



DEBORAH WAHL
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 N.J. P.P. LIC. No. 4817

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MINOR SUBDIVISION PLAN
 620 SALEM STREET
 BLOCK 31 LOT 1 - ELMER BOROUGH
 BLOCK 1202 LOT 6 PITTSBORO TOWNSHIP
 SALEM COUNTY, NEW JERSEY

DATE	BY	DESCRIPTION

DWN: MD JR. CKD: MFD
 SCALE: 1"=30'
 DATE: 5/19/22
 PROJECT: 14523
 SHEET: 2 OF 2

PITTSBORO TOWNSHIP CERTIFICATIONS

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF THE TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

OWNER _____ DATE _____

OWNER _____ DATE _____

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW" P.L. 1975 C.291 (C.40:550-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

PITTSBORO TOWNSHIP CLERK _____ DATE _____

CERTIFICATION OF TAXES PAID

TAX COLLECTOR _____ DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", THE RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

PITTSBORO TOWNSHIP ENGINEER _____ DATE _____

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PITTSBORO TOWNSHIP ZONING BOARD AT AN OFFICIAL MEETING HELD ON _____ AND SHALL BE FILED ON OR BEFORE _____.

I FURTHER CERTIFY THAT THE ZONING BOARD IS THE CONSTITUTED AUTHORITY.

ZONING BOARD CHAIRPERSON _____ DATE _____

ZONING BOARD SECRETARY _____ DATE _____

ZONING BOARD ENGINEER _____ DATE _____

PITTSBORO TOWNSHIP R-2 RESIDENTIAL ZONING DISTRICT

ITEM	PERMITTED/REQUIRED	EXISTING LOT 6	STATUS	PROPOSED LOT 6.01	STATUS	PROPOSED LOT 6.02	STATUS
LOT REQUIREMENTS							
LOT AREA (MIN.)	45,000 S.F.	88,788 S.F.	C	43,120 S.F.	DNC	38,668 S.F.	DNC
LOT FRONTAGE (MIN.)	200'	93.70'	ENC	93.70'	DNC	0'	DNC
LOT DEPTH (MIN.)	225'	199.94'	ENC	199.94'/204.68'	DNC	169.50'/97.52'	DNC
MINIMUM REQUIRED YARD DEPTH (BUILDING)							
FRONT - PRINCIPAL	40'	N/A	-	50.6'	C	0'	DNC
FRONT - ACCESSORY	40'	N/A	-	50.6'	C	33.5'	DNC
REAR - PRINCIPAL	40'	84'	C	84.7'	C	84'	C
REAR - ACCESSORY	40'	56.3'	C	54.3'	C	56.3'	C
SIDE - PRINCIPAL	30'	33.1'	C	55.8'	C	33.1'	C
SIDE - ACCESSORY	30'	219'	C	30.5'	C	30'	C
LOT COVERAGE							
BUILDING	20% MAX.	3.6%	C	14.2%	C	8.45%	C
OTHER	10% MAX.	1.15%	C	5.2%	C	5.0%	C
BUILDING HEIGHT Principal	35' MAX.	2 STY.	C	35' MAX.	C	35' MAX.	C
PARKING: 9' x 18'	2 SPACES	2 SPACES	C	*	C	*	C
3 BEDROOM (RSIS)	2.5 SPACES	2.5 SPACES	C	*	C	*	C
4 BEDROOM (RSIS)	2.5 SPACES	2.5 SPACES	C	*	C	*	C

* REQUIRED NUMBER OF PARKING SPACES TO BE DETERMINED AT TIME OF CONSTRUCTION AND WILL COMPLY WITH RSIS REQUIREMENTS

ZONING INFORMATION ENC=EXISTING NON-CONFORMITY, C=CONFORMS, DNC=DOES NOT CONFORM
 (P) - PITTSBORO TOWNSHIP
 (E) - ELMER BOROUGH

COMBINED LOT 1.01 & 6.01 - ZONING CHART FOR INFORMATIONAL PURPOSES ONLY

ITEM	PERMITTED/REQUIRED	PROPOSED LOT 1.01 & 6.01	STATUS
LOT REQUIREMENTS			
LOT AREA (MIN.)	45,000 S.F.	45,420 S.F.	C
LOT FRONTAGE (MIN.)	200'	224.50'	C
LOT DEPTH (MIN.)	225'	199.94'/204.68'	DNC
MINIMUM REQUIRED YARD DEPTH (BUILDING)			
FRONT	40'	50.6'	C
REAR - PRINCIPAL	40'	84.7'	C
REAR - ACCESSORY	40'	54.3'	C
SIDE - PRINCIPAL	30'	55.8'	C
SIDE - ACCESSORY	30'	30.5'	C
LOT COVERAGE			
BUILDING	20% MAX.	14.2%	C
OTHER	10% MAX.	5.2%	C
BUILDING HEIGHT Principal	35' MAX.	35' MAX.	C
PARKING: 9' x 18'	2 SPACES	*	C
3 BEDROOM (RSIS)	2.5 SPACES	*	C
4 BEDROOM (RSIS)	2.5 SPACES	*	C

* REQUIRED NUMBER OF PARKING SPACES TO BE DETERMINED AT TIME OF CONSTRUCTION AND WILL COMPLY WITH RSIS REQUIREMENTS

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ELMER BOROUGH LR-1 RESIDENTIAL DISTRICT

ITEM	PERMITTED/REQUIRED	EXISTING LOT 1	STATUS	PROPOSED LOT 1.01	STATUS	PROPOSED LOT 1.02	STATUS
LOT REQUIREMENTS							
LOT AREA (MIN.)	30,000 S.F.	23,956 S.F.	ENC	2,300 S.F.	DNC	21,656 S.F.	DNC
LOT FRONTAGE (MIN.)	125'	423.1'	ENC	130.8'	C	292.30'	C
LOT DEPTH (MIN.)	175'	113.26'	ENC	0'	DNC	35.18' MIN.	DNC
MINIMUM REQUIRED YARD DEPTH (BUILDING)							
FRONT	35'	55.9'	C	N/A	N/A	55.9'	C
REAR - PRINCIPAL	35'	0'	ENC	N/A	N/A	0'	DNC
REAR - ACCESSORY	10'	N/A	-	N/A	N/A	N/A	-
SIDE - PRINCIPAL	20'	33.1'	C	N/A	N/A	33.1'	C
SIDE - ACCESSORY	10'	N/A	C	N/A	N/A	N/A	-
LOT COVERAGE							
BUILDING	20% MAX.	9.8%	C	0% MAX.	C	11.6%	C
IMPERVIOUS SURFACE	10% MAX.	7.6%	C	8% (DRIVE)	C	26%	DNC
BUILDING HEIGHT Principal	35' MAX.	2 STY.	C	0' MAX.	C	35' MAX.	C
PARKING: 9' x 18'	2 SPACES	2 SPACES	C	*	C	*	C
3 BEDROOM (RSIS)	2.5 SPACES	2.5 SPACES	C	*	C	*	C
4 BEDROOM (RSIS)	2.5 SPACES	2.5 SPACES	C	*	C	*	C

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 (P) - PITTSBORO TOWNSHIP
 (E) - ELMER BOROUGH

COMBINED LOTS 1.02 & 6.02 - ZONING CHART FOR INFORMATIONAL PURPOSES ONLY

ITEM	PERMITTED/REQUIRED	PROPOSED LOT 1.02 & 6.02	STATUS
LOT REQUIREMENTS			
LOT AREA (MIN.)	45,000 S.F.	60,324 S.F.	C
LOT FRONTAGE (MIN.)	200'	292.30'	C
LOT DEPTH (MIN.)	225'	204.68'	DNC
MINIMUM REQUIRED YARD DEPTH (BUILDING)			
FRONT	40'	55.90'	C
REAR - PRINCIPAL	40'	84' (DECK)	C
REAR - ACCESSORY	40'	56.30'	C
SIDE - PRINCIPAL	30'	33.10'	C
SIDE - ACCESSORY	30'	30.5'	C
LOT COVERAGE			
BUILDING	20% MAX.	10%	C
OTHER	10% MAX.	8%	C
BUILDING HEIGHT Principal	35' MAX.	35' MAX.	C
PARKING: 9' x 18'	2 SPACES	*	C
3 BEDROOM (RSIS)	2.5 SPACES	*	C
4 BEDROOM (RSIS)	2.5 SPACES	*	C

* REQUIRED NUMBER OF PARKING SPACES TO BE DETERMINED AT TIME OF CONSTRUCTION AND WILL COMPLY WITH RSIS REQUIREMENTS

ZONING INFORMATION ENC=EXISTING NON-CONFORMITY, C=CONFORMS, DNC=DOES NOT CONFORM

ELMER BOROUGH CERTIFICATIONS

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF THE TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

OWNER _____ DATE _____

OWNER _____ DATE _____

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ELMER BOROUGH CLERK _____ DATE _____

CERTIFICATION OF TAXES PAID

TAX COLLECTOR _____ DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", THE RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

ELMER BOROUGH ENGINEER _____ DATE _____

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE ELMER BOROUGH ZONING BOARD AT AN OFFICIAL MEETING HELD ON _____ AND SHALL BE FILED ON OR BEFORE _____.

I FURTHER CERTIFY THAT THE ZONING BOARD IS THE CONSTITUTED AUTHORITY.

ZONING BOARD CHAIRPERSON _____ DATE _____

ZONING BOARD SECRETARY _____ DATE _____

ZONING BOARD ENGINEER _____ DATE _____

NOTE: THE MORE RESTRICTIVE CRITERIA FROM PITTSBORO TOWNSHIP WAS UTILIZED FOR THIS CHART.

NOTE: THE REQUIRED LOT DEPTH IS 175' IN ELMER BOROUGH AND 225' IN PITTSBORO TOWNSHIP.

SURVEYOR'S CERTIFICATION

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 10/21/21 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 COMPLES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKER AS SHOWN HAVE BEEN FOUND, OR SET.

MATTHEW F. DORAN
 SUBDIVISION PREPARER
 LICENSED LAND SURVEYOR NUMBER N.J.LIC.26273