

BHT Properties Group

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Operations Plan

Construction Materials Storage Facility

Andover, New Jersey

March 31, 2023

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Construction Materials Storage Operations Plan

1-Introduction. BHT Properties Group is a construction company, having its main office in Fort Lauderdale, Florida. The firm acquires and develops various types of storage facilities for itself and other entities throughout the United States. Some of these facilities are owned by BHT Properties Group (or a related entity) and leased to operators. Other sites are owned by customers and developed and constructed by BHT Properties Group (“BHT”). In each case BHT Properties Group constructs these storage facilities to the specifications of companies, including its own specifications. The guiding principles of BHT in all of its endeavors are to:

- A. Maintain and protect the environment. Including controlling noise, dust, having adequate drainage, vegetation, etc. Hazardous Materials will NOT be stored at the site. Further, **no liquids** will be stored at the site. This includes petroleum products, chlorine or noxious products, lead, light ballasts, fluorescent light fixtures, mercury/sodium vapor lights, capacitors, and thermostats. All storage containers will be subject to all environmental regulations and will be inspected and monitored.
- B. Comply with all state and local laws and ordinances.
- C. Employ, to the extent possible, local residents.
- D. Maintain an accurate record of the activities of the site.

BHT has been existence for ten years operating storage facilities and managing construction sites. The storage facilities are constructed by BHT are large properties in excess of twenty (20) acres. In order to construct these sites, BHT is required to coordinate delivery of products including fence, piping and other construction material to the site using industry contractors for that purpose and coordinating the deliveries from various locations. During the pandemic, BHT found that such coordination has become difficult not only in terms of scheduling but also in terms of supply chain interruptions resulting in the increase of cost of materials.

As a result of these increase costs and delays, BHT has proposed to develop a construction business office and construction storage facility that will be servicing construction sites throughout the Northeastern United States. This region generally will be from Virginia to Maine.

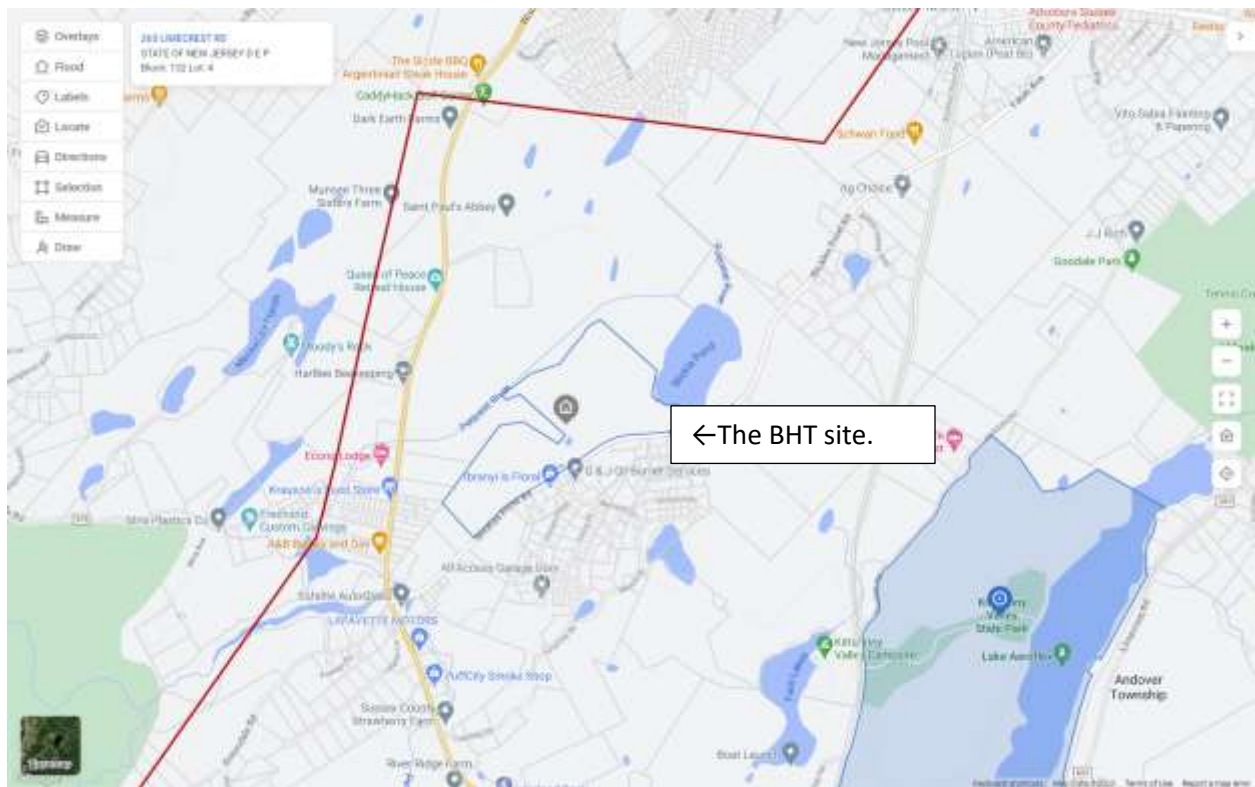
2-The Andover New Jersey site. This site is situated at Block 151, Lot 21 and shall be designed and operated consistent with the final major site plan prepared by Engineering and Land Planning Associates, High Bridge, New Jersey. The site plan being dated 12/12/2009 as may be amended, including revisions and comments made through March 8, 2022, and subject to any conditions and stipulations made concerning the property. The property has 100.9 acres of which approximately 3.6 acres is the to be realigned Stickles Pond Road, leaving a net area of approximately 97.3 acres. The entrance and exit to the site will be from Stickles Pond Road entering to the Road from Route 206 with immediate access to the parking area having 20 spaces. An existing driveway will be used as an additional emergency access point. Approximately 20 individuals will be employed (some in staggered shifts) to maintain, operate, clean and secure the facility. Three to four office workers will be employed including a site (or project) manager, site operator and an office administrator. The remaining employees will be inspectors, maintenance workers and yard workers that will be hired as demand requires. The hours of operation for this facility will be 8 a.m. to 5 p.m. Monday through Friday. No Saturday or Sunday operations will occur with the sole exception of security and on-site inspections as may be necessary. No material will be moved or handled on weekends.

The operating components of the site include:

Figure 1. Use Table.

USE	Property
Operations Building	12,680 s.f.
Storage of Construction Material	7.26 acres
Storage of Aggregate Material	3.40 acres
Construction Equipment Storage	2.95 acres
Storage of Construction Material	14.09 acres
Total	~32 Acres

Figure 2. General Map Location.



The site presents an ideal location for its construction business office and construction storage facility to service the Northeast region. Andover, New Jersey is a geographically central location for the Northeast area. It also provides sufficient land area to allow for the efficient storage of construction material and supplies that can be delivered as needed to construction sites, even to “remote” sites, without worrying about supply chain delays.

It also provides an opportunity for BHT to acquire construction materials at times when prices are more favorable and to be able to store those materials onsite for when they are needed during construction. The site will be designed to provide for the storage of these materials primarily in either a building purposed for the more valuable materials or enclosed containers that will remain onsite. A minimum of 90% of the storage facilities will either in the building or in enclosed containers allowing the materials to be removed the weather.

3- Material. All construction material will be of a “dry” nonhazardous and nonvolatile type including but not limited to pre-engineered metal buildings, plastic pipe, concrete pipe, metal pipe, rebar, and different types of aggregate materials used during the construction process. All of these materials will be new and stored either in the purposed building or containers or secured undercover.

Each container space or bin area will be numbered and the activity of each will be comprehensively monitored through a record keeping process. BHT will maintain a field daily logbook that will document all site, also known as field activities. Logbook entries will be complete and accurate in sufficient detail to track and monitor all site activities and field activities. All entries will be legible, written in black ink, and signed by the individual making the entry (or entered on a secure computer system with electronic signature).

The property manager will be responsible for maintaining the logbook. The following will be recorded on a daily basis and reported daily to BHT:

- Log of the dates and times that site work takes place.
- Personnel on-site.
- Weather conditions.
- Noise/Dust conditions (elimination of any adverse conditions before they arise) monitoring performed.
- Equipment used.
- Description of the in-out movement of storage pods
- Accurate estimate of the material stockpiled each day.

A description of any adverse incidents which occur, and a description of corrective measures taken will be recorded. Any corrections to adverse conditions will be recorded within the logbook by placing a single line through items to be corrected. The author's initials and date will be placed adjacent to the pertinent information.

BHT anticipates having a maximum of twenty (20) employees onsite. There will be between three (3) and four (4) office workers including a manager, operator and a secretary. The remaining employees will be yard workers that will be hired as the demand requires.

Again, the hours of operation for this facility will be 8 a.m. to 5 p.m. Monday through Friday. No Saturday or Sunday operations will occur, except as previously noted. BHT will provide security for the Building and entire site, including access control in and out of the site during activities. Security will be provided from the point of delivery activities to the point of outflow activities.

BHT will install the required fencing that surrounds the property perimeter for project security. BHT will maintain the fence. Camera and video monitoring will also be installed and used. Most of the activity will occur during construction season which generally runs from middle April to November 1. The remaining months of year will see little activity as to no construction occurs in the Northeast which this facility will service.

It is anticipated that upon approval, BHT intends to develop the infrastructure for the site in one stage. The initial placement of containers will likely occur over a period of one year as demand warrants. The same will be true with regard to the installation of the bays for the aggregate to be stored onsite as well as the construction equipment.

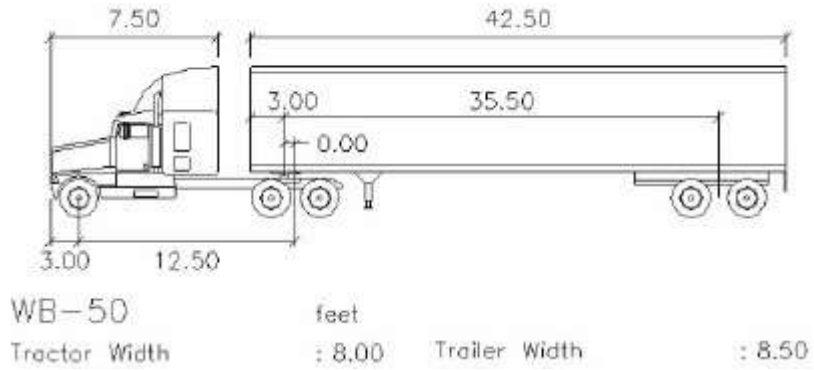
The containers will either be owned or leased. Containers themselves will be from domestic and overseas operators that use the hazardous free containers to ship the same type of material to the United States. They will then be handled by BHT either by ownership or lease. All containers will be painted a uniform color. None of the containers will have had liquid, hazardous or volatile materials stored in them and that will be guaranteed by contractual arrangement and thorough inspections. The following is a picture of a typical container.

Figure 3. Container.



The materials will be delivered by trucks of WB-50 or smaller in size.

Figure 4. WB-50 Truck dimension.



Please note that flatbed WB-50 trucks will be used to transport the small storage pods.¹



¹ These trucks are significantly smaller than “eighteen wheelers” which are WB-67 (or 68), therefore, WB-50 trucks are 17-18 feet shorter than the traditional eighteen-wheeler.

Delivery of containers and construction the materials will come from various locations. They include the port of New York and New Jersey.

Some deliveries will originate from construction sites after the materials located inside the container have been off loaded and can be delivered to the Andover location. All material deliveries and outflows will arrive or depart from Route 206 North or South upon entering or leaving the site from Stickle Pond Road.

4-Operating details and dust control. Dust control measures will be implemented during demolition to prevent spreading any airborne dust and maintaining the particulate level at any permissible exposure level (PEL). The dust control program will consist of both dust suppression measures and continuous ambient air monitoring to verify the success of dust suppression. Dust controls to be implemented at the site are summarized below-these are conventional methods used to eliminate dust, including:

- Wetting demolition equipment and active demolition areas as required
- Covering waste/debris piles
- Hauling material leaving the site in covered or closed containers
- Keeping vehicles speeds below 10 miles per hour
- Applying a water spray during material handling, as required.

These arrangements will be made through employment and contractual stipulations with signage restrictions preventing truck movements from any other direction. There will also be contractual restrictions preventing trucks from parking on Stickle Pond Road, which should be further restricted by the Township of Andover.

BHT, as the applicant has agreed to install no parking signs along Stickle Pond Road for that purpose from State Route 206 to its entrance. No deliveries will occur prior to the starting time of 8 a.m. Trucks will not be allowed pursuant to contract to park outside the gate before starting time. Deliveries will be spaced as to avoid congestion onsite. BHT will have a manager or

operator to control the spacing of deliveries to accommodate efficient flow of traffic and avoid congestion onsite.

It is anticipated that due to scheduling primarily at the port of New York and New Jersey there will likely be four (4) times a month a maximum of seventy-five (75) trucks coming to the site. The seventy-five trucks are a maximum, there may be times when there are less than seventy-five trucks during those four days. The manager or operator onsite will also schedule those deliveries as to avoid congestion onsite.

The remainder of the month is anticipated to have the truck arrivals at between thirty (30) and forty (40) per day. These will also be scheduled by the project manager or operator. While operations may commence prior to 8 a.m. it has been suggested by a member of the public that an employee be onsite in advance of 8 a.m. The purpose of that employee is to field phone calls from truckers who may have questions prior to 8 a.m. The Applicant agrees to that operation and will provide a telephone number to its delivery contractors so that they can contact the BHT employee for appropriate instructions prior to 8 a.m.

BHT believes that our employees and agents are the company's most important asset and strives to provide them a safe and healthful work environment. By becoming actively involved in safety and health matters through implementation of our health program which includes employee communication, education, awareness, and involvement; BHT will achieve its goal of NO injury and illnesses and creating a safe and healthful work environment for all staff. BHT reinforces the following to our employees; their responsibility to work safely and productively, being aware of and reporting hazards in their jobs and following recognized safe work practices, including the use of PPE. BHT will have a site safety and health officer (“SSHO”) and technical support on-site at

a minimum of two times annually. By extension, a safe site for employees and agents will be a safe site for the public.

Once the trucks are onsite, the storage containers (or units) will be off loaded and reloaded by forklift and placed onto previously marked (identified) spaces. In summary, the containers are moved from the trucks by means of a forklift and placed into trucks leaving the site.

BHT will provide for bins containing the aggregate which will be movable concrete blocks to allow for flexibility in the amount of aggregate to be stored in individual bins. It has been stipulated that no asphalt millings will be stored in these bins. All bins will be covered to avoid dust.

Construction equipment to be stored onsite will be inspected prior to delivery for leaks. There will also be weekly inspections of the equipment onsite which will be recorded in a designated log. Said logs will be submitted to the appropriate Township authority on a quarterly basis. BHT has stipulated no more than fifty (50) pieces of equipment will be onsite. During the construction season it is likely that most of the equipment will be relocated to construction sites. During the non-construction season, from November to April is when most of the pieces of equipment will be stored. No piece of equipment will have a height greater than fifteen (15) feet.

When material is taken offsite, it will be delivered to construction sites under the control of BHT in the Northeast region which is from Virginia to Maine. In the case of construction equipment, it is likely that those pieces will be delivered to the construction site and remain onsite for weeks or months.

The delivery of aggregates will be through dump trucks. The dump trucks will be operated pursuant to all applicable federal and state laws and SHALL be covered while on any public roadway. Those trucks will also remain covered while onsite except for offloading. The aggregate

material will then be placed in the appropriate bins which then be covered to minimize dust onsite and in the immediate area. Bucket loaders and backhoes will then be used to take the aggregate from the bins and on to dump trucks where it is then taken offsite and delivered to appropriate construction locations.

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