, 2004; and

Drawing E-1 prepared by Rettew Associates, Inc. and sealed by Robert M. Lauriello, NJPE on April 26, 2007 and letter dated April 12, 2007 issued by Rettew Associates, Inc. and signed by Robert M. Lauriello, PE. collectively, the "Plans"), as shall be modified only to the extent as required in the Resolution, with no further modifications permitted except as approved by the Zoning Board on further application in accordance with the Land Use Procedures for the Borough.

Such improvements shall be installed in strict compliance with the requirements and specifications of the Borough and other applicable laws and regulations. Any improvements to be ultimately dedicated to the Borough shall be completed within a period of three (3) years from the date of execution of this Agreement, to the satisfaction and approval of the Borough Engineer, subject to force majeure, unless said time is extended by the Borough Council upon recommendation of the Borough Zoning Board. Such a request for an extension shall not be unreasonably withheld or" delayed. In addition, the Developer agrees to be" responsible for damage to existing streets and public property caused by its operations or by the delivery of materials to the site and/or operation of equipment, and further agrees to restore streets and/or property so damaged to their/its original condition.

The aforesaid work shall be done in a good and workmanlike manner, and shall not substantially deviate either in specification or course, from the plans, profiles and documents described herein. To the extent that any design standard does not substantially meet the minimum requirements as set forth in the ordinances of the Borough of Woodcliff Lake, where no variance or waiver has been granted, the Developer shall be required to comply with the appropriate standards as stated in the ordinance at the time of approval unless the design differs from what was approved by the

Zoning Board. The work shall not be deemed complete unless all improvements are installed in accordance with this Agreement, and all rubbish, debris, construction equipment, tools and surplus materials have been removed from the site, and the site left in a clean and neat appearing condition.

(b) The Zoning Board's Resolutions, all exhibits, recommendations and reports agreed to by Developer or required by the Zoning Board during the Public Hearings, including the agreed upon or required recommendations of the Borough Engineer and Planner (insofar as the recommendations have not been modified or superseded by the Zoning Board during the course of the hearings, the Resolution or this Agreement) and not specifically included in this Agreement or mentioned herein shall nevertheless be considered a part of this Agreement, said resolutions, maps and plans being made a part hereof by reference.

(c) Each of the provisions hereof shall have the same force and effect as if set forth at length as conditions of the grant of the site plan approval.

(d) Developer represents that NEXTEL COMMUNICATIONS, INC. and VERIZON WIRELESS were listed on the application as co-applicants due to their agreements to use the improvements as collocators but are not acting as co-developers.

3. TIME FOR COMPLETION

All of the improvements of the project as set forth on the plans referred to in Paragraph 2 hereof and all public improvements shall be completed by July 1, 2010.

4. COMPLIANCE WITH LAW

All of the improvements referred to in Paragraph 2 hereof shall be performed in accordance with any applicable Borough specifications, State and County laws and specifications as set forth in Ordinances, Rules, Regulations, and the Board Resolution and shall be inspected by the Borough Engineer, or someone designated in writing by the Borough Engineer for that purpose, and a signed copy of said designation by the Borough Engineer shall be furnished to the Developer prior to said inspection and approval by such designee of the Borough Engineer.

5. REVISIONS TO PLANS

The Developer agrees that if, during the course of construction and installation of improvements, it shall be determined by the Borough Engineer, either on his own or at Developer's request, that revision of the plan is necessary with regard to the health, welfare, and safety of the residents of the Borough (the "Public Interest"), it will undertake at its own expense such design and construction changes as may be indicated by the Borough Engineer. This paragraph is meant to apply to changes commonly referred to as "field changes" which shall be of a minor and technical nature. Nothing contained herein shall be construed so as to allow the Developer to relocate any improvements or landscaping on the approved plans without prior approval of the Zoning Board. Further, if the within application was the subject of variance approval, no change shall be made to the plans which would in any way further intensify or alter any variance without the express approval of the Zoning Board and regardless of whether such change be a *de minimis* change, or a change which could be seen as a "field change" as such term has been used hereunder.

6. DRAINAGE FACILITIES

(a) The Developer shall install all storm drainage facilities, manholes, inlets, pipes, connections and curb lines, and all other appurtenances necessary for proper construction and operation

of the storm drain system as shown on the Site Plan and other drawings referred to herein, together with such necessary changes as shall reasonably be required by the Borough Engineer, all of which shall be installed and laid out in such manner as may be approved by the Borough Engineer.

(b) In accordance with the drainage plan reviewed and approved by the Borough Engineer in conjunction with Site Plan Approval, final grades shall blend into the established grades of all adjoining developed property as shown on the plans. Differences in grade elevation along property lines will be allowed only if, in the opinion of the Borough Engineer, no drainage problems exist which would increase draining flow and a discharge of surface waters in excess of the approved Storm water Management Plan. The Developer shall take such steps as shall insure proper drainage if required by the Borough Engineer including, but not limited to, the use of swales, underground piping, detention facilities or diverter or interceptor drains. If surface contours are changed by the Developer on the property so as to cause additional surface water runoff from one lot to another affecting the proper use of any adjacent lot, the Developer will construct such swales, drains, walls or other drainage facilities so as to prevent said runoff affecting the proper use of any adjacent lot.

(c) The Developer shall hold the Borough, the Mayor and Council, the Borough Engineer and the Zoning Board harmless from any damage or liability that might arise due to the increased drainage of surface waters upon lands abutting the property being developed by it as shown on the documents herein referred to, and further agrees to alleviate any and all conditions that may arise by reason of the increased discharge of water, soil or dirt upon said abutting properties, including Borough property. Nothing contained herein shall serve to exculpate the Borough, Mayor and Council, the Borough Engineer or the Zoning Board from their liability arising out of their acts or omissions of negligence or official misconduct.

7. UTILITIES

Developer shall construct all utilities servicing the property in accordance with the specifications of the respective utility companies and the Borough including, but not limited to, electric and telephone. Nothing herein shall require the Borough to install utilities for this project.

8. EASEMENTS

No easements were shown on the site plan. Developer shall submit to the Borough Engineer and Zoning Board Attorney, a drawing and description of all easements that may be granted to developer (if any) for their use prior to filing of same and subject to reasonable approval of the Borough Engineer.

9. BUILDING PERMITS REQUIRED

The Developer agrees that construction of the project shall not commence until a Building Permit and all other necessary permits and approvals shall have been duly issued.

10.A PERFORMANCE GUARANTEES AND ESCROW

Paragraph 10A has been omitted based upon the ruling by the Hon. Jonathan N. Harris, J.S.C. Paragraph 10.B remains in the agreement.

10.B DEMOLITION BOND

The Developer shall not proceed with any improvements or installation on the property which is the subject of this Agreement, unless a Demolition Bond in the sum set forth on the Engineer's estimate dated June 11, 2007, revised June 28, 2007 (Exhibit A) as approved by the Borough Attorney as may be set forth in N.J.S.A. 40:55D and the N.J.A.C. and in full compliance with Woodcliff Lake Borough Ordinance Article IX §262-48. The amount of the Demolition Bond shall be \$60,000.00 of which 10% shall be in the form of a cash deposit or certified check (In lieu of cash, Developer may post a letter of credit in form and substance as shall be approved by the Borough Attorney.) and the sum of

\$54,000.00 shall be in the form of a Performance Bond with a surety or other guarantee, providing for annual or other periodic increase as approved by the Borough Attorney, which shall cover the cost to remove the tower and antenna and improvements, and for grading and restoration. The Demolition Bond shall be continuously renewed until the purpose for said bond no longer exists. The cash deposit and/or letter of credit and demolition bond may be utilized by the Borough upon the failure of Developer to remove an abandoned antenna or tower and restore the site within 90 days of receipt of notice by the Borough.

11. RELEASE OF PERFORMANCE GUARANTEE AND DEPOSITS

Deleted

12. BOROUGH'S PROFESSIONAL COSTS

The engineering, planning, and legal fees or charges for services rendered to the Board and to the Borough in connection with the preparation of this Agreement and in connection with the request for extension of approvals hereunder shall be paid by the Developer upon the execution and delivery of this Developer's Agreement.

A cash deposit in the sum Three Thousand Five Hundred Dollars (\$3,500.00), shall be paid by Developer as a deposit for expenses incurred for the finalization of the Developer's Agreement and for the extensions of approvals previously granted, provided that the Borough's Engineer shall not perform any inspection if sufficient funds to pay for inspections are not on deposit. No building permits or Certificates of Occupancy shall be issued until all professional fees have been paid. The Borough shall be and is hereby authorized by the Developer to disburse the said deposit in payment of such services as are rendered upon the submission of proper vouchers therefore, duly sworn to by the person or persons rendering the services and the unused portion of any such deposit shall be returned to the Developer by the Borough upon completion of this agreement and any extension of approval

applications.

13. SUBMISSION OF DETAILED PLANS

In the event that the Borough Engineer during the course of construction, in his opinion, reasonably requires any further details for the plan submitted and approved, the Developer shall furnish such details to the Borough Engineer on reasonable written notice within a reasonable time. The Developer shall also submit, upon request, detailed drainage and topographic plans as may be required by the Borough Engineer, Borough Health Officer, and any other Borough, County, State or Federal Governmental Agency.

14. INSPECTION OF IMPROVEMENTS

The Borough contemplates the inspection of all site improvements and/or facilities. The Borough Engineer shall inspect the installation of all site improvements set forth, and those on the site plan approved by the Board, including, but not limited to, driveway construction, storm drains, road construction work, fences, all retaining walls, landscaping and all other structures.

While there are no dedicated off-tract or on-site public improvements contemplated or required for this development, the Borough, nonetheless retains the right to make necessary and reasonable inspections of all site plan improvements installed by the Developer to insure compliance with the site plan approval of the Board. The Borough shall also have the right to the compliance inspections contemplated by the building permits issued to the Developer as and in accordance with the requirements of the New Jersey Uniform Construction Code and the Woodcliff Lake building codes.

15. BOROUGH NOT LIABLE FOR IMPROVEMENT COSTS

Nothing herein contained shall be construed to render the Borough or any of its officers, boards, or employees liable for any charges, costs, or debts for material, labor or other expenses incurred in the making of the improvements.

16. INDEMNIFICATION OF MUNICIPALITY

Developer shall be and remain liable for any and all damage or monetary loss (including, but not limited to, attorney' s fees) that may be suffered by to the Borough or the Board, or their officers, employees, agents and/or professionals by any neglect, wrongdoing, omission or commission of any act by the Developer or any person, firm or corporation acting for the Developer hereunder arising from the construction or installation of the improvements, the performance of the terms hereof or from or out of this Agreement. The Developer shall also save, indemnify, and hold harmless the Borough, its officers, agents, boards and employees for any and all actions at law or in equity, charges, debts, liens, encumbrances, costs and attorney's fees which may arise from any such damage or loss, from the making of the improvements, the performance of the terms hereof or from or out of this Agreement, except nothing contained herein shall serve to indemnify or hold harmless the Borough, its officers, agents, boards and employees for their own acts or omissions, of gross negligent or official misconduct. Subject to being permitted by N.J.S.A. 40: 55D-53 and N.J.A.C. 5:36-4 et . seq. when and in the event that by reason of the negligence of the Developer in the construction of the Project , litigation arises and the Borough is made a party Defendant to any lawsuit so instituted and by reason of the necessity of the Borough to defend such suit, escrow funds provided for in Paragraph 29 hereof are deemed to be insufficient to pay the continuing bills for services rendered to the Borough by its attorney and/or engineer, or other expenses or cost incurred in said litigation, the Borough may serve a written notice by

Certified Mail, Return Receipt, upon the Developer at the address set forth herein, requiring the Developer to deposit within ten (10) days thereof, such additional funds that the Borough may deem necessary for the completion of the development and the defense of any such litigation. The Developer shall, within ten (10) days, deposit such additional funds with the Borough as required. Should the Developer fail to, do so within the required time period, the Borough may direct the appropriate officials to place a stop work order on all development and construction of the Project on the Property and as depicted on the Site Plan.

17. DEDICATION OF STREETS

[Omitted if no dedication is contained in any approvals]

(a) The Developer shall dedicate to the public use, if applicable, all streets and areas lying within the bed of each street and the improvements therein and such other aforesaid areas by deed or other acceptable method of conveyance as set forth herein, provided, however, that this Agreement shall not constitute an acceptance by the Borough of such streets or improvements therein in other areas, until such time as the Borough may formally adopt a Resolution releasing all or the portion of the performance guaranty pertaining to the dedicated improvement.

Until such time as the Developer has completed all the public improvements, including roadways and driveways, and the Borough has accepted the same by formal Resolution releasing all or the portion of the performance guaranty pertaining to the dedicated improvement, the Developer shall be responsible to maintain said roads and driveways and keep same free of all snow and other debris so as to give access to fire, police and other emergency vehicles which may be required to render assistance at the Property. Notwithstanding anything to the contrary, no

obligation is imposed on the Borough to accept any street, road or driveway shown on the subdivision and/or site plans and/or other drawings to herein.

(b) The Developer agrees to deliver to the Borough a deed, free and clear of all liens, encumbrances, covenants and conditions, and containing a metes and bounds description for all new streets, roads, driveways, easements, rights-of-way, playgrounds, and other areas to be dedicated to the Borough, together with a title commitment (using the most recent ALTA form) indicating that the Developer has clear and marketable title thereto. The conveyance by the Developer to the Borough shall be by Deed of Bargain and Sale with Covenants against Grantors Acts in recordable form, described by reference to a filed map, setting forth all roads, easements and rights-of-way together with a proper Affidavit of Title and Title Insurance Policy subject only to the Standard ALTA exceptions, all subject to the approval of the Borough Attorney. Said streets, roads, driveways, easements and rights-of-way are to become part of the Borough road and Borough utility systems, reserving unto the Developer or his successors and assigns the right to drain into drainage easements and discharge sanitary waste in the appropriate systems all subject to and under the supervision and approval of the Borough Engineer and in accordance with all pertinent ordinances and regulations of any agencies of government having jurisdiction. Notwithstanding anything to the contrary, no obligation is imposed on the Borough to accept any new streets, roads, driveways, easements, rights-of-way, playgrounds or other areas shown on the subdivision plans, site plan and/or other drawings referred to herein.

18. DUST AND NUISANCE

The Developer agrees not to commit a public or private nuisance by reason of dirt,

dust, debris, air pollution, noise pollution, gas, smoke or other annoyance resulting from construction, trucking or other operations. The means of dust control shall be subject to approval by the Borough Engineer.

19. DUTY RE: UNSAFE CONDITIONS

The Developer shall correct and make safe any dangerous or unsafe condition created, caused or suffered to exist by the Developer (or by those acting for or on behalf of the Developer) affecting public safety or general welfare, if such condition develops. In the event that such condition exists, notice shall be given by certified mail to the Developer, whereupon Developer shall correct such condition within such reasonable period of time as the Borough, in its notice shall specify. In the event such condition is not corrected by the Developer, the Borough Council may order the corrective work to be done and the Developer and its surety shall reimburse and indemnify the Borough for all costs and expenses incurred thereby.

20. SOIL MOVEMENT

(a) Permit: To the extent not already approved by the Resolution of the Board, before construction is commenced on the lands subject to this Agreement, the Developer shall obtain the necessary permit therefore in accordance with the Ordinance limiting and controlling the movement of soil and the conditions set forth in the Resolution, if applicable.

(b) Conservation: All soil conservation measures, including re-vegetation of disturbed areas, required under all soil permits or as specified by the Borough Engineer or the Bergen County Soil Conservation District, shall be adhered to by the Developer. In the event of any conflict between the Bergen County Soil Conservation District and the Borough that is not governed by statute,

ordinance or other law, then in such event, the determination of the Bergen County Soil Conservation District shall prevail.

(c) All soil erosion and sediment control measures shall be installed at the locations and in accordance with the details shown on the approved plans, prior to the start of work on the project, except to the extent modified by approvals granted by the Bergen County Soil Conservation District. All additional measures deemed reasonably necessary in the Public Interest by the Borough Engineer shall also be installed by the Developer where and when directed by the Engineer. Once installed, said measures shall be properly maintained and/or replaced as necessary to serve the function for which they are intended. In the event that the Developer fails to install, replace, or adequately repair these facilities within seventy-two (72) hours from the time of notice to a representative of the Developer, either on the site or in the Developer's office, the Borough Engineer shall have the authority to suspend all work on the Project until the required installation, replacement, or repair operations are completed to the Engineer's reasonable satisfaction. Should the Developer fail to cooperate in this regard a second time, the Borough Engineer's suspension of work shall be effective until such time as the Borough Council considers the matter and permits work to resume.

(d) Access to and egress from the site for soil movement purposes shall be by way of the stabilized construction entrance. Use of any other entrance or exit shall be deemed a violation of this Developer's Agreement, subjecting the Developer to the same suspension penalties as described in Subsection C above.

21. CERTIFICATE OF CONTINUED OCCUPANCY

Nothing contained in this Agreement shall authorize the use or occupancy of any building or improvements that are the subject of this Agreement prior to the issuance of a Certificate of

Occupancy for said building or improvements and prior to the installation of any authorized improvements in accordance with all applicable laws, rules, regulations, codes and ordinances.

22. COUNTY AND STATE REQUIREMENTS

Developer represents that it has heretofore complied and that it will in the future comply with all, if any, requirements and/or regulations of the Bergen County Planning Board, the Bergen County Engineer, Bergen County Road Department and Bergen County Department of Public Works, Bergen County Soil Conservation District, New Jersey Department of Environmental Protection, New Jersey Department of Transportation, Bergen County Sewer Authority and any other Governmental Agency if same are mandated by law, and hereby further represents that before commencing work, it will secure all county, state and federal approvals required for such work.

23. DEFAULT/REMEDIES

(a) Upon a default by the Developer under the terms and/or conditions of this Agreement, the Borough shall provide the Developer with fourteen (14) days written notice of such default, within which period of time the Developer shall be required to comply with all the terms of this Agreement and appropriate ordinances and rules and regulations of the Borough and its agencies. Notwithstanding the foregoing sentence, if the default is of a nature that it cannot, with the exercise of reasonable diligence, be cured within the fourteen (14) day period, then the fourteen (14) day period shall be extended to a reasonable period of time as agreed by the parties to enable the Developer to cure the default with the exercise of reasonable diligence.

If at the expiration of the cure period, the Developer has failed to perform in accordance with this Agreement and in accordance with all applicable Borough ordinances and rules and regulations of the

Borough and its agencies, the Borough, without further notice to the Developer, may exercise the remedies set forth in Subsection (b) hereof.

(b) (i) Subject to being permitted by N.J.S.A. 40:55D-53 and N.J.A.C. 5:36-4, the cash deposit and/or letter of credit and performance bond may be utilized by the Borough for the performance and completion of the improvements described in this Agreement upon default of the Developer, as well as for other costs as set forth in this Agreement. It is understood that the performance guarantee is given pursuant to N.J.S.A. 40:55D-53, and the Borough and Developer shall be entitled to all of the rights and remedies provided thereby, together with all rights and remedies provided thereby, together with all rights and remedies provided by law and/or equity. The Developer agrees that in the event the Developer defaults under the terms of this Agreement, that the Developer shall responsible costs for, not only for completing the improvements, but also for demolition costs, and all reasonable ancillary costs and reasonable counsel fees expended by the Borough to enforce the provisions of this Agreement. Subject to being permitted by NJSA 40:55D-53 and N.J.A.C. 5:36-4, it is agreed that cash deposit and/or letter of credit and/or performance bond may be utilized by Borough for the performance and completion of the construction improvements and/or demolition required by the Developer in accordance with this Agreement and other costs incurred by the Borough upon the default of the Developer. Subject to being permitted by N.J.S.A. 40:55D-53 and N.J.A.C. 5:36-4, the performance bond shall contain a provision allowing the immediate utilization of the proceeds of the bond in the event of the Developer's default as aforesaid.

(b) (ii) The Developer agrees that any time the Developer shall fail to substantially comply with any of the terms of this Agreement or any part of the specification as herein mentioned, the Borough Engineer, Construction Code Official or the Police Department, as to public safety matters,

may forthwith stop all further work on said improvement until the work has been corrected or otherwise made to comply with the terms of this Agreement and the said specifications.

(b) (iii) Notwithstanding anything to the contrary herein contained, in the event conditions detrimental to health, life, limb or property are created by the Developer, they shall be promptly corrected at the expense of the Developer. If any emergency shall arise, the Borough will immediately notify the Developer on the site or if the emergency permits, in the sole discretion of the Borough Engineer, by notice hand delivered or sent by Certified Mail, Return Receipt to the address provided herein for notices. If no action is promptly taken by the Developer, the Borough is hereby empowered to take such corrective measures as in its sole discretion it may deem necessary and charge the same against the performance guarantees. If this cost shall exceed the performance guarantees, the Developer shall be liable to the Borough for such excess cost plus reasonable attorney's fees if suit shall be necessary to enforce collection.

24. INSURANCE

The Developer shall procure insurance for public personal injury liability and property damage liability including contingent liability and contractual liability which might result from the performance of the work required under this Agreement and shall provide the Borough with a Certificate of Insurance designating the Borough as an additional insured under each said policy in which insurance coverage shall be in at least the following amounts:

One person in anyone occurrence	\$1,000,000.00
Two or more persons in anyone occurrence	\$2,000,000.00
Property damage in anyone occurrence	\$1,000,000.00
Aggregate property damage limit	\$2,000,000.00

The Developer further covenants and agrees that it will provide automobile liability and property damage insurance coverage and provide the Borough with a Certificate of Insurance designating the Borough as an additional insured under said policy, which insurance coverage shall be in at least the following amounts:

Bodily injury, each person	\$1,000,000.00
Bodily injury, each occurrence	\$2,000,000.00
Property damage	\$1,000,000.00

The Developer further covenants and agrees that it will provide workman's compensation coverages for employees and will require evidence of such coverages to be supplied by a subcontractor who may be employed to perform the work under this Agreement.

25. MAINTENANCE GUARANTEE

Deleted. Paragraph 25 has been omitted based upon the ruling by the Hon. Jonathan N. Harris, J.S.C.

26. AS BUILT PLANS

The Developer shall furnish to the Borough and the Department of Public Works as built plans showing alignment and elevations of, including, but not limited to, all utilities, street, roads, driveways and water and sewer improvements prior to the release of performance bonds. The as built plans shall be in the form required by the Borough Engineer, Construction Code Official and Department of Public Works.

27. RESTORATION OF ROADWAY AND ADJACENT PROPERTIES

Developer must, prior to the issuance of any Certificate of Occupancy, restore any damages to areas of streets, roadways and properties adjacent to the subject site, all in accordance with the direction of the Borough Engineer and/or Construction Code Official.

28. COMPLIANCE WITH CONDITIONS AND RESOLUTIONS

(a) Developer must comply with each of the conditions and matters set forth in Resolutions of the Zoning Board adopted June 22, 2002, November 16, 2004 and June 26, 2007 granting Site Plan Approval, variance relief, and extension approval, including but not limited to the following:

(i) Unless otherwise addressed in or at the hearings held and to the extent not reflected in the Site Plan, the Developer shall comply with all of the conditions and requirements of the Borough Engineer

(ii) The Developer and Owner shall be responsible for the maintenance of the Property's Storm water management system.

(iii) Prior to the commencement of soil movement operations, the Developer shall provide the Borough with the proposed soil export location, as well as the Borough roadways to be used in the soil moving process.

(b) Developer shall further comply with each of the conditions and matters set forth in the Borough Engineer's reports.

29. INSOLVENCY OR ABANDONMENT OF THE WORK

If, before the completion of construction of the Project, the Developer abandons the job, files a petition in bankruptcy or insolvency, or is declared bankrupt or insolvent or

suffers any type of receivership, insolvency, bankruptcy, or other similar proceeding to be filed against it, or ceases work for a period of 60 consecutive days without notice to or the permission of the Borough Engineer and fails to resume work within thirty (30) days after receipt of notice by Certified Return, Return Receipt at the address stated in this Agreement, then it shall be the duty of the surety immediately to undertake the completion of the work at the expense of the Developer and its surety, or to pay to the Borough the cost of completion of the work as a local improvement pursuant to the provisions of N.J.S.A. 40:56, et seq. or the Borough at its option may deem the project abandoned.

30. DISPUTE RESOLUTION

The Borough and the Developer agree that in the event of any dispute between the Borough Engineer and the Developer as to the compliance with this Agreement, the Developer reserves the right to a hearing before the Governing Body. In the event that any dispute should arise regarding the payment of professional fees attributed to the site, same shall be resolved in accordance with the Municipal Land Use Law, N. J. S .A. 40:55D-1 et seq. and applicable Borough Ordinances. In the event the Borough Engineer and Developer are unable to resolve any dispute that may arise hereunder, such dispute shall be resolved by litigation.

31. MUNICIPAL CONSENT FOR ASSIGNMENT OR SALE

No assignment of this agreement or the lease or other agreement by which Developer acquires its rights of possession of the property or sale of the Property in whole or in part, shall operate to relieve the Developer and Owner from their obligations hereunder, without the express written consent of the Governing Body or the Borough. If the Developer and/or Owner seeks to assign or transfer the lease for the property and the obligation of this Developer's Agreement: (i) the Developer

and Owner shall advise the Borough in writing of such intention; (ii) the Developer shall provide the Borough sufficient proof in affidavit form from the Developer which shall affirmatively represent that the obligations and responsibilities set forth in the Developer's Agreement have not been violated by the Developer and shall further specifically represent that the Developer is aware of no uncured notices of violation from the Borough Engineer or any agency having jurisdiction over the Project; (iii) the obligations of the Developer's Agreement shall be specifically assumed in writing by the assignees or transferees of the Developer to the Borough; and (iv) the Borough's consent to such assigns, transfers of sale shall not be unreasonably withheld or delayed. With regard to a sale of the property and/or an assignment of the lease by owner to an affiliated entity or utility company no written approval of assignment shall be required, provided however, that such utility company or entity shall notify all parties to this agreement in writing of the assignment and acknowledge this agreement in said written notification.

32. BOROUGH NOT RESPONSIBLE TO THIRD PARTIES

Nothing contained in this Agreement shall be construed to give any person or legal entity, not a party to this Agreement, any claims against the Developer or the Borough or any of its agents or agencies with respect to any matter arising out of this Agreement including, but not limited to, the installation of any improvements, or for any damages arising therefrom.

33. SUBORDINATION

This Agreement and any liens or charges created hereunder against the Property or any portion thereof shall be subject and subordinate to any construction or permanent mortgage

now or hereafter to be placed on the Property to the extent that such mortgage funds are used for the actual construction of site improvements on the Property, inclusive of the structures to be created, pursuant to the Site Plan.

34. BREACH OF AGREEMENT

In no case shall a Certificate of Occupancy be issued if a material breach or default in this Agreement has occurred and the same has not been cured. Without limitation upon any other remedy provided herein or by law, the Governing Body of the Borough may order that no, or in the event the same have been issued, no further building permits or Certificates of Occupancy shall be issued until any material breach or default in this Agreement has been cured.

35. NOTICE

Any notice, request, consent or other communication under this Agreement (a "Notice") shall be in writing and shall be given by personal delivery or by Federal Express or similar overnight national courier, or by telecopier with confirmation (followed by overnight courier), addressed to the parties at the addresses herein above set forth. An additional copy of any notice intended for Developer shall be sent to:

Gregory J. Czura, Esq.
559 Cafferty Hill Road
Upper Black Eddy, PA. 18972

and an additional copy of any notice intended for the Borough shall be sent to the address below and to the Borough Attorney as of the date of the notice:

Mark D. Madaio, Esq.
P.O. Box 577
31 Legion Drive
Bergenfield, New Jersey 07621

and an additional copy of any notice intended for the Zoning Board shall be sent to the address below and to Zoning Board Attorney as of the date of the notice:

S. Robert Princiotta, Esq.
Marcus & Levy
Valley National Bank Bldg.
80 Broadway
Elmwood Park, New Jersey 07407

and an additional copy of any notice intended for the owner shall be sent to:

Thomas J. Herten, Esq.
Herten, Burstein, Sheridan, Cevasco, Bottinelli, Litt & Harz, LLC
21 Main Street
Hackensack, NJ 07601

Notice shall be deemed to be delivered upon receipt. Any party may, upon ten (10) days' notice to the other, change the address to which notices to such party shall thereafter be given.

36. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the substantive and procedural laws of the State of New Jersey. Any litigation arising out of this Agreement shall be brought in the Superior Court of New Jersey, Law Division, Bergen County vicinage and the parties agree to submit to the jurisdiction. of said Court.

37. AGREEMENT PROVISIONS CONSTRUED AS CONDITIONS

Each of the provisions hereof shall have the same force and effect as if set forth at length as conditions of the grant of subdivision and/or site plan approval.

38. SUCCESSORS BOUND/RECORDING

- (a) This Agreement shall be binding upon the successors and assigns of the parties hereto.
- (b) This Agreement may be recorded in the Office of the Bergen County Clerk by the Borough at the sole cost and expense of the Developer. Upon termination of Developer's possessory interest in the property, and upon compliance with Borough Ordinance §262-48 and the terms and

conditions of this Agreement, the Borough will execute such document (s) as is reasonably required to discharge this Agreement, if same has been recorded.

39. AGREEMENT NOT CONSTRUED AS WAIVER

Nothing herein contained shall be construed as preventing the Borough or Developer from exercising in any court of law or elsewhere any right or duties which it may have by statute, ordinance or other law. Nothing herein contained shall be deemed a waiver by any party of any ordinance or state statute or other law, or be construed as an abridgement, pre-emption or waiver of the powers of any Borough Board, Agency or Public Body. This clause shall not operate to confer upon any such public body any powers, rights or duties it does not now possess, nor abridge the right of the Developer *vis-a-vis* any such public body.

40. MUNICIPAL OFFICIALS ETC. NOT LIABLE ON CONTRACT

The covenants, undertakings, agreements and other obligations mentioned in this Agreement shall not be construed as representations by the Mayor and Council, the Board or by any Borough officer, agent or employee to have or to assume any contractual or other liability to or with any persons, firms or corporations purchasing any land, buildings, or improvements from the Developer or otherwise using or having any interest in the same, nor shall this Agreement be construed to place any liability on the Borough or Board to these persons.

41. MODIFICATIONS

This Agreement may only be changed, modified or amended by a written instrument signed by all parties hereto. No amendment, extension, modification, or alteration in any of the terms and/or conditions or requirements by the Borough shall operate so as to relieve any surety from its obligations on any performance or maintenance guarantee.

42. SEVERABILITY

The provisions of this Agreement are severable if any one provision be determined unenforceable, this shall have no effect on the balance of the provisions hereof which shall remain in full force and effect.

43. The execution of this agreement by the Owner is not intended to obligate Owner to complete the proposed development nor is Owner responsible for the obligations and covenants of Developer but by executing this agreement Owner consents to the rights, obligations and covenants contained herein and pursuant to Woodcliff Lake Borough Ordinance §262-48 as may be amended for removal of abandoned antennas and towers.

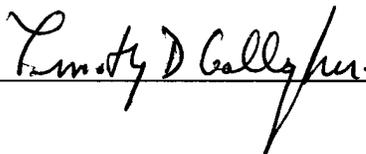
IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be signed by their proper officers and their corporate seals to be affixed the date and year first written

WITNESS:



CAROLE MARCH

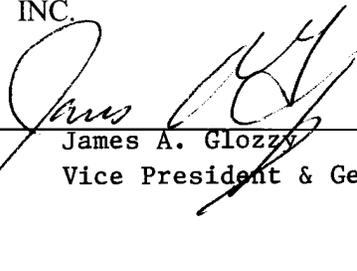
DEVELOPER: SPRINT SPECTRUM, L.P.

By: 

WITNESS:



OWNER: UNITED WATER NEW JERSEY
INC.

By: 

James A. Glozza
Vice President & General Manager

ATTEST:

Louisa Scara

MAYOR AND COUNCIL OF THE
BOROUGH OF WOODCLIFF LAKE

By:

Joseph T. Salafina

_____, Mayor

ATTEST:

Kathy Rizza

KATHY RIZZA, Secretary

ZONING BOARD OF THE
BOROUGH OF WOODCLIFF LAKE

By:

Christina J. DeBee

_____, Chairman

STATE OF NEW JERSEY)

) ss:

COUNTY OF BERGEN)

Hunterdon

BE IT REMEMBERED, that on this 1st day of December, 2009 before me, the subscriber, personally appeared Timothy D. Gallagher who, being by me duly sworn on his/her oath, doth depose and make proof to my satisfaction that he/she was authorized to and did execute this instrument as Site Development Manager of Sprint Spectrum, the entity named in the within instrument.

NOT A CERTIFIED COPY

Gregory J. Cura, Esq.
Attorney for Sprint Spectrum

STATE OF NEW JERSEY)

) ss:

COUNTY OF BERGEN)

BE IT REMEMBERED, that on this 15th day of December, 2009 before me, the subscriber, personally appeared James A. Glazzy who, being by me duly sworn on his/her oath, doth depose and make proof to my satisfaction that he/she was authorized to and did execute this instrument as Vice President + General Manager of United Water New Jersey Inc., the entity named in the within instrument.

Kelly K. Ruggiero
Kelly K Ruggiero
Attorney for United Water

STATE OF NEW JERSEY)
) ss:
COUNTY OF BERGEN)

BE IT REMEMBERED, that on this 1st day of February, 2010, before me, the subscriber, personally appeared Christina Hembree who, I am satisfied is the Chairman of the Zoning Board of the Borough of Woodcliff Lake, that the execution of the within instrument has been authorized by the Zoning Board of the Borough of Woodcliff Lake, and that he/she acknowledged that he/she signed, sealed and delivered the same as his/her act and deed for the uses and purposes therein expressed.

NOT A CERTIFIED COPY

Fariba Negahban

Fariba Negahban
Notary Public
New Jersey
My Commission Expires 7-30-2014

STATE OF NEW JERSEY)
) ss:
COUNTY OF BERGEN)

BE IT REMEMBERED, that on this 1st day of February, 2010, before me, the subscriber, personally appeared Lorinda Spiera, who, being by me duly sworn on her/his oath, deposed and made proof to my satisfaction that she/he is the Clerk of the Borough of Woodcliff Lake, a municipal corporation, the corporation named in the within instrument, that Joseph La Pagnia is the Mayor of said municipality, that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Governing Body of the said municipality; that deponent well and truly knows the corporate seal of said municipality and the seal affixed to said instrument is such seal and was thereto affixed, and said instrument signed and delivered by said MAYOR _____ as and for his/her voluntary act and deed and as and for the voluntary act and deed of said municipality, in the presence of deponent, who thereupon subscribed her name thereto as witness.

Fariba Negahban

Fariba Negahban
Notary Public
New Jersey
My Commission Expires 7-30-2014

[G:\WPDOCS\RES\S00012919.wpd]
Developer's Agmt 11/2/09 - final version

NOT A CERTIFIED COPY

DEVELOPER'S AGREEMENT
(SITE PLAN)

Dated: February 1, 2010

BOROUGH OF WOODCLIFF LAKE
BERGEN COUNTY, NEW JERSEY
and
BOROUGH OF WOODCLIFF LAKE
ZONING BOARD

with

SPRINT SPECTRUM, L.P.
and
UNITED WATER NEW JERSEY INC.

Record and return to:

S. Robert Princiotta, Esq.
Marcus & Levy
Valley National Bank Bldg.
80 Broadway
Elmwood Park, NJ 07407

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Regulatory Floodway Zone AE, AO, AH, VE, AR</i>
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
	MAP PANELS	
		No Digital Data Available
		Unmapped



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/2/2018 at 6:08:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

41°1'6.84"N

74°4'25.35"W



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 250 500 1,000 1,500 2,000 Feet 1:6,000

41°0'39.69"N

74°3'47.89"W