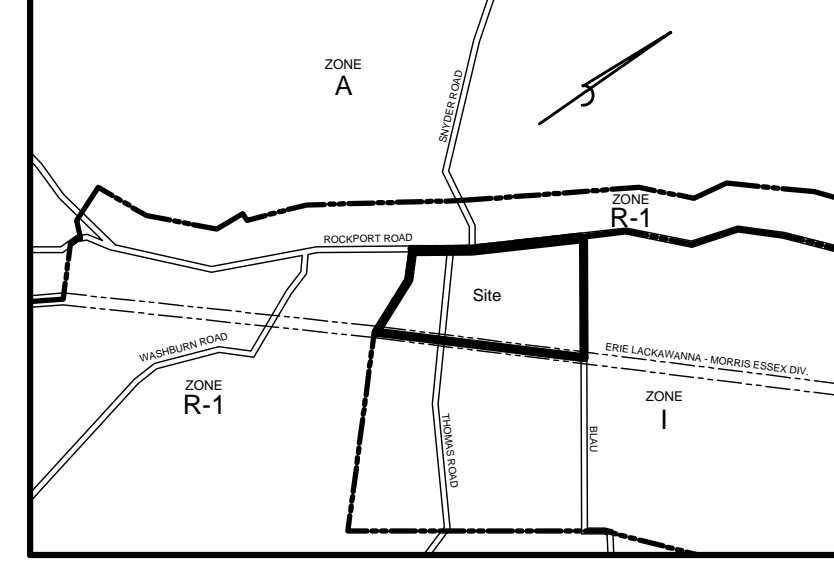


Property Owner's within 200 feet

Block #	Lot #	Owner's Name
901	4	
1001.02	31.01	N/F Drennan, John & Joann
	31.02	N/F Martin, Josephine
	32	
1204	1	N/F Pio Costa Rosalind
	10	N/F Conrail Morris & Essex Div.
	24	N/F Freedom Group LP
1301	2	N/F Conrail Morris & Essex Div.
	3.04	N/F Blau Road Enterprises LLP
	3.05	N/F Pillion, Mark
1307	3.01	N/F Edwards, Gary & Nancy
	3.03	N/F Wood, Anthony & Nancy
	4	N/F Burk, Jeanette A
	5	N/F NJ State Game Farm
	7	N/F Conrail Morris & Essex Div.
	8	N/F Allen, Alvin & Lenore
	9	N/F NJ State Game Farm



KEY MAP  
SCALE: 1" = 1000'

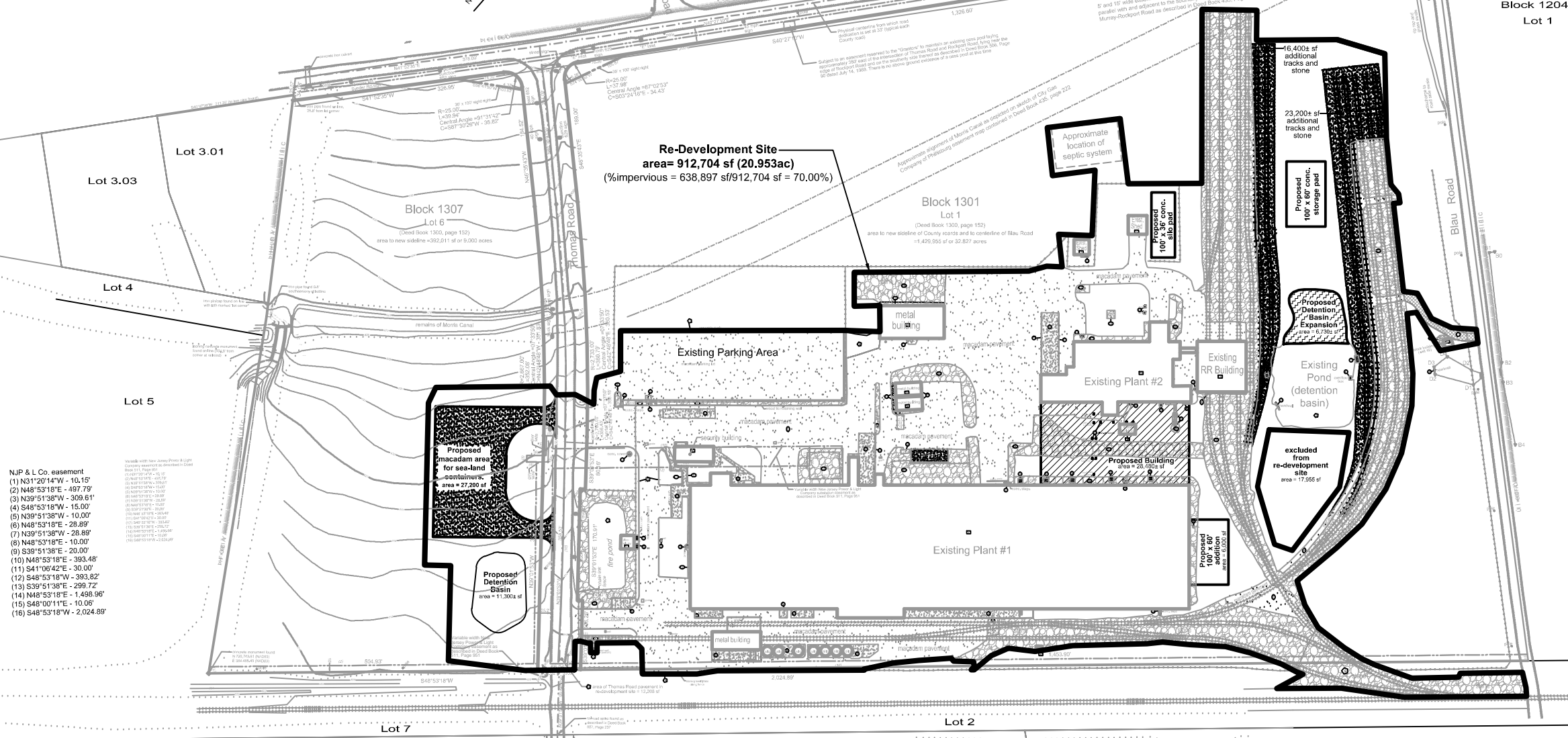
ZONING REQUIREMENTS (I ZONE):

DESCRIPTION	REQUIRED	PROVIDED
Minimum Lot Area	5 Acres	32.8 Acres
Min. Lot Frontage	300 FT	950 FT+
Min. Lot Width	300 FT	950 FT+
Min. Depth	400 FT	950 FT+
Min. Front Yard	100 FT	77 FT**
Min. Rear Yard	70 FT	----
Min. Side Yard*	40 FT	85 FT+
Max. Building Coverage	20%	
Max. Impervious Cover	60%	

\* 100 FT where abutting residential zone  
\*\* Existing Condition

General Notes

1. Tract Data: Lot 1 in Block 1301 and Lot 6 in Block 1307, as shown on Tax Map Sheet #13.
2. Tract Area: Lot 1 = 32.827 Ac. Lot 6 = 9.000 Ac.
3. Owner/Applicant: Borealis Compounds, LLC  
176 Thomas Road  
Port Murray, NJ 07865
4. Boundary and topographic data shown hereon is taken from a map entitled "Location Survey and Improved Area Plan for Borealis Compounds, LLC situated in 176 Thomas Road, Mansfield Township, Warren County, New Jersey", prepared by James J. Mantz, PE & LS license # 27843, dated March 5, 2009.
5. There are no wetlands or floodplains within 150' of the proposed disturbance.
6. The proposed number of employees is below capacity for this plant (per previous approvals), therefore the existing parking and septic system are not affected by this project.



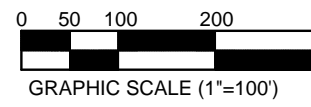
- NJP & L Co. easement
- (1) N31°20'14"W - 10.15'
  - (2) N48°53'18"E - 407.75'
  - (3) N39°51'38"W - 309.61'
  - (4) S48°53'18"W - 15.00'
  - (5) N39°51'38"W - 10.00'
  - (6) N48°53'18"E - 28.89'
  - (7) N39°51'38"W - 28.89'
  - (8) N48°53'18"E - 10.00'
  - (9) S39°51'38"E - 20.00'
  - (10) N48°53'18"E - 393.48'
  - (11) S41°08'42"E - 30.00'
  - (12) S48°53'18"W - 393.82'
  - (13) S39°51'38"E - 299.72'
  - (14) N48°53'18"E - 1,498.96'
  - (15) S48°53'18"W - 10.06'
  - (16) S48°53'18"W - 2,024.89'

Existing Impervious Areas

Concrete areas	Stone areas	Building areas	Miscellaneous areas
1 38	29 23 1 853	1 148,737	1 old drive 1,586
2 38	30 44 2 7,761	2 423	2 pond (water) 15,526
3 58	31 42 3 519	3 1,890	3 pond (water) 7,046
4 98	32 56 4 156	4 804	4 well cover 21
5 1,181	33 56 5 178	5 800	5 stone/grass 433
6 1,535	34 56 6 182	6 4,992	6 stone/grass 1,529
7 55	35 56 7 277	7 543	7 conc. curb 492
8 54	36 8 2,641	8 802	8 block curb 412
9 566	37 58 9 507	9 18,734	9 off site RR strn. 12,956
10 1,156	38 6 10 4,136	10 371	10 Thomas Rd. pvm't 12,208
11 2,049	39 36 11 242	11 5,842	
12 85	40 8 12 3,787	12 157	
13 511	41 23 13 6,991		184,095 sf
14 77	42 65 14 797		
15 1,163	43 12 15 246		
16 267	44 25 16 155		
17 60	45 465 17 1,193	1 200,270	
18 136	46 2,484 18 964	2 3,821	
19 2,445	47 2,094 19 253	3 7,247	
20 70	48 1,352 20 106,749	4 173	
21 70	49 160 21 11,127		211,511 sf
22 30	50 474 22 198		
23 45	51 605 23 8,196		
24 30	52 1,245 24 5,551		
25 24	53 8 25 6,101		
26 46	54 19 26 169,760 sf		
27 26			
28 19	21,410 sf		

Summary of Existing Impervious Areas Within Re-Development Site

Concrete Areas: 21,410 sf  
 Building Areas: 184,095 sf  
 Paved Areas: 211,511 sf  
 Stone Areas: 169,760 sf  
 Miscellaneous Areas: 52,121 sf  
 Total Existing Impervious Surfaces = 638,897 sf



Warren County Approval Box

Mansfield Township Approvals

Board Chairman \_\_\_\_\_ Date \_\_\_\_\_

Board Secretary \_\_\_\_\_ Date \_\_\_\_\_

Board Engineer \_\_\_\_\_ Date \_\_\_\_\_

Highlands Re-Development Plan  
 For  
 Lot 1, Block 1301 & Lot 6, Block 1307  
 Borealis Compounds, Inc.  
 situated in  
 Mansfield Township, Warren County, New Jersey

**DAVID E. FANTINA, PE**  
 Professional Engineer  
 15 Sunset Drive, Bernardsville, NJ 07924 (908) 696-9598

Scale: 1"=100' Date: 6/10/2009 Data File: Borealis.dwg Sheet: 1 of 1

NJ PE Lic. # 32395