

LOCATION MAP
SOURCE: BOROUGH OF RUNNEMEDA
SCALE: N.T.S.

ZONING MAP
SOURCE: BOROUGH OF RUNNEMEDA
SCALE: N.T.S.

CERTIFICATIONS

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY THE UNDERSIGNED AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN

DATE: BLOCK 46 LOT 1, 1.01, 2 & 2.01
BOROUGH OF RUNNEMEDA, NEW JERSEY

OWNER: GEORGE M. STANCH
112 SHADY HOLLOW
BRAUNFELS, TX 78132

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP, DATED JULY 6, 2021, MEETS 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 FILING LAW' AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET

DATE: MARC J. CIFONE, PLS. NJ LIC. #2465041329

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', RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS

DATE: PLANNING BOARD ENGINEER

THIS PLAN IS HEREBY APPROVED BY THE BOROUGH OF RUNNEMEDA PLANNING BOARD/BOARD OF ADJUSTMENT SUBJECT TO THE RESTRICTIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE BOROUGH OF RUNNEMEDA PLANNING BOARD. THIS MAP SHALL BE FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON OR BEFORE WHICH IS 95 DAYS FROM THE SIGNING OF THE PLAT

DATE: PLANNING BOARD SECRETARY

DATE: ATTEST

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.49:55-1 ET SEQ.) OR LOCAL ORDINANCE.

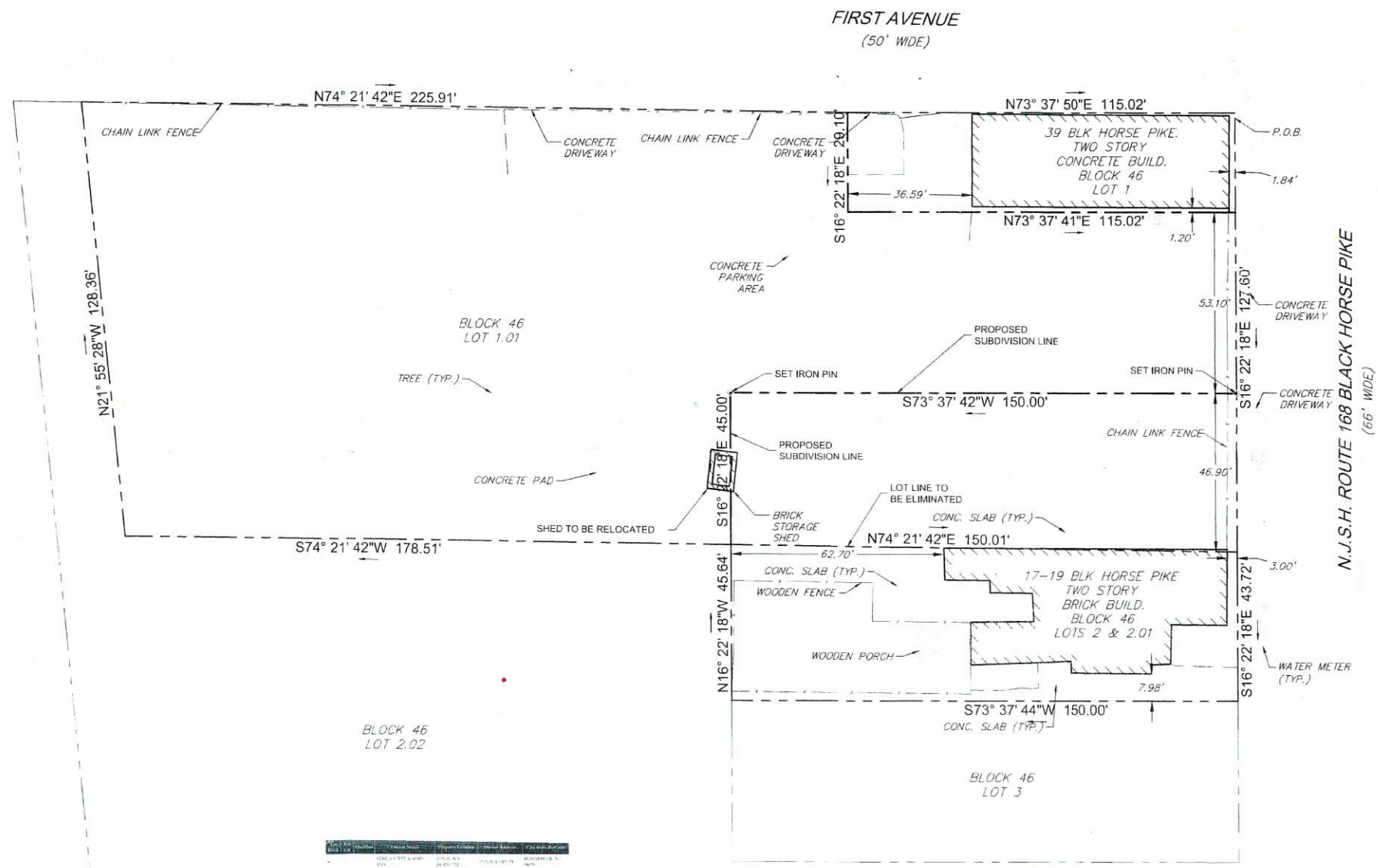
I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP

DATE: MUNICIPAL CLERK

THIS MAP HAS BEEN REVIEWED AND APPROVED AS REQUIRED BY THE CAMDEN COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE CAMDEN COUNTY PLANNING BOARD

DATE: PLANNING BOARD CHAIRMAN OR DIRECTOR

DATE: ATTEST



ZONING DATA - LOTS 1, 1.01, 2 & 2.01

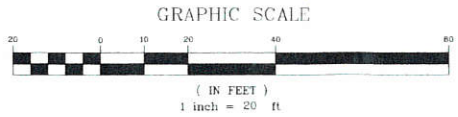
	REQUIRED/PERMITTED	EXISTING LOTS 1 & 1.01	PROPOSED LOTS 1 & 1.01	EXISTING LOTS 2 & 2.01	PROPOSED LOTS 2 & 2.01
MIN. LOT AREA	6,000 SF	42,959 SF	36,066 SF	8,702 SF	13,595 SF
MIN. LOT FRONTAGE	60 FT	127.63 FT	80.73 FT	43.72 FT	90.62 FT
MIN. LOT DEPTH	125 FT	127.59 FT	82.61 FT**	150 FT	150 FT
MIN. FRONT YARD	ADJ. BLDG LINE OR 10 FT	0 FT*	0 FT*	3.0 FT	3.0 FT
MIN. REAR YARD	10 FT	±221 FT	±221 FT	62.70 FT	62.70 FT
MIN. SIDE YARD	30 FT AGGREGATE	0/98.50 FT	0/53.7 FT	0/7.98 FT	7.98/53.89 FT
BUILDING HEIGHT	50 FT	<50 FT	<50 FT	<50 FT	<50 FT
MAX LOT COVERAGE	50%	28.6%	34.1%	50.0%	25.0%

* PRE-EXISTING NONCONFORMING CONDITION
** PROPOSED VARIANCE

- NOTES:**
- TRACT KNOWN AS BLOCK 46 LOTS 1, 1.01, 2, 2.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF RUNNEMEDA. TOTAL AREA IS 1.059 ACRES ±.
 - BLOCK AND LOT NUMBERS TAKEN FROM THE OFFICIAL TAX MAPS OF THE BOROUGH OF RUNNEMEDA.
 - PLANIMETRIC FEATURES SHOWN BASED ON ACTUAL FIELD SURVEY BY TR-STATE ENGINEERING & LAND SURVEYING, PC IN MARCH 2022.
 - IT IS BEYOND THE SCOPE OF THIS SURVEY TO SET PROPERTY CORNERS.
 - SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - SURVEYOR RESERVES THE RIGHT TO REVISE THIS SURVEY AT ANYTIME IF ADDITIONAL INFORMATION IS RECEIVED.
 - REFERENCES:
a. DEEDS OF RECORD: 4256 PG 643
b. DEEDS OF RECORD: 5052 PG 766

LEGEND

[E] ELECTRIC TRANSFORMER	• SET REBAR
[C] CONCRETE	• FOUND REBAR
[MA] MORE OR LESS	• FIRE HYDRANT
[M] MAILBOX	• HANDICAP PARKING
[D] BOLLARD LIGHTS	• MANHOLE
[O] OVERHEAD ELECTRIC LINES	• TELEPHONE BOX
[S] SANITARY SEWER	• UTILITY POLE
[ST] STORM SEWER	• CLEANOUT
[W] WATER MAIN	• FIRE DEPT. CONNECTION
[F] FENCE	• ELECTRIC METER
(N.T.S.) NOT TO SCALE	• GAS METER
[C] CENTERLINE	• WATER METER
[P] PROPERTY LINE	• ELECTRIC CONTROL CABINET
[P.O.B.] POINT OF BEGINNING	• LIGHT POLE
[P.C.C.] POINT OF COMMENCEMENT	(M) MEASURED CALL
[I] INLET	(R) RECORD CALL
[S.M.] SANITARY MANHOLE	(TM) TAX MAP



Symbol	Description	Symbol	Description
[E]	ELECTRIC TRANSFORMER	•	SET REBAR
[C]	CONCRETE	•	FOUND REBAR
[MA]	MORE OR LESS	•	FIRE HYDRANT
[M]	MAILBOX	•	HANDICAP PARKING
[D]	BOLLARD LIGHTS	•	MANHOLE
[O]	OVERHEAD ELECTRIC LINES	•	TELEPHONE BOX
[S]	SANITARY SEWER	•	UTILITY POLE
[ST]	STORM SEWER	•	CLEANOUT
[W]	WATER MAIN	•	FIRE DEPT. CONNECTION
[F]	FENCE	•	ELECTRIC METER
(N.T.S.)	NOT TO SCALE	•	GAS METER
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[P.O.B.]	POINT OF BEGINNING	•	LIGHT POLE
[P.C.C.]	POINT OF COMMENCEMENT	(M)	MEASURED CALL
[I]	INLET	(R)	RECORD CALL
[S.M.]	SANITARY MANHOLE	(TM)	TAX MAP

MINOR SUBDIVISION / PLAN OF SURVEY

**17-19 BLACK HORSE PIKE
BLOCK 46, LOTS 1, 1.01, 2, 2.01
BOROUGH OF RUNNEMEDA
CAMDEN COUNTY, NEW JERSEY**

TRISTATE ENGINEERING AND SURVEYING, PC

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MARC J. CIFONE
New Jersey Professional Land Surveyor, L.S.
No. 246504132900

DATE: 05/03/22
PROJECT: 22-023
SHEET: 1 of 1

Date: May 04, 2022 2:33pm