

ZONING FORM #3

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received: 6-2-25 Application #: 5-2025
Applicant name: JAY LEVERSEE Address: 337 TERRILL RD
Owner name: JAY LEVERSEE Address: 337 TERRILL RD
Address of Project: 337 TERRILL RD
Description of Project: DRIVEWAY REPLACEMENT AND EXPANSION

If the applicant is not the owner, attach a notarized letter of authority or power of attorney, signed by the owner to file with this application.

	CHECK WHERE APPLICABLE	MINOR	MAJOR	PRELIMINARY	FINAL	AMENDED
SITE PLAN (1)		(2) ()	(2) ()	(2) ()	(2) ()	(2) ()
SUBDIVISION (1)		()	(2) ()	(2) ()	(2) ()	(2) ()
INFORMAL REVIEW	()					
BULK VARIANCE	(2) (✓)					
USE VARIANCE (1)	(2) ()					
CONDITIONAL USE (1)	(2) ()	Attach Form #17, available from Zoning Officer				
OTHER	(2) ()	Attach Forms as directed by Zoning Officer				

Notes:
(1) Submit two sets of the application and plans for review by both the Zoning Officer and the Borough Engineer
(2) Legal notice is required: see Zoning Form #7 for instructions
All mounted exhibits must be mounted with removable glue. Permanent glue will not be accepted.

PROPERTY INFORMATION

1. The proposed building or use thereof is contrary to the following sections of the Land Use Ordinance (state specifically): (SEE ZONING DENIAL)
- (a) Section: ARTICLE 184-163E DRIVEWAY Variance Requested: EXPANSION PRE-EXISTING NON-CONFORMING
Permitted: 0.00 FT Present: WIDTH 27.74 LF Proposed: 0.00 FT 34.91 LF
- (b) Section: ARTICLE 184-115 (E-1) Variance Requested: REQUEST FOR RELIEF MAXIMUM IMPROVEMENT COVERAGE
Permitted: 38.18% Present: 38.18% Proposed: 40.50%
- (c) Section: ARTICLE 184-115 (E-2) Variance Requested: WIDTH REQUIREMENTS - PRE-EXISTING NON-CONFORMING
Permitted: 50.00 LF Present: 50.00 LF Proposed: 50.00 LF
- (d) Section: ARTICLE 184-163E DRIVEWAY Variance Requested: PRE-EXISTING NON-CONFORMING COMPARISON
Permitted: 0.00 FT Present: WIDTH 27.74 LF Proposed: 0.00 FT 34.91 LF

Data to answer questions 2 through 5 may be found on your survey, or sought from your architect.

2. Dimensions of Lot: 50' x 200' Area of Lot: 9,995 SF ±
3. Building coverage (footprint), based on maximum of 120 feet lot depth:
Present: 16.40 % Proposed: 16.40 %
4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
Present: 38.18 % Proposed: 40.50 %

5. Zone District: R-75 Block #: 49 Lot #: 18

6. Present Use of Premises:

Present: PRIMARY RESIDENCE Proposed: PRIMARY RESIDENCE

7. Do any deed restrictions exist which affect this property? (check one) () Yes (X) No
If yes, describe or attach a copy of deed:

8. The following arguments are urged in support of this appeal:

CURRENT WIDTH AND AREA OF EXISTING DRIVEWAY DOES NOT ALLOW FOR FULL TURNAROUND TO ALLOW PULLING ONTO TERRILL RD. WITHOUT BACKING OUT. MULTIPLE DRIVING ADULTS LIVE ON THE PREMISES AND NEED PARKING OFF STREET AS WELL. THE EXPANSION WILL ALLOW FOR FULL ACCESS TO GARAGE AND REAR YARD WITH CARS PARKED IN THE DRIVEWAY.

9. I/We, the undersigned applicant(s) do hereby grant permission for the members of the Planning Board and the Zoning Officer of the Borough of Fanwood, NJ to enter upon the property which is the subject of this application, during all daylight hours during the pendency of this application. Permission to enter structures will be given for mutually agreeable times.

I hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true and correct.



Signature of Applicant (in the presence of Notary):

Phone

(908) 265-7043

Cell

jaylev@hotmail.com

e-mail

Sworn and Subscribed to before me this

28th

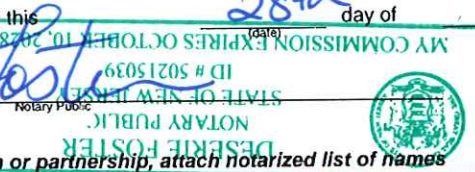
day of

MAY

20

25

[Signature]



Note: If the applicant is a corporation or partnership, attach notarized list of names and addresses of stockholders or partners with a more than 10% interest.

10. Non-refundable application fees to be paid when filed: \$ 250 410 - Recd.

Notes: 1. Checks should be made payable to "Borough of Fanwood, NJ"
2. Periphery list fee, if required (see Zoning Form #7 for details), is additional
3. Escrow fees, if required, must be submit as a separate check

CONTACT INFORMATION: Is the Contact the same person as the Applicant? Yes ☒ No ☐

Name: JAY LEVERSHUE

Mailing Address: 327 TERRILL RD

Phone

(908) 265-7043

Cell

jaylev@hotmail.com

E-mail

Attorney Information (if applicable). Corporations must be represented by an attorney.

Attorney Name: _____

Name of Firm: _____

Mailing Address: _____

Telephone: _____

e-mail _____

TO BE COMPLETED BY BOARD SECRETARY

There have () have not () been previous appeal(s) involving these premises. If yes, copy attached.

TO BE COMPLETED BY COMPLETENESS DESIGNEE

Application accepted as complete:

Date

Signature

Zoning Official Denial Notification
Borough of Fanwood
75 North Martine Avenue
Fanwood, New Jersey 07023

Zoning Denial

Owner: Leversee Residence
Address: 337 Terrill Road
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 49/18
Date: May 20, 2025

Zoning has identified the relief you will need for the proposed improvement.
Proposed single family residence, located on a mid-block fronting Terrill Road is seeking an opportunity to improve the accessory areas and provide a widened driveway to access the rear yard detached garage.
There are pre-existing non-conforming conditions about the principal dwelling and improvements to be defined within the letter of denial.

The project offers a net 230sqft additional impervious surface coverage.
The project, side yard is driveway is offers at 0 on the property line 134 liner feet.
Considering the impervious adjustments in plan thus creates a net 230 only additional Impervious surface coverage

Request for Relief:

Expansion Pre-Existing Non-Conforming Condition

Article 184 – 163 E. Driveways

1. Side Yard Offset required 3 feet – Existing Condition 0.00 – Proposed 0.00
2. Maximum Width Permitted 18 feet – Existing 27.74 lf. – Proposed 34.91

Article 184 -115 (E 9) –Maximum Improvement Coverage

Maximum combined improvements (principal ad accessory) is limited to 35% of the lot area. The existing condition offers 38.18% and the proposed = 40.50%

Pre Existing Non-Conforming Conditions

Article: 184-115 (E-2) Width requirements

Minimum Width in R-75 = 75 linear feet – Subject Parcel offers 50.00 linear feet

Article 184 – 163 E. Driveways

Side Yard Offset required 3 feet – Existing Condition 0.00 – Proposed 0.00
Maximum Width Permitted 18 feet – Existing 27.74 lf. – Proposed 34.91

Flood Hazard Determination Status: Zone X #29

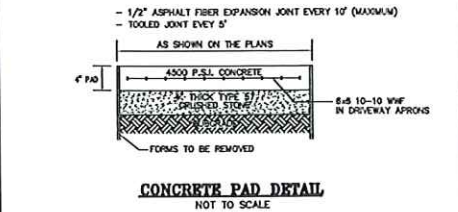
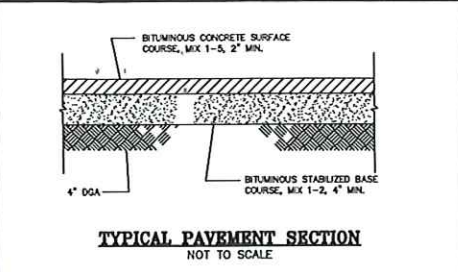
In the event that the Borough offices may be of further assistance regarding the application process please contact Board Secretary Ms. Pat Hoynes at 908.322.8236

Ray Sullivan

Ray Sullivan, Zoning Official
Borough of Fanwood

5/20/2025

Date



VOLUME REQUIREMENT:

EXISTING ALLOWABLE IMPERVIOUS COVERAGE = 3,498 S.F.
PROPOSED IMPERVIOUS COVERAGE = 4,047 S.F.
NET INCREASE IN IMPERVIOUS COVERAGE = 549 S.F.
SIZE FOR 3 INCHES OF RAINFALL:

VOLUME = 549 S.F. X (3/12) = 137 C.F.
TOTAL REQUIRED VOLUME = 137 C.F.
TOTAL VOLUME PROVIDED = 145.7 C.F.

STORAGE CALCULATIONS:

CROSS SECTIONAL AREA OF 36" PIPE (36" INNER DIAMETER):
 $A = (\pi \times R^2) = (\pi \times (1.5 \text{ FEET})^2) = 7.07 \text{ S.F.}$

CROSS SECTIONAL AREA OF 36" PIPE (42" OUTER DIAMETER):
 $A = (\pi \times R^2) = (\pi \times (1.75 \text{ FEET})^2) = 9.62 \text{ S.F.}$

CROSS SECTIONAL AREA OF TRENCH:
4.5 FEET DEEP X 8.5 FEET WIDE = 38.25 S.F.

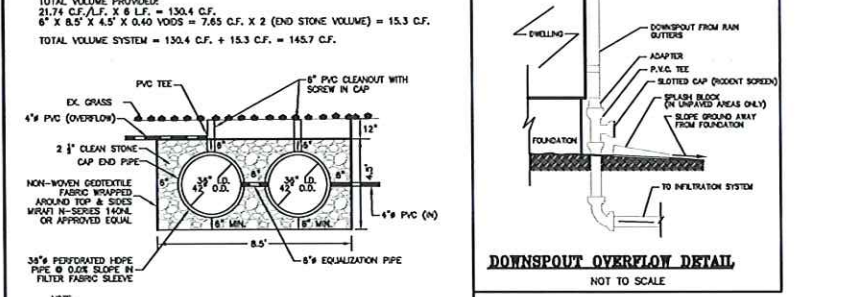
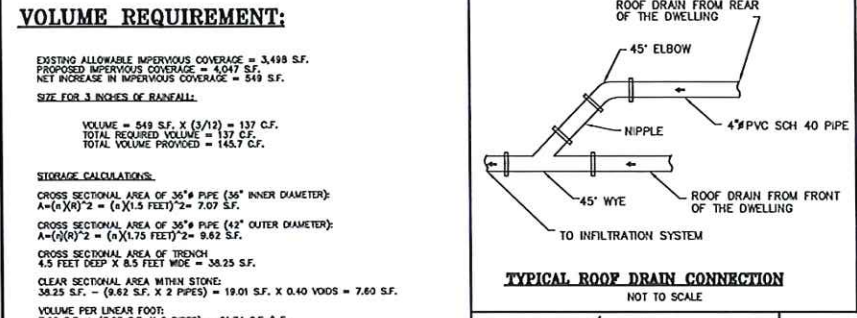
CLEAR SECTIONAL AREA WITHIN STONE:
38.25 S.F. - (9.62 S.F. X 2 PIPES) = 19.01 S.F. X 0.40 Voids = 7.60 S.F.

VOLUME PER LINEAR FOOT:
7.60 S.F. X (12.07 S.F. X 2 PIPES) = 21.74 C.F./L.F.

TOTAL VOLUME PROVIDED:
21.74 C.F./L.F. X 6 L.F. = 130.4 C.F.
6" X 8.5" X 4.5" X 0.40 VOIDS = 7.65 C.F. X 2 (END STONE VOLUME) = 15.3 C.F.

TOTAL VOLUME SYSTEM = 130.4 C.F. + 15.3 C.F. = 145.7 C.F.

8.5' X 7.5' INFILTRATION SYSTEM DETAIL
NOT TO SCALE



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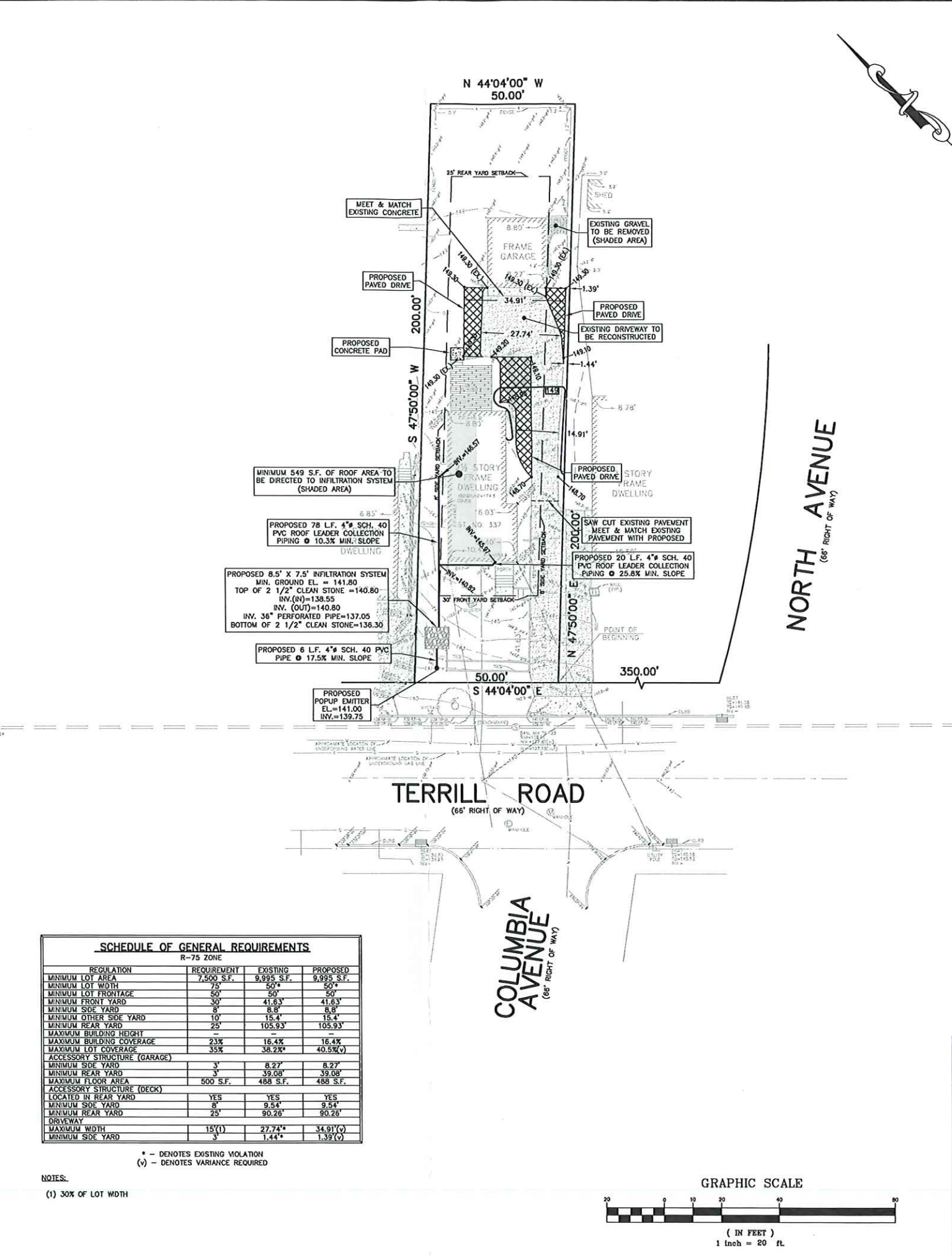
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SCHEDULE OF GENERAL REQUIREMENTS			
R-75 ZONE			
REGULATION	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 S.F.	9,995 S.F.	9,995 S.F.
MINIMUM LOT WIDTH	75'	50'	50'
MINIMUM LOT FRONTAGE	50'	50'	50'
MINIMUM FRONT YARD	30'	41.63'	41.63'
MINIMUM SIDE YARD	8'	8.8'	8.8'
MINIMUM OTHER SIDE YARD	10'	15.4'	15.4'
MINIMUM REAR YARD	25'	105.93'	105.93'
MAXIMUM BUILDING HEIGHT	25'	105.93'	105.93'
MAXIMUM BUILDING COVERAGE	23%	16.4%	16.4%
MAXIMUM LOT COVERAGE	35%	38.22%	40.52%
ACCESSORY STRUCTURE (GARAGE)			
MINIMUM SIDE YARD	3'	8.27'	8.27'
MINIMUM REAR YARD	3'	39.08'	39.08'
MAXIMUM FLOOR AREA	500 S.F.	488 S.F.	488 S.F.
ACCESSORY STRUCTURE (DECK)			
LOCATED IN REAR YARD	YES	YES	YES
MINIMUM SIDE YARD	8'	9.54'	9.54'
MINIMUM REAR YARD	25'	90.26'	90.26'
DRIVEWAY			
MAXIMUM WIDTH	15'(1)	27.74'	34.91'(0)
MINIMUM SIDE YARD	3'	1.44'	1.39'(0)

NOTES:
(1) 30% OF LOT WIDTH



GENERAL NOTES:

- THIS DRAWING REFERENCES A BOUNDARY & TOPOGRAPHIC OF SURVEY PREPARED BY:
EKA ASSOCIATES, P.A.
328 PARK AVENUE
SCOTCH PLAINS, NJ 07076
DATED 6/3/2024
- THIS PARCEL IS KNOWN AS LOT 18 IN BLOCK 49 AS SHOWN ON SHEET 15 OF THE TAX MAPS OF THE BOROUGH OF FANWOOD.
- AREA OF PARCEL = 9,995 S.F. OR 0.23 ACRES
- THIS PARCEL IS LOCATED ENTIRELY IN THE R-75 ZONE AS SHOWN ON THE ZONING MAP OF THE BOROUGH OF FANWOOD.
- THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
- NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES OR WETLANDS. ALSO NO DETERMINATION OF DEPTH TO GROUND WATER WAS MADE. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
- NO WETLANDS EXIST ON SITE PER THE NJ-GEOMB ONLINE SERVICE OF THE N.J.E.P.
- DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON THE NAVD88 DATUM AS OBTAINED FROM THE BOROUGH OF FANWOOD SANITARY SEWER MAPS. LOCAL BENCHMARK IS THE RUN OF A SANITARY SEWER MANHOLE (TR-23) LOCATED NEAR THE NORTHEASTERLY SIDELINE OF TERRILL ROAD ADJACENT TO TAX LOT 18 BLOCK 49 (THE SUBJECT PROPERTY).
RIM ELEVATION = 139.81 (NAVD88)
- DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS IS A GRADING PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR DIGITAL STAKEOUT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION AND DIGITAL STAKEOUT".
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- ANY PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL MATERIAL, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - N.J.DOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- ANY MATERIALS OR DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. ANY UTILITY DISCONTINUITY TO BE COORDINATED BY CONTRACTOR PRIOR TO DEMOLITION.
- THIS SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER THE FLOOD RATE INSURANCE MAP PANEL 29 OF 49 (MAP No. 34039C0029F DATED SEPTEMBER 20th, 2006).
- EXISTING LOT IMPERVIOUS COVERAGE = 3,782 S.F.
PROPOSED LOT IMPERVIOUS COVERAGE = 4,047 S.F.
NET INCREASE LOT IMPERVIOUS COVERAGE = 265 S.F.

LEGEND

—	EXISTING SIDEWALK ELEVATION	—	PROPOSED CONTOUR
—	EXISTING GROUND ELEVATION	—	PROPOSED SPOT ELEVATION
—	EXISTING CENTERLINE ELEVATION	—	EXISTING PAVEMENT ELEVATION
—	EXISTING TOP OF CURB ELEVATION	—	EXISTING GRAVEL ELEVATION
—	EXISTING BOTTOM OF CURB ELEVATION	—	EXISTING BUILDING ELEVATION
—	EXISTING DEPRESSED CURB	—	EXISTING CONCRETE ELEVATION
—	EXISTING SANITARY MANHOLE	—	EXISTING TOP OF GRATE ELEVATION
—	EXISTING STORM MANHOLE	—	EXISTING INVERT
—	EXISTING UTILITY POLE	—	EXISTING SPOT ELEVATION
—	EXISTING WATER VALVE	—	EXISTING EDGE OF PAVEMENT ELEVATION
—	EXISTING TREE AND SIZE	—	EXISTING CONTOUR
—	EXISTING TREES TO BE REMOVED		

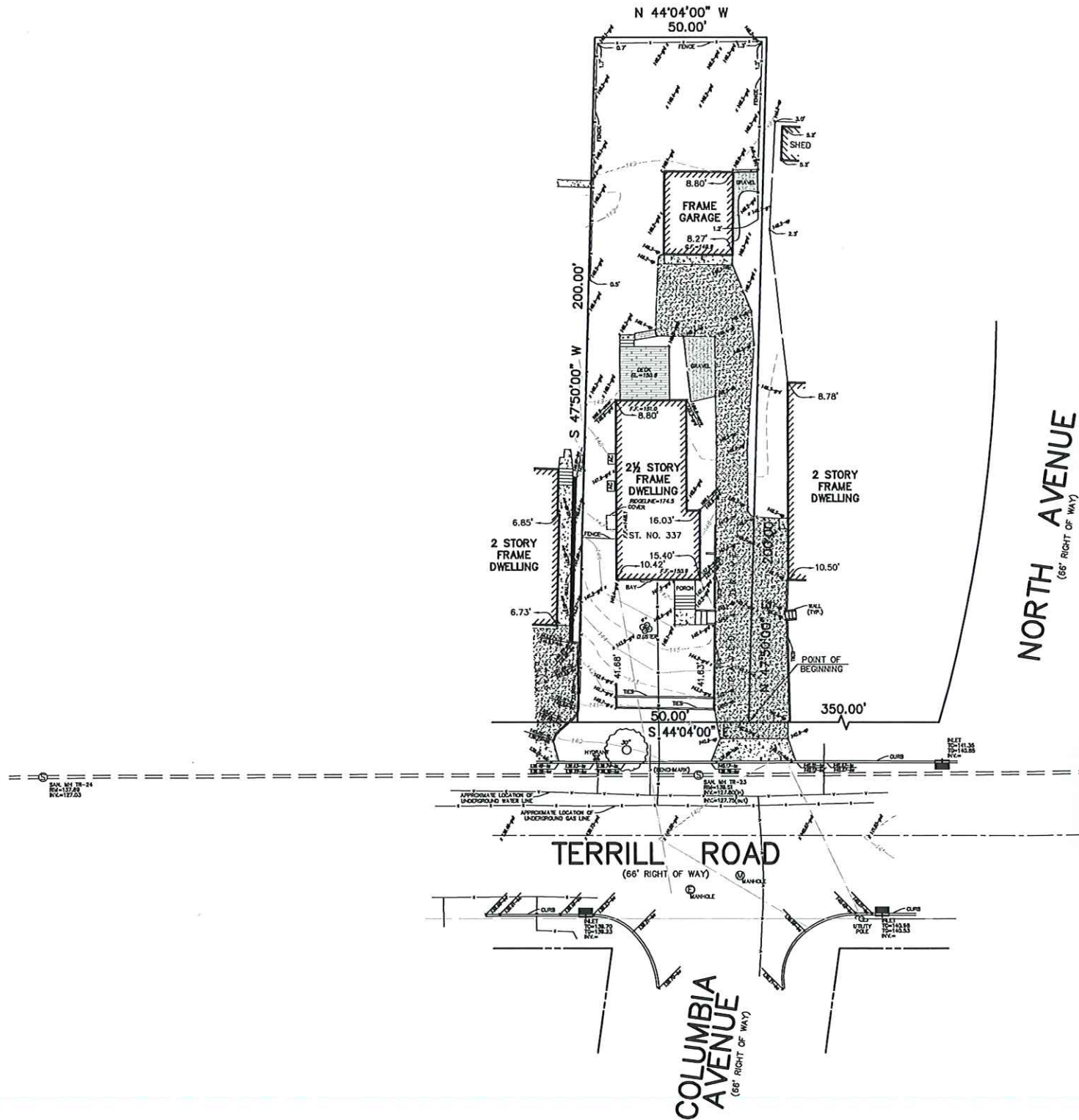
GRADING PLAN
TAX LOT 18 BLOCK 49
BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.
Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

Revisions:
9/30/2024 - REVISED PER CLIENT'S COMMENTS

JOSEPH N. BACHI, P.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24605325200

Job No. 850153 Date 8/21/2024 Scale 1"=20' Drawn AB Map No. FILE Sheet 1 of 1



NOTES

1. THIS SURVEY IS BASED UPON THE FOLLOWING DATA AND/OR RECEIPTS:

A. DEED OF RECORD	YES	NO
B. FIELD MAP	X	X
C. FIELD SURVEY	X	X
D. TITLE SEARCH	X	X
E. TAX MAP	X	X
F. OTHER (SEE REFERENCES)	X	X
 2. THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.
 3. THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
 4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
 5. DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON THE NAVD83 DATUM AS OBTAINED FROM THE BOROUGH OF FANWOOD SANITARY SEWER MAPS. LOCAL BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE (TR-23) LOCATED NEAR THE NORTHEASTLY SIDELINE OF TERRILL ROAD ADJACENT TO TAX LOT 18 BLOCK 49 (THE SUBJECT PROPERTY). RIM ELEVATION = 139.81 (NAVD83)
 6. NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES OR WETLANDS. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
 7. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS.
 8. PARCEL CONTAINS 9,995 S.F. ±.
- RECORD DEED: DEED BOOK 5136, PAGE 313
TAX MAP: SHEET No. 15
REFERENCE: N/A
FILED MAP DATA: N/A

LEGEND	
-sr - EXISTING SIDEWALK ELEVATION	REG - PROPOSED CONTOUR
-gr - EXISTING GROUND ELEVATION	SPOT - PROPOSED SPOT ELEVATION
-cl - EXISTING CENTERLINE ELEVATION	-pav - EXISTING PAVEMENT ELEVATION
-tc - EXISTING TOP OF CURB ELEVATION	-grd - EXISTING GRAVEL ELEVATION
-bc - EXISTING BOTTOM OF CURB ELEVATION	-bldg - EXISTING BUILDING ELEVATION
-dc - EXISTING DEPRESSED CURB	-fnc - EXISTING FENCE ELEVATION
SM - EXISTING SANITARY MANHOLE	-conc - EXISTING CONCRETE ELEVATION
FD - EXISTING FIRE HYDRANT	TG - EXISTING TOP OF GRATE ELEVATION
SM - EXISTING STORM MANHOLE	INV. - EXISTING INVERT
GW - EXISTING GUY WIRE	SPOT - EXISTING SPOT ELEVATION
UP - EXISTING UTILITY POLE	-eg - EXISTING EDGE OF PAVEMENT ELEVATION
WV - EXISTING WATER VALVE	200 - EXISTING CONTOUR
GV - EXISTING GAS VALVE	-w - EXISTING TOP OF WALL
TS - EXISTING TREE AND SIZE	-b - EXISTING BOTTOM OF WALL
-s - EXISTING TOP OF SLOPE	-bs - EXISTING BOTTOM OF SLOPE
-bs - EXISTING BOTTOM OF SLOPE	

BOUNDARY & TOPOGRAPHIC SURVEY
TAX LOT 18 BLOCK 49
BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISIONS:

Wayne K. Applegate 6/03/2024
WAYNE K. APPLIGATE, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 35347

Job No. 850153 Date 6/03/2024 Scale 1" = 20' Drawn WKA/CD Map No. FILE Sheet 1 of 1