



BOHLERTM

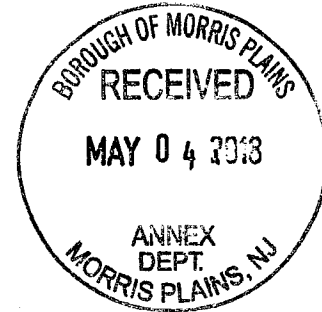
ENGINEERING

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April 3, 2018

Via Federal Express

Chris Squazzo, Environmental Specialist 3
New Jersey Department of Environmental Protection
Division of Land Use Regulation
501 East State Street, 2nd Floor
Trenton, New Jersey 08625



**RE: Deed Restriction Area Relocation
Tabor Road Owners, LLC
Block 151 Lot 2.01
Borough of Morris Plains
Morris County, New Jersey
BENJ #J160616**

Dear Chris:

Pursuant to our field meeting on March 5, 2018 and a subsequent phone conversation between Michael Gross and Diane Dow on March 13, 2018, we are enclosing the Proposed Conservation Easement Exhibit to proceed with finalizing the lifting of Deed Restricted Zone "C" originally included in the Declaration of Restrictions document dated January 28, 2005. As discussed, the release of Deed Restricted Zone "C" will be mitigated through deed restricting the area shown on the enclosed exhibit indicated in the pink and blue hatched areas.

As discussed the pink hatched areas will remain undisturbed and this blue hatch area will be regraded to more closely match existing grades in the undisturbed areas. As also discussed, replanting of this area with native materials will also be undertaken to restore this previously disturbed area. A planting plan and schedule are included on the sheet that details those plants targeted for the planting plan and also the riparian seed mix proposed to stabilize the regraded area. Please note that a minor adjustment was made to accommodate preservation of the existing basketball court that was originally included as part of the restored area. This minor adjustment was made in order to include this existing amenity for recreational use as requested by the future tenant. The adjustment amounts to approximately 900 SF.

Deed Restricted Zone "C" with an area of 18,900-SF (0.434-Ac), will be replaced with a proposed conservation easement (existing and restored areas in the exhibit) with a total area of 124,088-SF (2.849-Ac), which is equivalent to an approximate replacement ratio of 6.56:1. In addition, the replacement area is considered an ecological uplift over the existing deed restricted area in that the undisturbed replacement forest is characterized by naturally rolling topography with large specimen, native trees throughout, whereas the currently deed restricted area is located on a steep slope dominated by a monotypic stand of White Pines.

Based on the history of the preservation areas on site, which were part of the original NJDEP Stream Encroachment Permit (1423-02-0004.2) issued on July 8, 2004, the permittee was required to incorporate the

*Done
5/4/18
Bal*



preservation of "natural areas" as part of their low impact development, BMP measures to satisfy requirements under the Stormwater Management Rules N.J.A.C. 7:5.3. Deed Restricted Zone "C" was targeted as one of these "natural areas" to remain undeveloped to satisfy this permit condition. The proposed conservation easement more than satisfies this same requirement, based upon its topographic and forested characteristics over a much larger portion of the site.

Should you have any questions or comments or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,

BOHLER ENGINEERING NJ, LLC

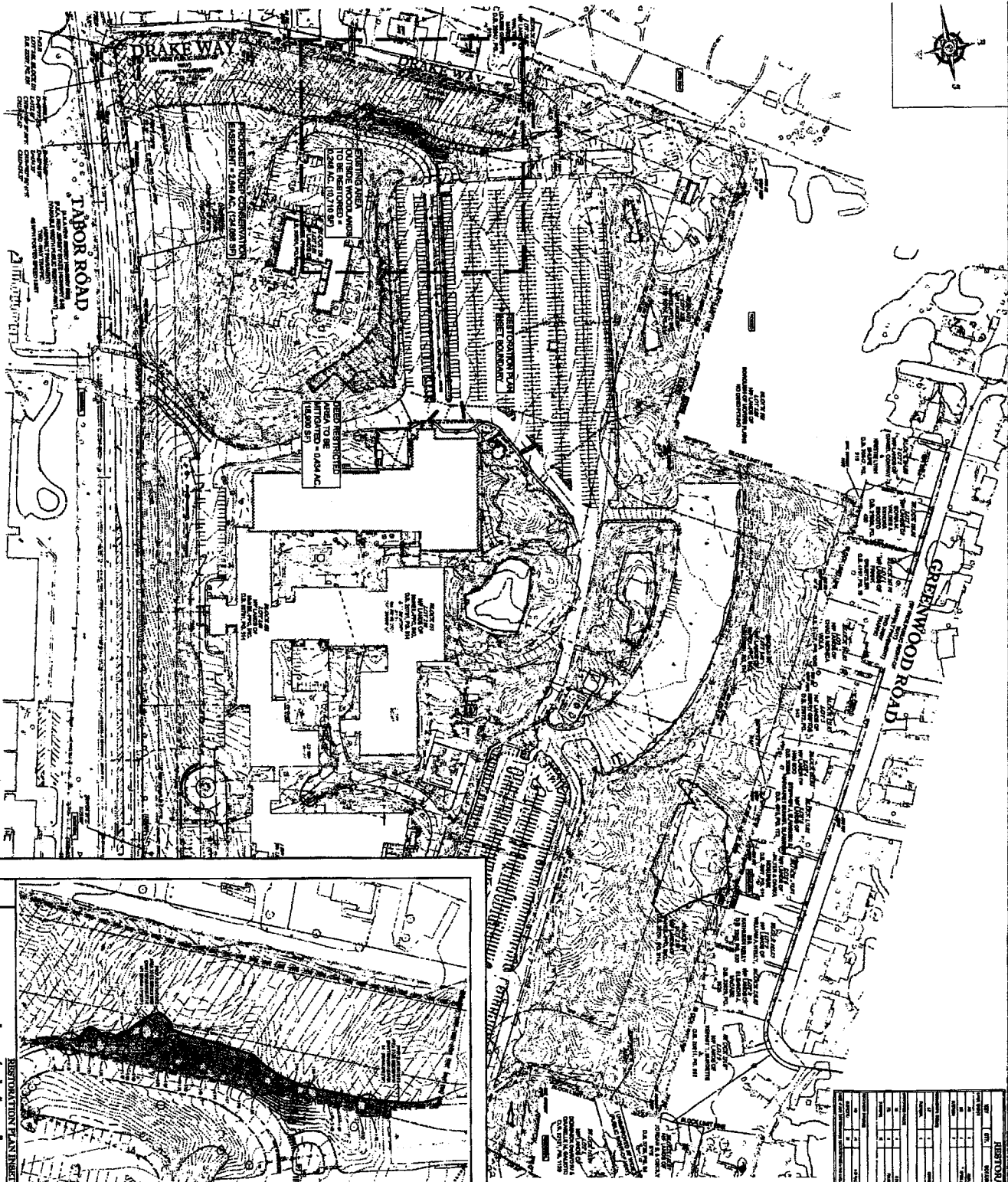
Michelle Measday, Senior Environmental Specialist

David F. Wisotsky, P.E.

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Enclosures

cc: Diane Dow, Director, NJDEP (via Federal Express w/ enclosures)
Lauren Drumm, NJDEP (via Federal Express w/ enclosures)
Michael J. Gross, Esq., Giordano, Halleran & Ciesla, P.C.
Christopher Galipo, Vision Real Estate Partners (via email)
Ryan Fraser, Vision Real Estate Partners (via email)
Ross Chomik, Vision Real Estate Partners (via email)
Michael Lavigne, Fox Rothschild LLP (via email)
Chuck Mielke, Project Manager (via email)
Richard Basta, EI Associates (via email)
Karen Coffey, Municipal Clerk, Borough of Morris Plains (via Federal Express w/ enclosures)



THIS PLAN TO BE UTILIZED FOR EXHIBIT PURPOSES ONLY

RESTORATION LANDSCAPE SCHEDULE

NO.	DESCRIPTION	DATE	STATUS
1	RESTORATION PLAN	10/15/11	ISSUED
2	RESTORATION PLAN	11/15/11	ISSUED
3	RESTORATION PLAN	12/15/11	ISSUED
4	RESTORATION PLAN	01/15/12	ISSUED
5	RESTORATION PLAN	02/15/12	ISSUED
6	RESTORATION PLAN	03/15/12	ISSUED
7	RESTORATION PLAN	04/15/12	ISSUED
8	RESTORATION PLAN	05/15/12	ISSUED
9	RESTORATION PLAN	06/15/12	ISSUED
10	RESTORATION PLAN	07/15/12	ISSUED
11	RESTORATION PLAN	08/15/12	ISSUED
12	RESTORATION PLAN	09/15/12	ISSUED
13	RESTORATION PLAN	10/15/12	ISSUED
14	RESTORATION PLAN	11/15/12	ISSUED
15	RESTORATION PLAN	12/15/12	ISSUED
16	RESTORATION PLAN	01/15/13	ISSUED
17	RESTORATION PLAN	02/15/13	ISSUED
18	RESTORATION PLAN	03/15/13	ISSUED
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95	RESTORATION PLAN	08/15/19	ISSUED
96	RESTORATION PLAN	09/15/19	ISSUED
97	RESTORATION PLAN	10/15/19	ISSUED
98	RESTORATION PLAN	11/15/19	ISSUED
99	RESTORATION PLAN	12/15/19	ISSUED
100	RESTORATION PLAN	01/15/20	ISSUED

BOHLER ENGINEERING

PROPOSED CONSERVATION EASEMENT EXHIBIT

1

LABOR ROAD OWNER, LLC

BOHLER ENGINEERING, INC.

100 EXHIBIT PURPOSES ONLY

PROPOSED CONSERVATION EASEMENT EXHIBIT

LABOR ROAD OWNER, LLC

BOHLER ENGINEERING, INC.

100 EXHIBIT PURPOSES ONLY