

SOUTH MAIN STREET
(AKA COUNTY ROUTE 648)
(24.75 FEET FROM PHYSICAL CENTERLINE)
(60.00 FEET WIDE TAX MAP)

MILL STREET
(30.00 FEET WIDE TAX MAP)

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS SHOWN
HEREON AND APPROVE OF THE PLOTTING OF SAME.

PLASANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE
OF NEW JERSEY AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE
OF THE BOROUGH OF ELMER IN THE COUNTY OF SALEM, THIS PLAN IS
APPROVED BY THE LAND USE BOARD OF THE SAID BOROUGH AND DEEDS
ARE TO BE FILED IN THE CLERK'S OFFICE OF SALEM COUNTY.

OWNER DATE
CHAIRPERSON DATE
SECRETARY DATE
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY
KNOWLEDGE AND BELIEF I FIND IT CONFORMS WITH THE PROVISIONS OF
A NEIGHBOR SUBDIVISION APPLICATION.

LAND USE BOARD ENGINEER
THIS PLAN IS HEREBY APPROVED BY THE SALEM COUNTY
PLANNING BOARD SUBJECT TO THE RESTRICTIONS, CONDITIONS AND
CONDITIONS SET FORTH BY THE SALEM COUNTY PLANNING BOARD.

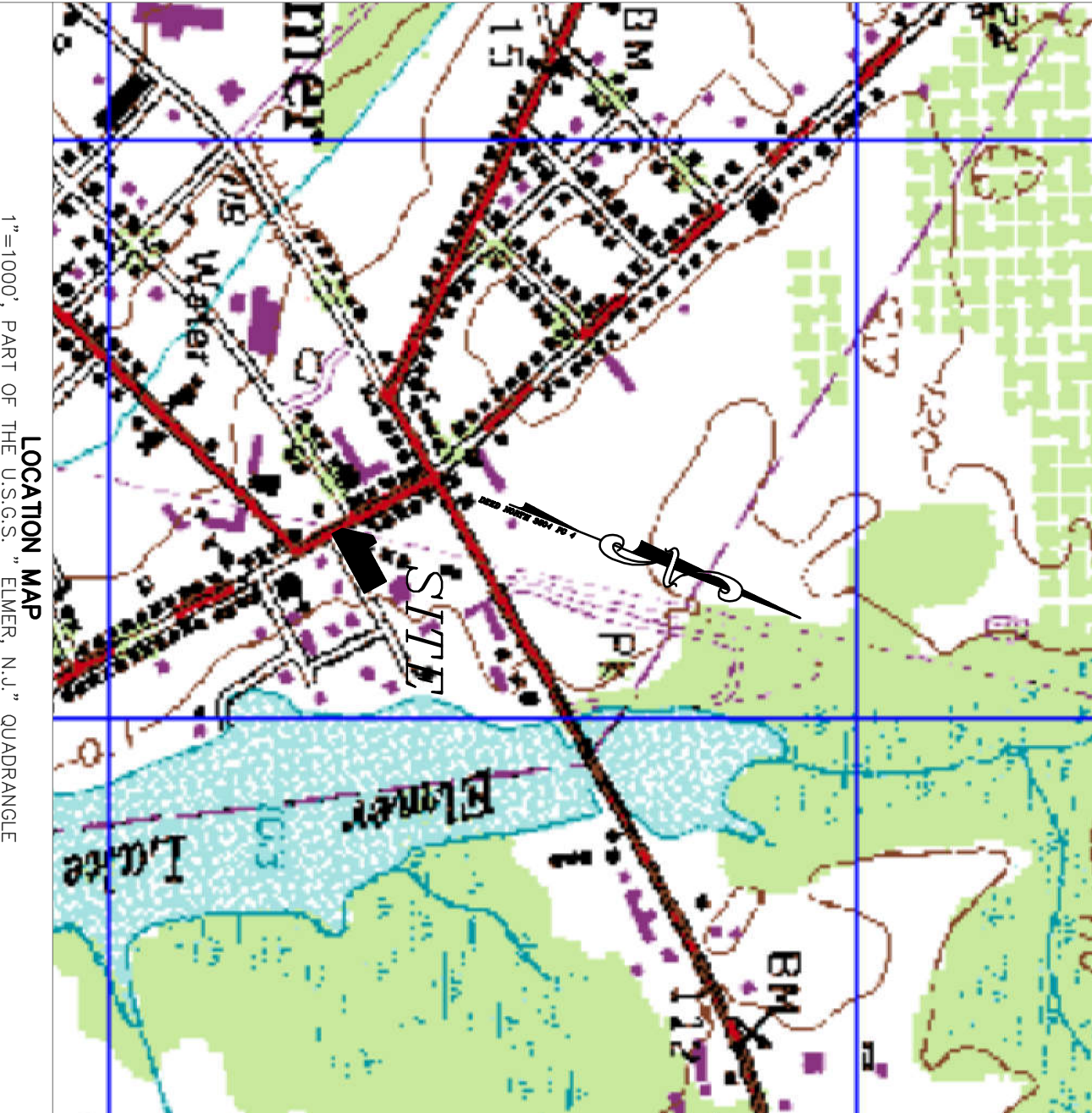
CHAIRMAN DATE
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP
DATED 1-3-2020 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF
THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES
WITH THE MAP ACTING LAWS AND THAT THE OUTBOUND CORNER MARKERS
SHOWN HAVE BEEN PLACED AND THAT THE OUTBOUND CORNER MARKERS
I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN
HAVE BEEN SET.

DONALD C. PENNELL, P.L.S. LICENSE #35393

SITE DATA:

OWNER/APPLICANT: WHITES BUILDING RE HOLDINGS LLC
 SITE ADDRESS: 5 MILL STREET
 ELMER, N.J. 08318
 5 MILL STREET
 ELMER, N.J. 08318
 ZONE: GB GENERAL BUSINESS
 TOTAL TRACT AREA: 1.44+ACRES TO CENTERLINE

PERMITTED USE:	REQUIRED	PROPOSED	COMPLES	PROPOSED	COMPLES
GENERAL BUSINESS	REQUIRED	PROP LOT 17	YES	PROP LOT 16	NO(Y)
MINIMUM LOT AREA:	REQUIRED	45,928.42±S.F.(ROW)	YES	10,799.64±S.F.(ROW)	NO(Y)
MINIMUM LOT DEPTH:	REQUIRED	80 FT.	YES	80 FT.	YES
MINIMUM FRONT YARD SETBACK:	REQUIRED	30 FT.	YES	30 FT.	NO(Y)
MINIMUM REAR YARD SETBACK:	REQUIRED	15 FT.	NO(Y)	19.7± FT.	YES
MINIMUM SIDE YARD SETBACK:	REQUIRED	30 FT.	NO(Y)	30 FT.	YES
MAXIMUM BUILDING COVERAGE:	REQUIRED	20%	NO(Y)	9%	YES
MAXIMUM IMPERVIOUS COVERAGE:	REQUIRED	20%	NO(Y)	6%	YES
MAXIMUM HEIGHT:	REQUIRED	35 FT.	YES	COMPLES	YES
ACCESSORY USES:	REQUIRED	COMPLES	YES	COMPLES	YES
MINIMUM FRONT YARD SETBACK:	REQUIRED	30 FT.	NO(Y)	30 FT.	NO(Y)
MINIMUM SIDE YARD SETBACK:	REQUIRED	10 FT.	YES	20 FT.	YES
MINIMUM REAR YARD SETBACK:	REQUIRED	20 FT.	YES	25 FT.	YES
MAXIMUM HEIGHT:	REQUIRED	35 FT.	YES	COMPLES	YES
VARIANCE REQUIRED FOR PROPOSED LOT 16 USE (EXISTING CONDITION)			NO(Y)		NO(Y)
VARIANCE REQUIRED FOR PROPOSED LOT 16 FRONT YARD SETBACK (EXISTING CONDITION)			YES		YES
VARIANCE REQUIRED FOR PROPOSED LOT 16 ACCESSORY BUILDING SIDE SETBACK			NO(Y)		NO(Y)
VARIANCE REQUIRED FOR PROPOSED LOT 17 SIDE YARD SETBACK			NO(Y)		NO(Y)
VARIANCE REQUIRED FOR PROPOSED LOT 17 REAR YARD SETBACK (EXISTING CONDITION)			NO(Y)		NO(Y)
VARIANCE REQUIRED FOR PROPOSED LOT 17 BUILDING COVERAGE (EXISTING CONDITION)			NO(Y)		NO(Y)
VARIANCE REQUIRED FOR PROPOSED LOT 17 ACCESSORY BUILDING FRONT SETBACK (EXISTING CONDITION)			NO(Y)		NO(Y)



GENERAL NOTES

- TITLE SEARCH: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- WETLANDS: NO FRESHWATER WETLANDS, RIGHTS, OR INTERESTS OF THE UNITED STATES OF AMERICA, OR THE STATE OF NEW JERSEY, OVER LANDS NOW OR FORMERLY FLOODED BY TIDEWATERS, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING OR AFFECTED BY ANIMAL, MARINE, OR BOTANICAL SPECIES, REGULATED, PROTECTED BY, OR UNDER JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY, HAVE BEEN LOCATED OR DELINEATED AS PART OF THIS PROJECT.
- UTILITIES: NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION.
- HAZARDOUS SUBSTANCES: WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF POTENTIALLY HAZARDOUS SUBSTANCES, NOR DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OR ABSENCE OF SUCH SUBSTANCES.
- BUILDING OFFSETS: ALL BUILDING OFFSETS SHOWN ARE TO THE FACE OF THE SIDING, UNLESS OTHERWISE NOTED. THE OFFSETS ARE SHOWN FOR THE PURPOSE OF CHECKING ZONING AND DEED RESTRICTIONS. NO RESPONSIBILITY OR LIABILITY SHALL BE ASSUMED BY THIS SURVEYOR IF THEY ARE USED FOR ANY OTHER PURPOSES.
- GENERAL: ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. THIS PLAT DOES NOT SHOW, NOR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHTS OR WAY.
- TAX MAP REFERENCE: BOROUGH OF ELMER, SALEM COUNTY, NEW JERSEY SHEET: 3 BLOCK: 16 LOTS: 3, 01, 3, 02, 16, 17, 18, 19, AND 20 R. DEED: DB 3504, PG 4
- COORDINATES BASED ON ASSUMED DATUM
- NOTE: THIS SUBDIVISION TO BE FILED BY DEED. CORNER MARKERS TO BE SET AFTER FINAL APPROVAL AND FILING OF DEEDS.

ADJOINING OWNERS

- BLOCK 16, LOTS 3, 3, 02, 14, 15, & 21 FRED HANZ AND SON, INC.
- BLOCK 16, LOT 2 EDGAR HATHAM, JR./JESSICA BALDISERO
- BLOCK 16, LOTS 4, 01, 02, 03 CHARLES WYNG CHRISTOPHER AND HOPE CRUMB
- BLOCK 16, LOTS 23 AND 3, 03 NICOLE CARMINATI

REV.	DATE	DESCRIPTION	BY

PENNELL LAND SURVEYING, INC.

387 CLEMS RUN
MULLICA HILL, N.J. 08062

(856) 478-4571 FAX (856) 478-0286

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE ON 12-4-19 BY ME OR UNDER MY IMMEDIATE SUPERVISION, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH EASEMENTS AND STRUCTURES IF ANY, BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE, AS PROVIDED HEREIN.

DONALD C. PENNELL DATE: _____
PROFESSIONAL LAND SURVEYOR, N.J. LICENSE No. 35393

PLAN OF SURVEY & MINOR SUBDIVISION

#7 MILL STREET
BOROUGH OF ELMER,
COUNTY OF SALEM, NEW JERSEY

PROJECT NO.: 19-201
DATE: 1-3-20
SCALE: 1" = 30'
DRAWN BY: L.M.R.
CHECKED BY: DP
DRAWING NO.: 1

SHEET NO. 1 OF 1