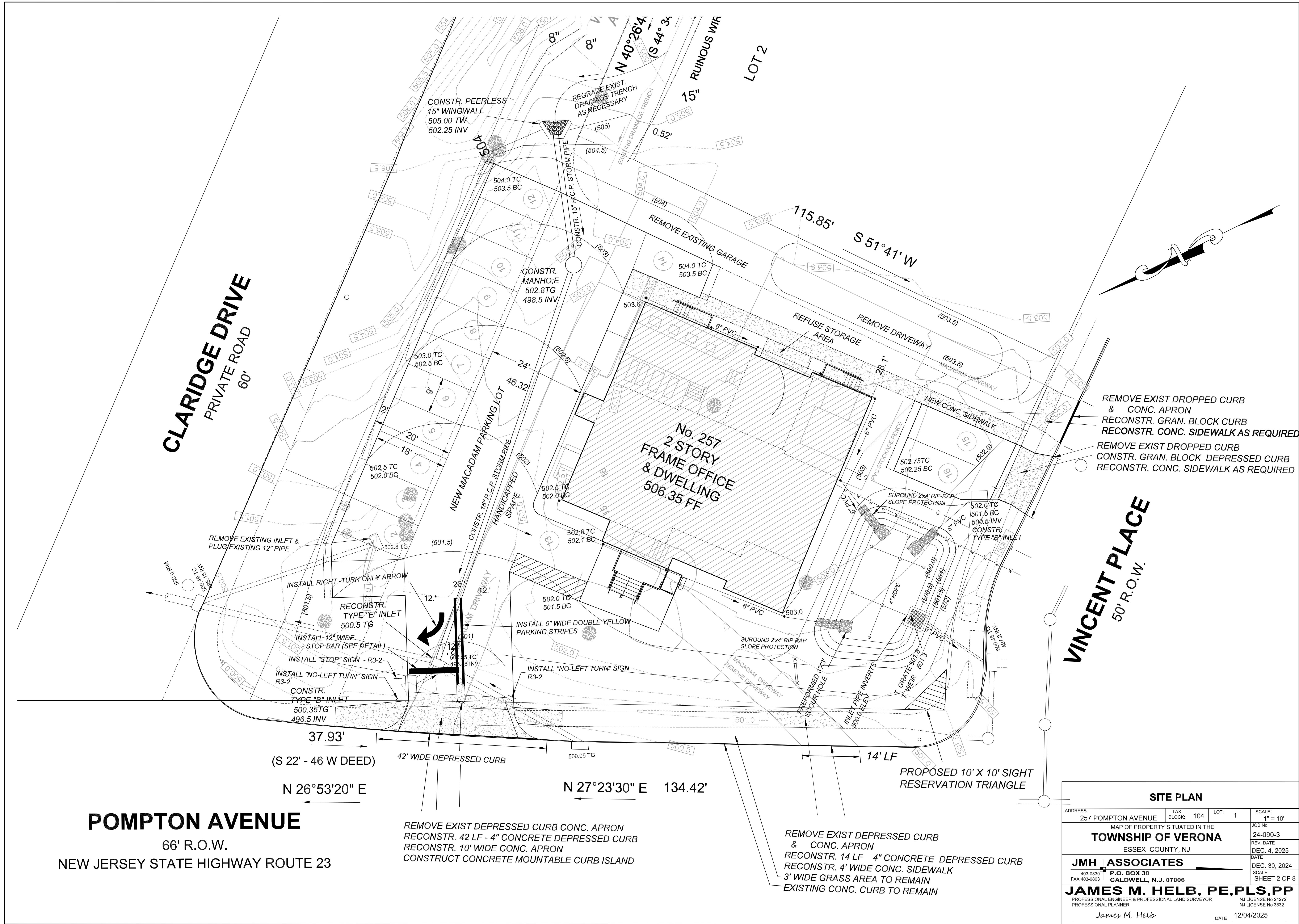
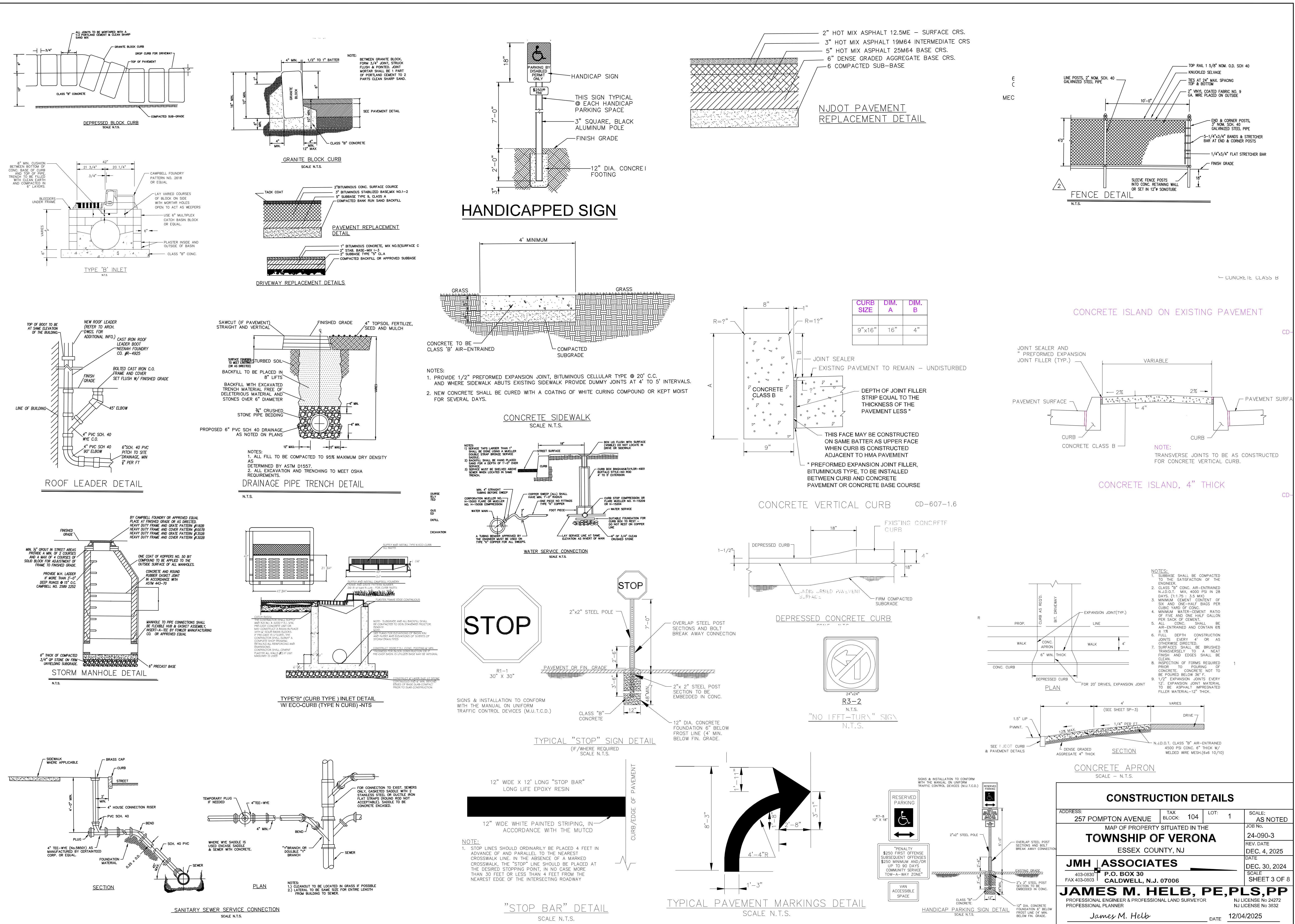


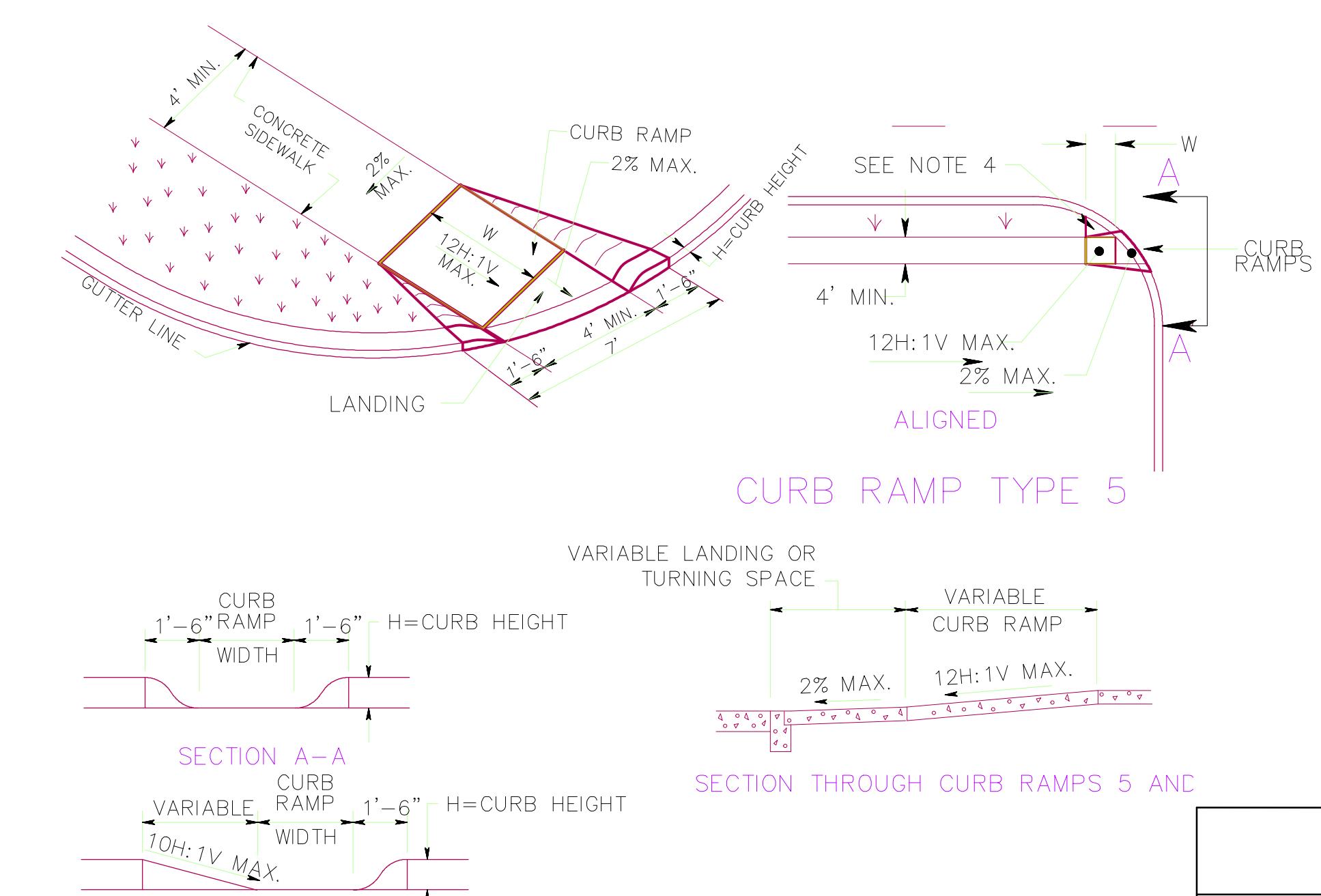
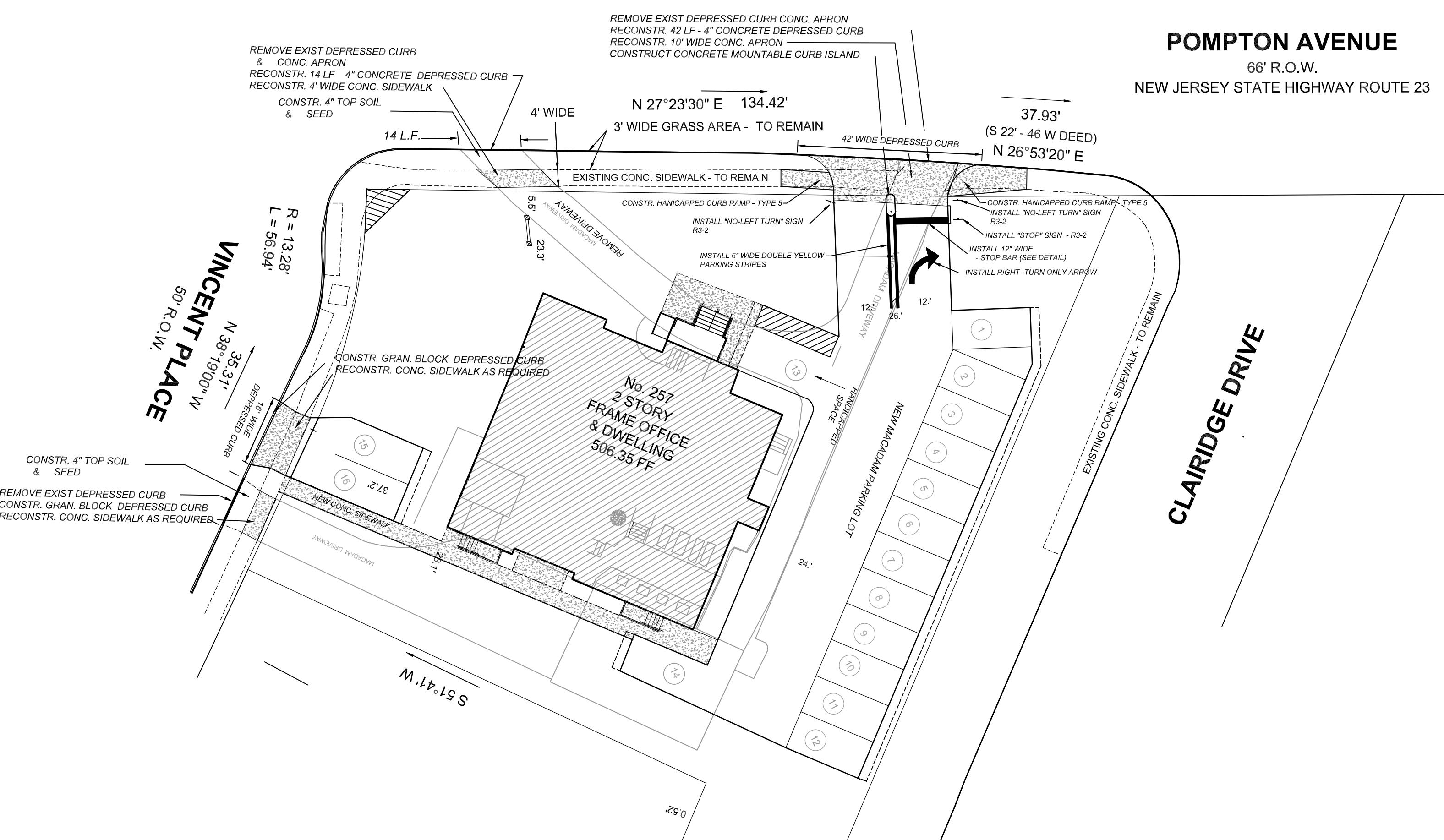
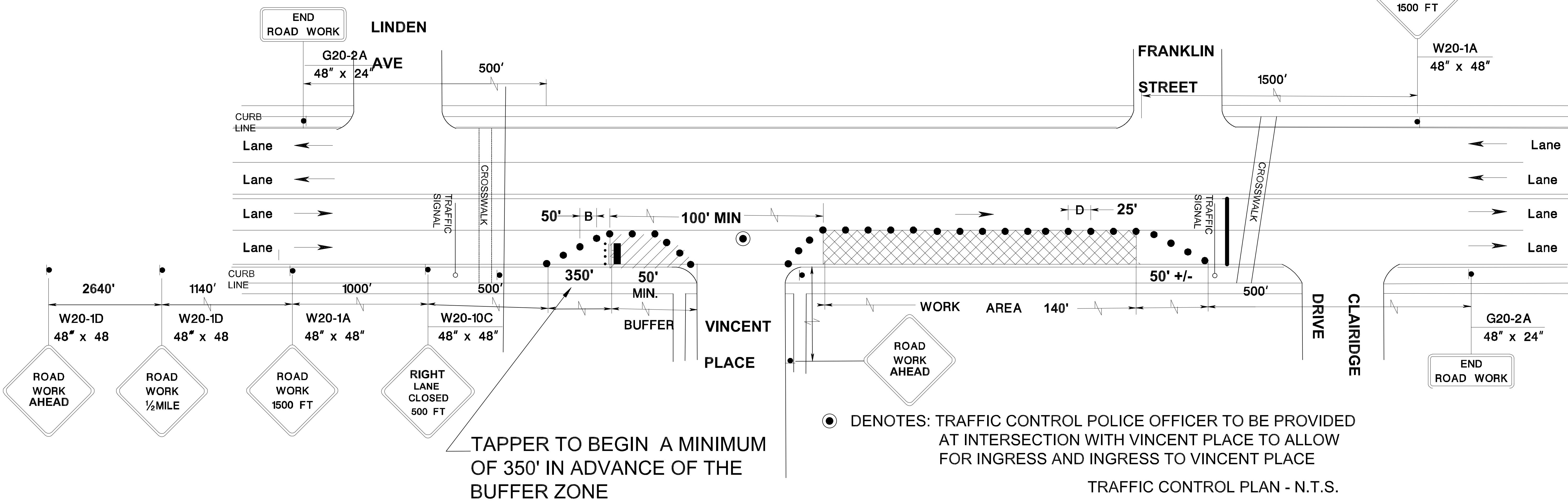
THIS SURVEY IS FOR THIS TRANSACTION ONLY. THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR  
ASSUMES NO LIABILITY IF THIS SURVEY IS ILLEGALLY USED FOR A SURVEY AFFIDAVIT OF NO CHANGE.

		<b>EXISTING CONDITIONS PLAN</b>	
<b>TAX BLOCK: 104</b>	<b>LOT: 1</b>	<b>ADDRESS: 257 POMPTON AVENUE</b>	<b>SCALE 1" = 30'</b>
<b>CERTIFIED TO:</b> Brian J. Aloia, Esq.		<b>MAP OF PROPERTY SITUATED IN THE TOWNSHIP OF VERONA ESSEX COUNTY, NJ</b>	<b>JOB No. 24-090-3</b>
		<b>JMH ASSOCIATES</b> 403-0830 P.O. BOX 30 FAX 403-0803 CALDWELL, N.J. 07006	<b>REV. DATE DEC. 4, 2025</b>
			<b>DATE DEC. 30, 2024</b>
			<b>SHEET 1 of 8</b>
<b>TITLE No:</b>		<b>JAMES M. HELB, PE, LS, PP</b> PROFESSIONAL ENGINEER & LAND SURVEYOR PROFESSIONAL PLANNER	<b>NJ LICENSE No 24272 NJ LICENSE No 3832</b>
		<b>James M. Helb</b>	<b>DATE 12/04/2025</b>





# NJ STATE HIGHWAY ROUTE 23 - POMPTON AVENUE



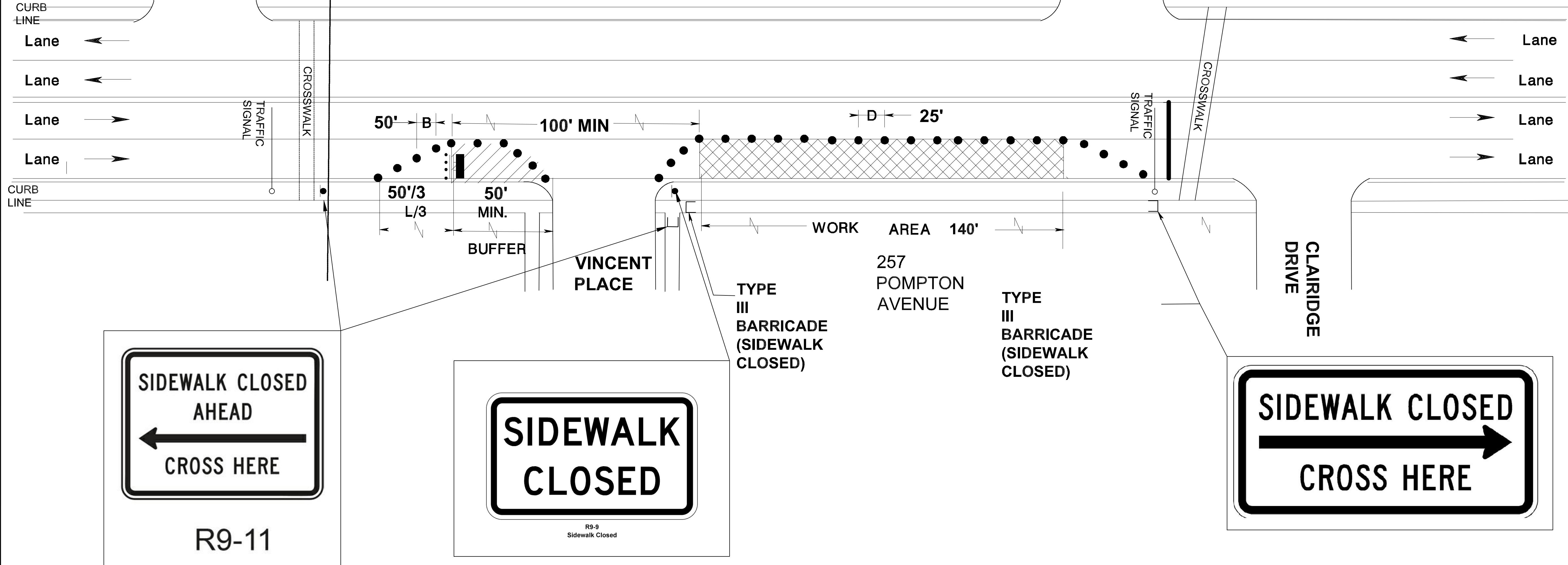
## SECTION B-B

<b>TRAFFIC CONTROL PLAN</b>			
ADDRESS: 257 POMPTON AVENUE	TAX BLOCK: 104	LOT: 1	SCALE: AS NOTED
MAP OF PROPERTY SITUATED IN THE <b>TOWNSHIP OF VERONA</b> ESSEX COUNTY, NJ			JOB No. 24-090-3
			REV. DATE DEC, 4, 2025
<b>JMH ASSOCIATES</b>			DATE DEC. 30, 2024
403-0830 FAX 403-0803			SCALE SHEET 4 OF 8
<b>JAMES M. HELB, PE, PLS, PP</b>			
PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER		NJ LICENSE No 24272 NJ LICENSE No 3832	
<i>James M. Helb</i>		DATE	12/04/2025

LINDEN  
AVE

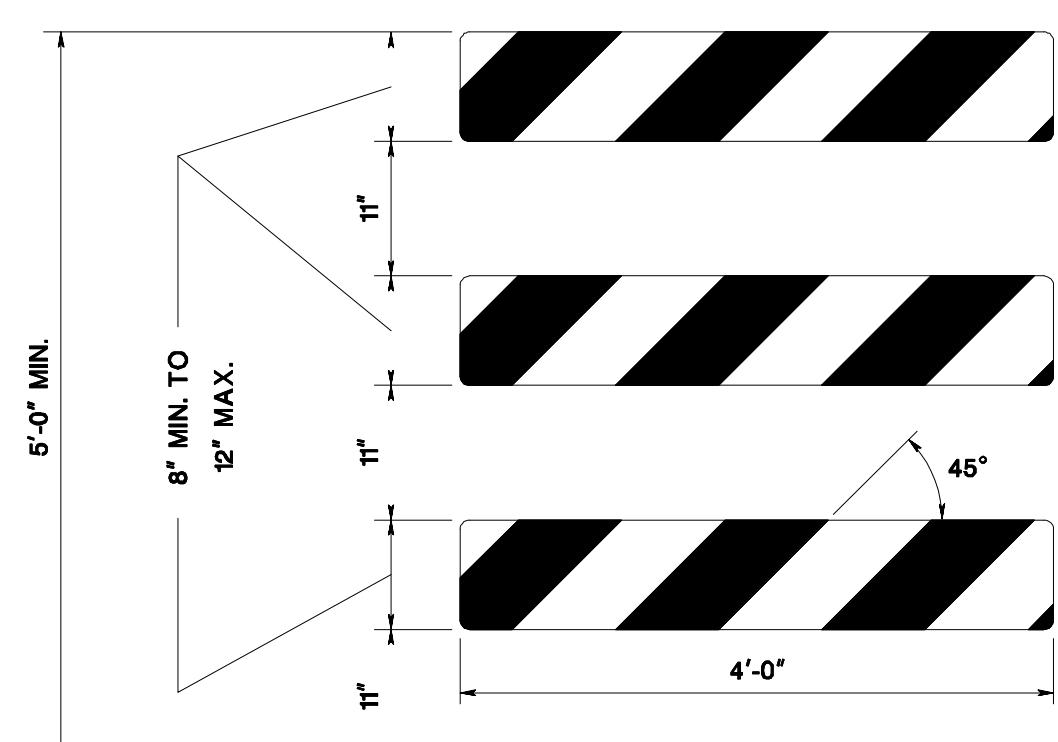
NJ STATE HIGHWAY ROUTE 23 - POMPTON AVENUE

FRANKLIN  
STREET



PEDESTRIAN PROTECTION PLAN: N.T.S.

CD-159-1.1



TYPE III BARRICADE - FRONT VIEW

NOTES:

1. ENSURE THE 8" MIN. x 48", TO 12" MAX. x 48" BARRICADE RAILS TO BE ATTACHED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.
2. ENSURE ORANGE AND SILVER (WHITE) STRIPES TO BE RETROREFLECTIVE SHEETING, ASTM D4956 TYPE III. ALTERNATE ORANGE AND SILVER (WHITE) STRIPES 6" WIDE SLOPING DOWNWARD AT AN ANGLE OF 45 DEGREES IN THE DIRECTION TRAFFIC IS TO PASS.
3. THE FRAMING, RAILS, AND BALLAST FOR BREAKAWAY BARRICADE TO BE NCHRP-350 CRASHED TESTED AND FHWA APPROVED.
4. IF NECESSARY, FABRICATE THE BALLAST AND PLACE ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.

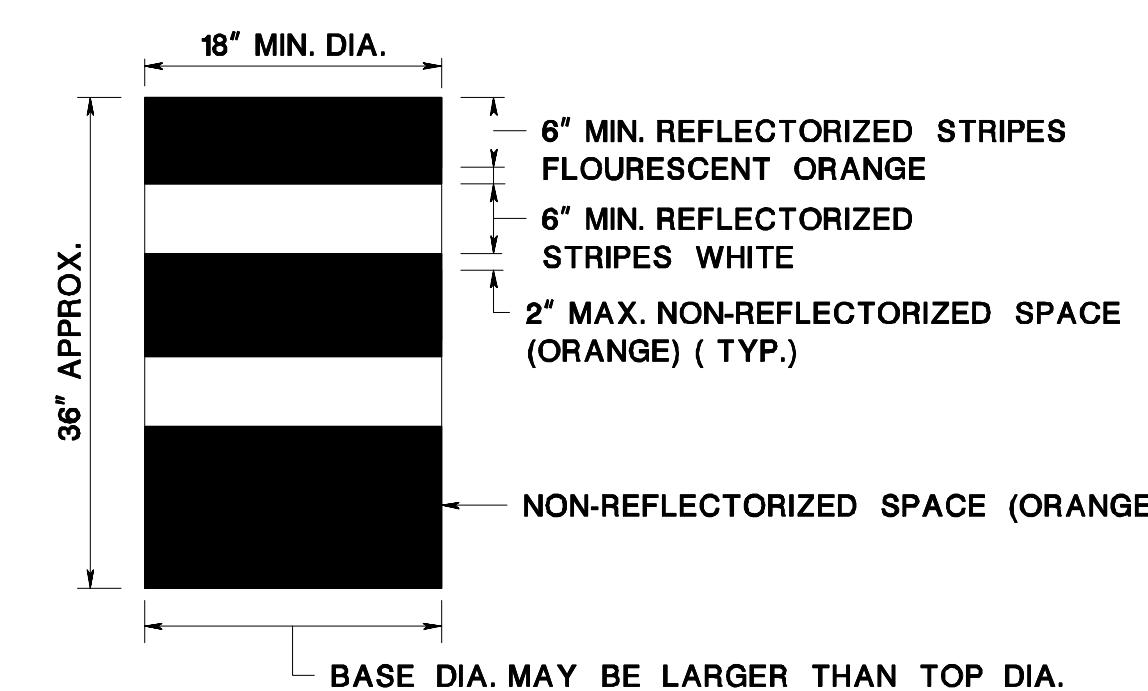
CD-159-1.1

BREAKAWAY BARRICADES

ENSURE DRUMS ARE MADE OF ORANGE PLASTIC WITH A MINIMUM OF FOUR ALTERNATE FLUORESCENT ORANGE AND WHITE RETROREFLECTIVE STRIPES. IF THERE ARE NON-REFLECTORIZED SPACES BETWEEN THE STRIPES, THEY ARE TO BE NO MORE THAN 2" WIDE. ENSURE RETROREFLECTIVE SHEETING FOR STRIPES CONFORMS WITH ASTM D4956 TYPE VII OR VIII WITH S2 REQUIREMENTS.

ENSURE THE TOP OF THE DRUM IS NOT OPEN. CONSTRUCT DRUMS TO INHIBIT ROLLING IF KNOCKED OVER.

ENSURE THE REFLECTORIZED AREA OF DRUMS IS ROUND EXCEPT OTHER SHAPES, WHICH PROVIDE THE SAME VISIBILITY AS AN 18 INCH DIAMETER ROUND DRUM REGARDLESS OF ORIENTATION, MAY BE USED.



DRUMS

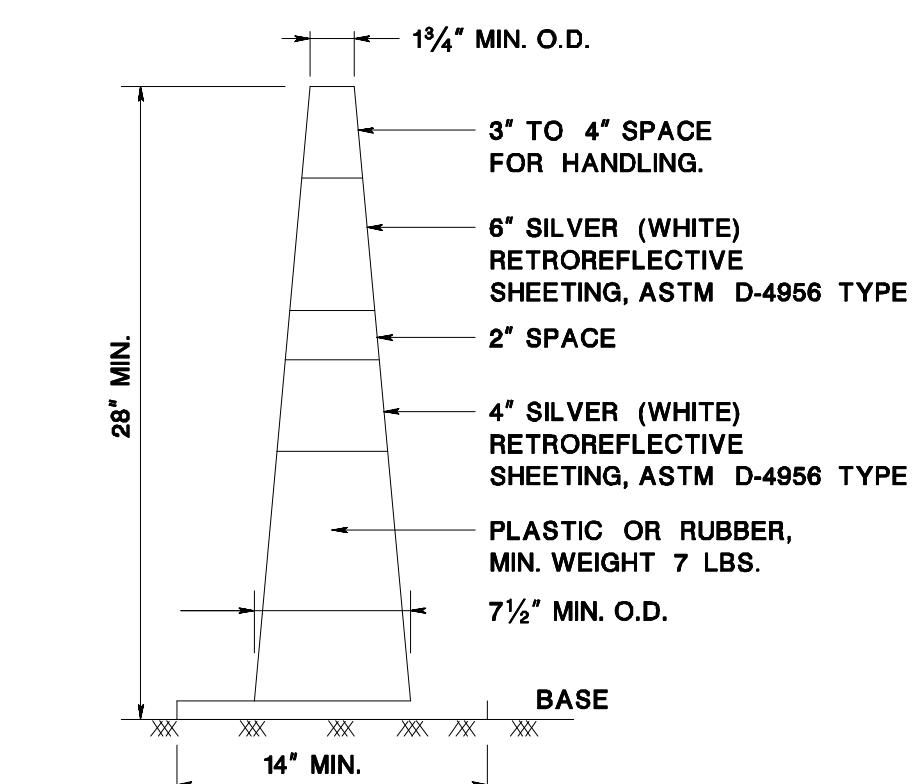
WHEN BALLAST IS REQUIRED BY THE RE, USE SAND. THE MAXIMUM WEIGHT OF THE BALLAST IS 50 LBS. AND IS TO BE LOCATED APPROXIMATELY AT GROUND LEVEL. ALTERNATE TYPES OF BALLAST MUST BE APPROVED BY THE RE.

NOTES:

TRAFFIC CONES MUST BE PREDOMINATELY ORANGE IN COLOR.

BASES MAY BE OF BREAKAWAY BALLASTED TYPE.

MINOR MANUFACTURER'S VARIATIONS MAY BE ACCEPTABLE UPON APPROVAL OF THE RE.



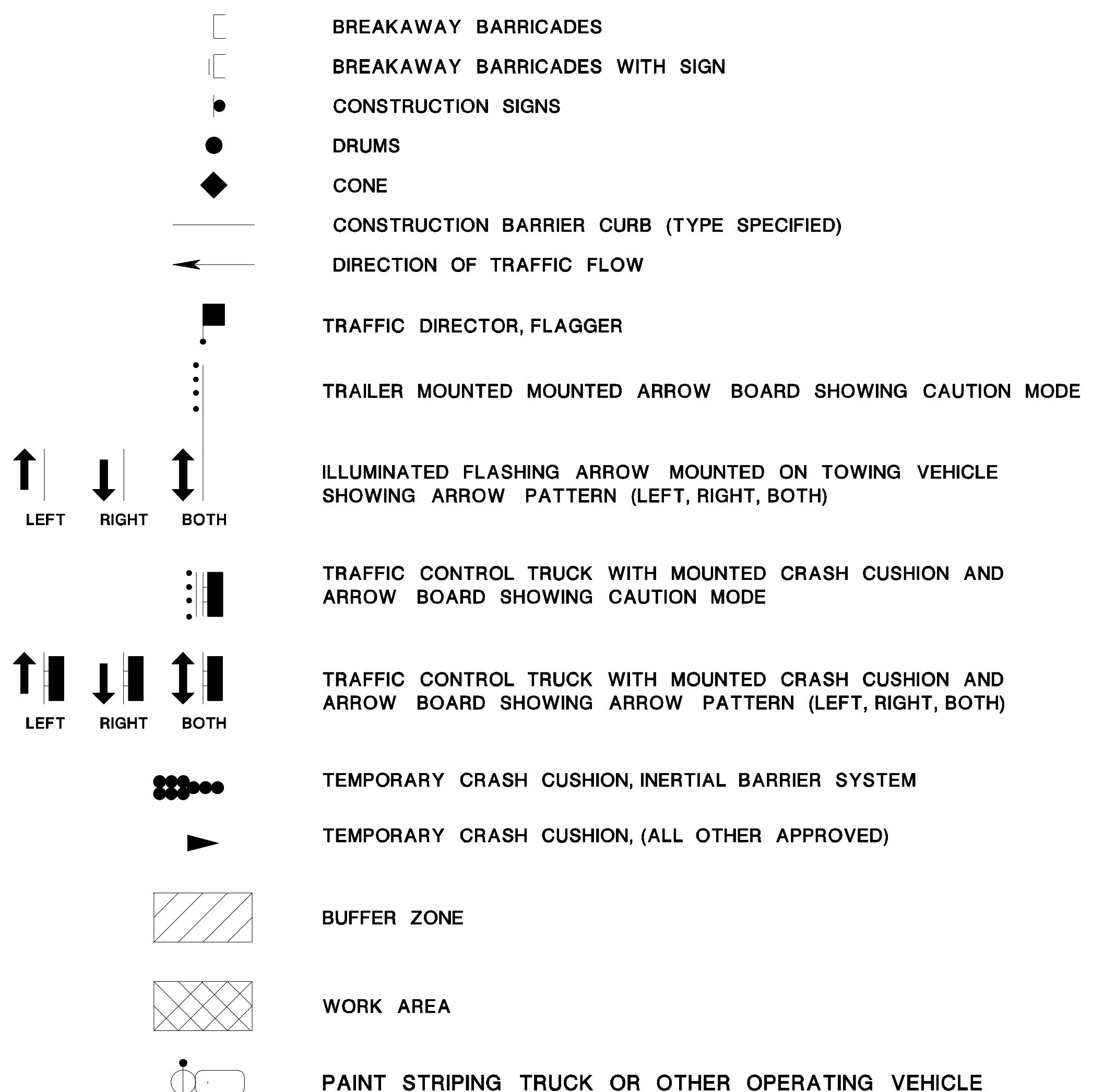
TRAFFIC CONES

CD-159-1.2

PEDESTRIAN PROTECTION PLAN

ADDRESS:	257 POMPTON AVENUE	TAX BLOCK:	104	LOT:	1	SCALE:
						AS NOTED
MAP OF PROPERTY SITUATED IN THE						
TOWNSHIP OF VERONA						
ESSEX COUNTY, NJ						
24-090-3						
REV DATE						
DEC. 4, 2025						
JMH ASSOCIATES						
403-0830						
FAX 403-0803						
P.O. BOX 30						
CALDWELL, N.J. 07006						
SCALE:						
SHEET 5 OF 8						
JAMES M. HELB, PE, PLS, PP						
PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR						
PROFESSIONAL PLANNER						
James M. Helb						
DATE						
12/04/2025						

## LEGEND



## GENERAL NOTES:

1. ADVANCE WARNING SIGNS DISTANCES AND TAPER LENGTHS MAY BE EXTENDED, AT DIRECTION OF THE DEPARTMENT, TO ADJUST FOR REDUCED VISIBILITY DUE TO HORIZONTAL AND VERTICAL CURVATURE OF THE ROADWAY.
2. PRIOR TO ANY ROAD CONSTRUCTION, TRAFFIC CONTROL SIGNS AND DEVICES ARE TO BE IN PLACE.
3. RAMPS AND/OR SIDE STREETS ENTERING THE ROADWAY AFTER THE FIRST ADVANCE WARNING SIGN ARE TO BE PROVIDED WITH AT LEAST ONE W20-1F SIGN (ROAD WORK AHEAD) AS A MINIMUM.
4. ALL EXISTING ROAD SIGNS, PAVEMENT MARKINGS, AND / OR PLOWABLE PAVEMENT REFLECTORS WHICH CONFLICT WITH THE PROPOSED TRAFFIC CONTROL PLAN ARE TO BE COVERED, REMOVED, OR RELOCATED AS DIRECTED BY THE RE.
5. CONFLICTING OR NON-OPERATING SIGNAL INDICATIONS ON EITHER THE EXISTING, TEMPORARY, OR PROPOSED TRAFFIC SIGNAL SYSTEMS ARE TO BE BAGGED OR COVERED.
6. MAINTENANCE AND PROTECTION OF TRAFFIC TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES - PART VI "STANDARDS AND GUIDES FOR TRAFFIC CONTROL FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND INCIDENT MANAGEMENT OPERATIONS", UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.
7. CONSTRUCTION SIGN W99-2 (GIVE US A BRAKE) TO BE LOCATED 200 FEET IN ADVANCE OF PROJECT LIMITS.
8. A W1-6 (ARROW) SIGN MOUNTED ON A BREAKAWAY BARRICADE AND CENTERED ON THE CLOSED WIDTH TO BE LOCATED 100 FEET BEYOND EACH INTERSECTION OR MAIN ACCESS POINT WITHIN THE AREA OF A LANE OR SHOULDER CLOSURE.
9. CONSTRUCTION SIGNS R11-4 (ROAD CLOSED TO THRU TRAFFIC) TO BE PLACED AT THE INTERSECTING STREETS WHICH ARE CLOSED TO TRAFFIC BECAUSE OF CONSTRUCTION.
10. CONSTRUCTION SIGNS W8-9A (SYMBOL FOR UNEVEN PAVEMENT) AND W8-14A (GROOVED PAVEMENT) TO BE USED WHEN SUCH PAVEMENT CONDITIONS EXIST.
11. MOVING WORK AREAS IN A LANE CLOSURE REQUIRE A TRAILER MOUNTED ILLUMINATED FLASHING ARROW TO REMAIN AT THE END OF THE TAPER, THE TRAFFIC CONTROL TRUCK WITH MOUNTED CRASH CUSHION THAT IS TO MOVE WITH THE WORK AREAS TO KEEP A 70 FEET MIN. AND 150 FEET MAX. BUFFER IN ADVANCE OF EACH WORK AREA.
12. THE CONTRACTOR TO SUBMIT A PLAN FOR THE SAFE ACCESS OF CONSTRUCTION VEHICLES THROUGHOUT THE WORK SITE WHERE SPACE CONSTRAINTS PREVENT THE USE OF LANE CLOSURES. THE PLAN TO BE SUBMITTED TO THE RE AS SPECIFIED IN THE SPECIFICATIONS.
13. BACKFILL ALL EXCAVATED AREAS WITHIN OR ADJACENT TO THE ROADWAY AND PLACE ON AT LEAST 6H:1V SLOPE BEFORE THE END OF EACH WORK DAY. OTHER EXCAVATED AREA WITHIN THE CLEAR ZONE ARE TO BE BACKFILLED.
14. WHERE REQUIRED, THE CONTRACTOR IS TO MAKE PROVISIONS FOR MAINTAINING PEDESTRIAN CROSSING LOCATIONS AND TYPE AS DIRECTED BY THE RE.
15. BITUMINOUS CONCRETE PLACED DURING THE VARIOUS CONSTRUCTION STAGES TO BE TRANSITIONED ON A MINIMUM 20H:1V SLOPE TO MEET THE ADJACENT EXISTING GRADE AT THE LONGITUDINAL AND TRANSVERSE LIMITS OF THE STAGE CONSTRUCTION AREAS UNLESS OTHERWISE NOTED ON THE STAGE CONSTRUCTION PLANS.
16. THE PLACEMENT AND / OR RELOCATION OF CONSTRUCTION BARRIER CURB TO BE DONE DURING ALLOWABLE LANE CLOSURE HOURS.
17. CONSTRUCTION ZONE SPEED LIMIT WILL BE DETERMINED BY THE BUREAU OF TRAFFIC ENGINEERING, REGIONAL TRAFFIC ENGINEER - WORK ZONE, AT THE TIME OF OR DURING CONSTRUCTION, AS REQUESTED BY THE RE.
18. THE SPEED LIMIT, R2-1 (BLACK ON WHITE) WITH ADDED WORK ZONE PLATE (BLACK ON ORANGE) SIGNS TO BE LOCATED THROUGH WORK AREAS AS DIRECTED BY THE BUREAU OF TRAFFIC ENGINEERING, REGIONAL TRAFFIC ENGINEER - WORK ZONE.
19. THE REDUCED SPEED AHEAD SIGN, W3-5(S) (BLACK ON ORANGE) TO BE LOCATED IN ADVANCE OF SPEED LIMIT R2-1 SIGNS WHICH REDUCE THE NORMAL POSTED SPEED LIMIT THROUGH THE CONSTRUCTION ZONE.
20. TRAFFIC FINES DOUBLED IN WORK AREA R(NJ)-17(S), 4 FEET BY 2.5 FEET SIGN TO BE LOCATED 500 FEET AFTER THE FIRST ADVANCE WARNING SIGN, (W20 SERIES) AT EACH WORK AREA LOCATED WITHIN URBAN AREAS. THIS SIGN TO ALSO BE USED ON PROJECTS REQUIRING MOVING OPERATIONS IN WHICH CASE THE SIGN IS TO BE MOUNTED ON A SLOW MOVING CONSTRUCTION VEHICLE.
21. DO NOT CONSTRUCT THE FINAL HMA SURFACE PAVEMENT UNTIL THE FINAL STAGE OF THE PROJECT UNLESS OTHERWISE DIRECTED BY THE RE OR INDICATED ON THE PLANS. SET MANHOLES AND INLETS TO FINISHED GRADE AND CONSTRUCT TEMPORARY PAVEMENT RAMPS AROUND THEM WITH A MINIMUM 20H:1V SLOPE IN ALL DIRECTIONS USING HOT MIX ASPHALT PAVEMENT. THIS TEMPORARY MATERIAL WILL BE REMOVED IMMEDIATELY PRIOR TO PLACING THE SURFACE COURSE.
22. PLACE TRAFFIC CONTROL DEVICES FOR LANE CLOSURES INCLUDING SIGNS, CONES, BARRICADES, ETC. AS SHOWN ON PLANS. NO SIGNS ARE TO BE PLACED WITHOUT ACTUAL LANE CLOSURES AND REMOVE IMMEDIATELY UPON REMOVAL OF THE CLOSURES.
23. CONES MAY BE SUBSTITUTED FOR DRUMS AND INSTALLED UPON THE APPROVAL OF THE RE.
24. TRAFFIC IMPACT NOTICES AND CHANGES
  - A. TERMS: WHEN THE FOLLOWING TERMS ARE USED, THE INTENT AND MEANING IS AS FOLLOWS:
    - i. IMPACTS TO NORMAL TRAFFIC FLOW - WORK THAT REQUIRES A PORTION OF THE PAVED ROADWAY BEING BLOCKED OR CLOSED WITH SAFETY DEVICES OR VEHICLES, INCLUDING, BUT NOT LIMITED TO, FULL OR PARTIAL LANE CLOSURES, FULL OR PARTIAL RAMP CLOSURES, SHOULDER CLOSURES, MOVING OPERATIONS SUCH AS TRAFFIC STRIPING OR SWEEPING, LANE SHIFTS, OR ALTERNATING TRAFFIC. THIS APPLIES EVEN WHEN DETOURS ARE PROVIDED.
    - ii. TEMPORARY LANE CLOSURES - WORK DESCRIBED UNDER "IMPACTS TO NORMAL TRAFFIC FLOW" WHICH IS ROUTINELY SET UP AND REMOVED ON A DAILY BASIS.
    - iii. PERMANENT LANE CLOSURES - WORK DESCRIBED UNDER "IMPACTS TO NORMAL TRAFFIC FLOW" WHICH REMAINS IN PLACE CONTINUOUSLY FOR 24 HOURS OR MORE.
- B. ADVANCE NOTICES
 

FOR THE INITIAL START OF WORK THAT REQUIRES "IMPACTS TO NORMAL TRAFFIC FLOW", THE CONTRACTOR IS TO NOTIFY THE RE IN WRITING ON THE ADVANCE FORM TO-103 PROVIDED BY THE DEPARTMENT OF THE PROPOSED DATE. THE NOTICE IS TO BE SUBMITTED AT LEAST TWENTY-EIGHT CALENDAR DAYS, BUT NOT MORE THAN SIXTY CALENDAR DAYS, BEFORE THE PROPOSED DATE. START OF WORK THAT IMPACTS NORMAL TRAFFIC FLOW WILL NOT BE PERMITTED PRIOR TO THE DATE STATED IN THE NOTICE. THE CONTRACTOR IS TO CONFIRM, IN WRITING, TO THE RE, THE PROPOSED DATE SEVEN (AND/OR FOURTEEN) CALENDAR DAYS BEFORE STARTING THE ESTABLISHMENT OF THE TRAFFIC CONTROL MEASURES FOR THE TRAFFIC IMPACT. THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE RE IF THE PROPOSED ESTABLISHMENT CANNOT BE COMPLETED ON THE PROPOSED DATE.

FOR A "PERMANENT LANE CLOSURE", THE CONTRACTOR IS TO NOTIFY THE RE IN WRITING ON ADVANCE FORM TO-103, OF THE PROPOSED DATE A NEW TRAFFIC PATTERN WILL BE ESTABLISHED. THE NOTICE IS TO BE SUBMITTED AT LEAST TWENTY-EIGHT CALENDAR DAYS, BUT NOT MORE THAN SIXTY CALENDAR DAYS, IN ADVANCE OF THE PROPOSED DATE. START OF WORK OF A NEW TRAFFIC PATTERN WILL NOT BE PERMITTED PRIOR TO THE DATE STATED IN THE NOTICE. THE CONTRACTOR IS TO CONFIRM, IN WRITING, TO THE RE, THE PROPOSED DATE OF THE NEW TRAFFIC PATTERN SEVEN (AND/OR FOURTEEN) DAYS BEFORE STARTING TRAFFIC CONTROL MEASURES FOR THE ESTABLISHMENT OF THE NEW PATTERN. THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE RE IF THE PROPOSED ESTABLISHMENT CANNOT BE COMPLETED ON THE PROPOSED DATE.

STARTING THE ESTABLISHMENT OF A NEW PERMANENT TRAFFIC PATTERN IS TO BEGIN NO EARLIER THAN 11:00 PM FRIDAY AND BE COMPLETED AND READY FOR OPERATIONS BY 6:00 PM THE FOLLOWING SUNDAY. THE ESTABLISHMENT IS TO BE COMPLETED IN ACCORDANCE WITH THE LANE CLOSURE HOURS SPECIFIED IN THE CONTRACT.

ADVANCE NOTICES SENT PRIOR TO THE PRE-CONSTRUCTION MEETING ARE TO BE ADDRESSED TO THE CONTACT PERSON AS SPECIFIED IN SUBSECTION 101.04 OF THE SPECIAL PROVISIONS.
- C. PROGRESS NOTICES
 

ALL "IMPACTS TO NORMAL TRAFFIC FLOW" SCHEDULED FOR THE SEVEN DAY PERIOD STARTING ON THE FOLLOWING MONDAY ARE TO BE SUBMITTED TO THE RE BY 9:00 AM OF EACH FRIDAY ON WEEKLY FORM TO-100 PROVIDED BY THE DEPARTMENT.

EACH DAY OF "TEMPORARY LANE CLOSURES" ARE TO BE SUBMITTED TO THE RE BY 9:00 AM THE DAY IN ADVANCE OF THE START OF THOSE OPERATIONS ON DAILY FORM TO-101 PROVIDED BY THE DEPARTMENT.

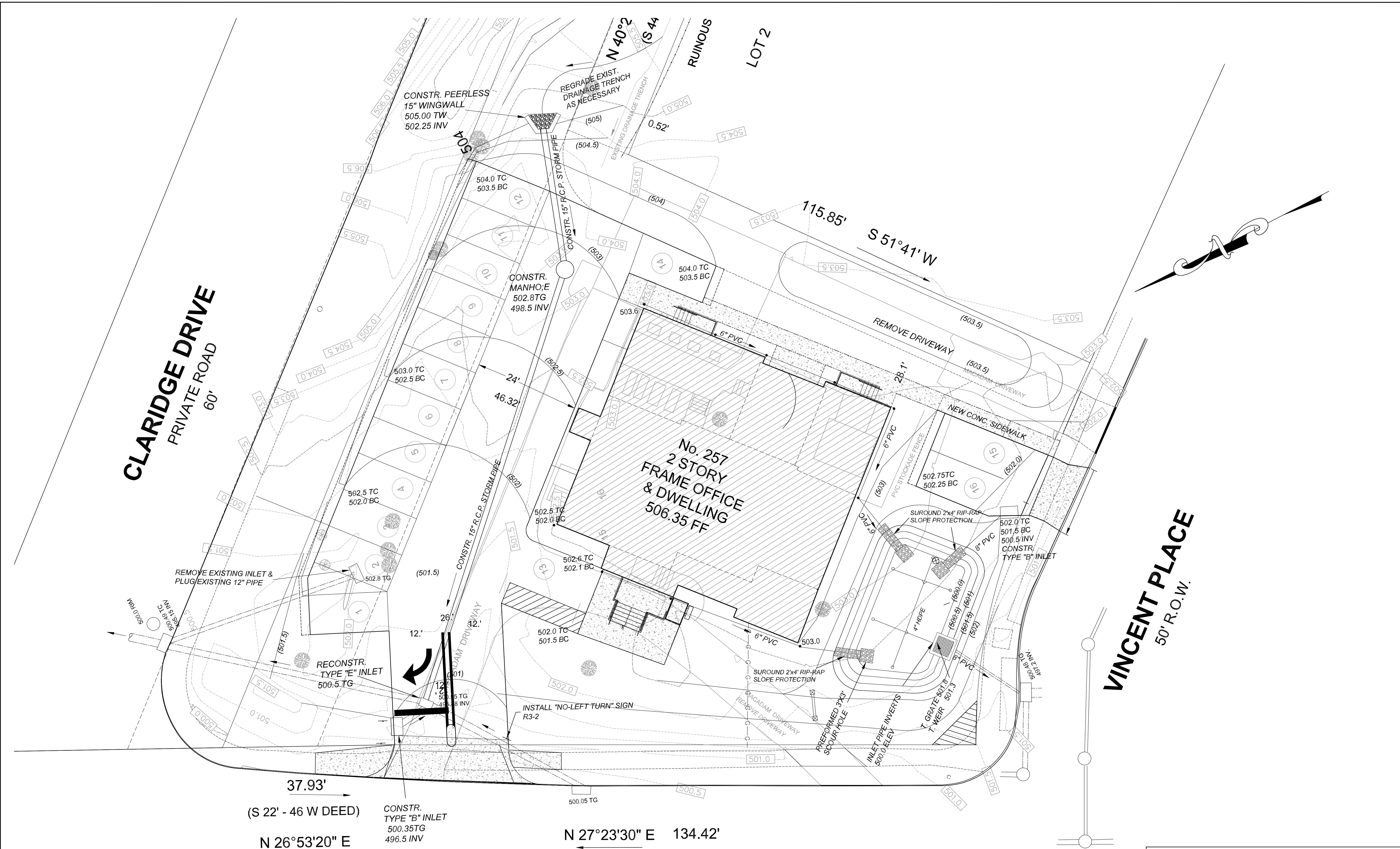
"TEMPORARY LANE CLOSURES" FOR WEEKENDS ARE TO BE SUBMITTED TO THE RE BY 9:00 AM ON THE IMMEDIATELY PRECEDING FRIDAY ON THE DAILY FORM TO-101 PROVIDED BY THE DEPARTMENT.
- D. CHANGES TO THE SCHEDULED CLOSURES
 

REQUEST FOR A CHANGE TO THE TRAFFIC CONTROL REQUIREMENTS IN THE CONTRACT DOCUMENTS ARE TO BE SUBMITTED IN WRITING TO THE RE AS FOLLOWS:

CHANGES TO THE SCHEDULED HOURS FOR "TEMPORARY LANE CLOSURES" ARE TO BE SUBMITTED TO THE RE AT LEAST EIGHT CALENDAR DAYS IN ADVANCE OF WHEN THE CHANGE IS PROPOSED TO START.

OTHER PROPOSED CHANGES TO "TEMPORARY LANE CLOSURES" AND ALL CHANGES TO "PERMANENT LANE CLOSURES" ARE TO BE SUBMITTED TO THE RE AS SPECIFIED IN THE SPECIFICATIONS.
26. WHERE FINAL HMA PAVING IS PERFORMED AND THE LANE IS TO BE RE-OPENED TO TRAFFIC AND THE ITEM TRAFFIC STRIPES IS UNABLE TO BE APPLIED, APPLY THE ITEM TRAFFIC STRIPES, LATEX. ENSURE THAT THE ITEM TRAFFIC STRIPES IS APPLIED WITHIN 14 DAYS.

TRAFFIC & PEDESTRIAN PROTECTION PLAN				
ADDRESS: 257 POMPTON AVENUE P.O. BOX 30 CALDWELL, NJ 07006	TAX BLOCK: 104	LOT: 1	SCALE: AS NOTED	JOB No: 24-090-3
MAP OF PROPERTY SITUATED IN THE <b>TOWNSHIP OF VERONA</b> ESSEX COUNTY, NJ				
REV. DATE: DEC. 4, 2025				
JMH ASSOCIATES P.O. BOX 30 CALDWELL, NJ 07006				
SCALE: DEC. 30, 2024				
JAMES M. HELB, PE, PLS, PP PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER				
NJ LICENSE No 24272 NJ LICENSE No 3832 James M. Helb DATE 12/04/2025				

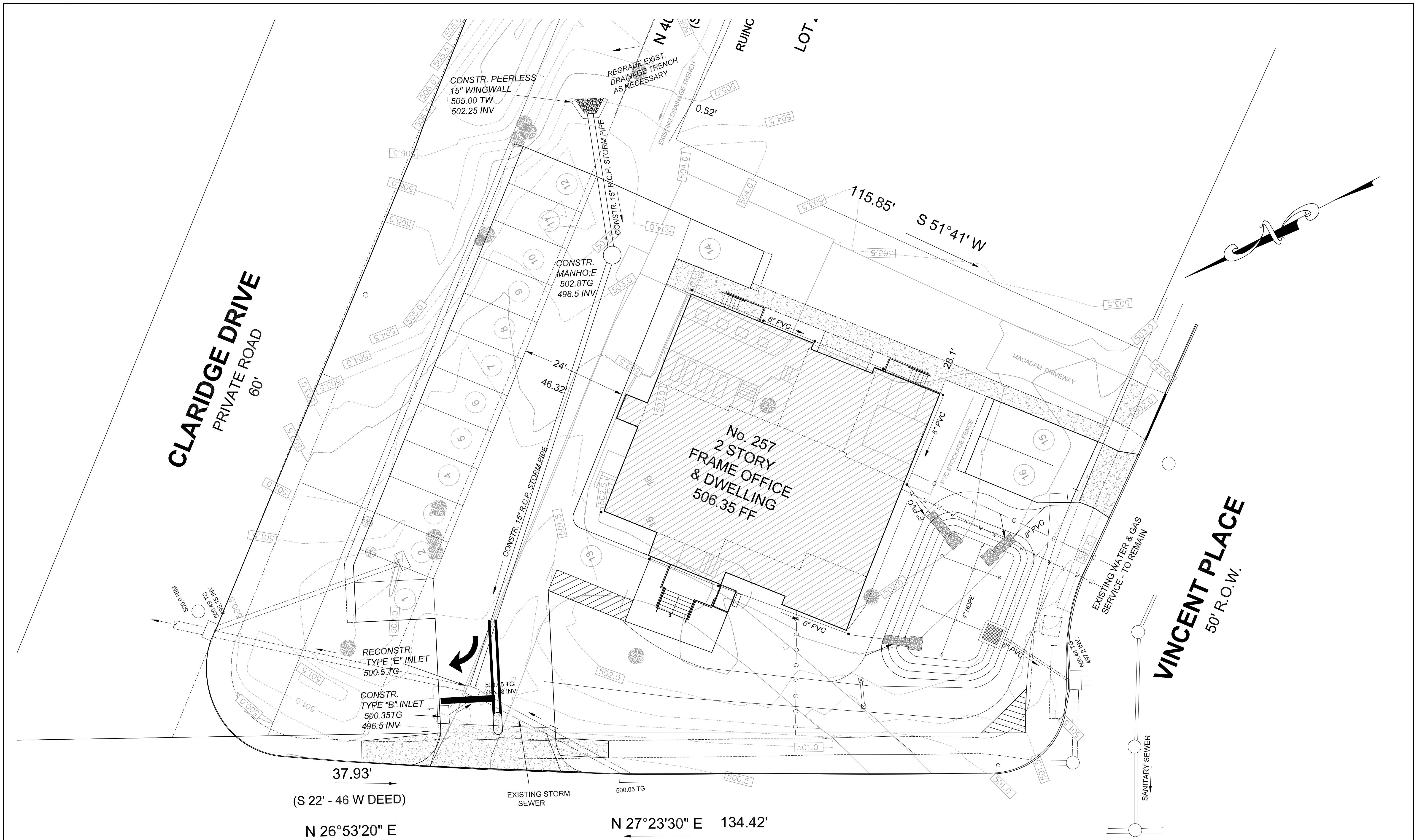


# POMPTON AVENUE

66' R.O.W.

# NEW JERSEY STATE HIGHWAY ROUTE 23

<b>DRAINAGE &amp; GRADING PLAN</b>			
ADDRESS: 257 POMPTON AVENUE	TAX BLOCK: 104	LOT: 1	SCALE: 1" = 10'
MAP OF PROPERTY SITUATED IN THE <b>TOWNSHIP OF VERONA</b> ESSEX COUNTY, NJ			
<b>JMH   ASSOCIATES</b>  403-0830   P.O. BOX 30 FAX 403-0803   CALDWELL, N.J. 07006			
		JOB No. 24-090-3	
		REV. DATE DEC. 4, 2025	
		DATE DEC. 30, 2024	
		SCALE SHEET 7 OF 8	
<b>JAMES M. HELB, PE, PLS, PP</b> PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER			
James M. Helb DATE 12/04/2025			



# POMPTON AVENUE

66' R.O.W.

# NEW JERSEY STATE HIGHWAY ROUTE 23

NOTE: ALL EXISTING UTILITIES TO REMAIN

NOTE. ALL EXISTING UTILITIES TO REMAIN.  
CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO  
ANY CONSTRUCTION

NO NEW UTILITY OPENINGS ARE TO BE MADE IN STATE HIGH ROUTE 23

<b>UTILITY PLAN</b>			
ADDRESS: 257 POMPTON AVENUE	104	1	SCALE: 1" = 10'
MAP OF PROPERTY SITUATED IN THE <b>TOWNSHIP OF VERONA</b> ESSEX COUNTY, NJ			JOB No. 24-090-3
			REV. DATE DEC. 4, 2025
<b>JMH ASSOCIATES</b> 403-0830 FAX 403-0803			DATE DEC. 30, 2024
			SCALE SHEET 8 OF 8
<b>JAMES M. HELB, PE,PLS,PP</b>			
PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER		NJ LICENSE No 24272 NJ LICENSE No 3832	
<i>James M. Helb</i>		DATE 12/04/2025	