



BASS RIVER TOWNSHIP

3 North Maple Avenue - Post Office Box 307
 New Gretna, New Jersey 08224
 (609) 296-3337
www.bassriver-nj.org

PLANNING / ZONING BOARD MEETING AGENDA – OCTOBER 16, 2024

CALL TO ORDER / FLAG SALUTE

Reminder: Meetings are recorded. Kindly stand and speak with a strong, clear voice.

OPEN PUBLIC MEETING ACT - “SUNSHINE LAW”

- This meeting of the Bass River Township Planning Board is being held in conformance with the Open Public Meetings Act (“OPMA”), N.J.S.A. 10:4:4-6. The notice was published in the Atlantic City Press Newspaper and in The Beacon Newspaper on December 30, 2023. This Notice was given to the Municipal Clerk and posted on the bulletin board in the Municipal Building and on the Township website.

RECORD OF ATTENDANCE / ROLL CALL

BOARD	CLASS	TERM EXPIRES	PRESENT	ABSENT
William “Rick” Adams	Class 1	12/31/2024		
Vacant - Employee	Class 2	12/31/2024		
Jane Allen - Commissioner	Class 3	12/31/2024		
Cindy Ann Ruffo	Chair	12/31/2025		
Abigail C. Spagnola	Vice Chair	12/31/2024		
Robert Neuweiler	Class 4	12/31/2025		
Richard Steele	Class 4	12/31/2025		
Mary DeLois	Class 4	12/31/2024		
Winfield G. Allen, Jr.	Class 4	12/31/2024		
Stacy D. Turlish	Class 4	12/31/2024		
Vacant - Resident	Alt 1	12/31/2025		
Carrie Crowley	Alt 2	12/31/2024		

PROFESSIONALS

Planning Board Attorney
 Planning Board Engineer
 Planning Board Administrator/Secretary

Christopher J. Norman, Esq. - The Platt Law Group
 Frank Little, P.E. - Owen, Little & Associates, Inc.
 Natalie Lewis

FOR FUTURE REFERENCE

40:55D-23 PLANNING BOARD MEMBERSHIP

- Class I: The mayor or the mayor's designee.
- Class II: One of the officials of the municipality other than a member of the governing body.
- Class III: A member of the governing body to be appointed by the Township Committee.
- Class IV: Six citizens of the municipality appointed by the Mayor.

APPROVAL OF MINUTES

- September 18, 2024

RESOLUTIONS FOR MEMORIALIZATION:

- None

APPLICATION(S)

- Minor Subdivision Application
 - George Kurtz for New Gretna Development, LLC
 - 5733 Route 9 – Block 38 – Lot 16

PUBLIC COMMENT – AGENDA ITEMS ONLY - 3 MINUTES

- **Reminder:** Kindly stand up and speak with a strong, clear voice.
- **Reminder:** Planning Board meetings are regarding Municipal Land Use matters only.
 - Public Comment - open
 - Public Comment - closed

BOARD DISCUSSION

MOTION FOR ADJOURNMENT

PUBLIC NOTICE Next scheduled meeting is: November 20, 2024 at 7:00 p.m.

**TOWNSHIP OF BASS RIVER
 BURLINGTON COUNTY, NJ
 P.O. BOX 307
 3 North Maple Avenue
 New Gretna, New Jersey 08224**

LAND USE APPLICATION FORM

5 copies of the application, with supporting documentation, must be filed with the Township and must be delivered to the professionals by the applicant for review at least fifteen (15) business days prior to the meeting at which the application is to be considered.

TO BE COMPLETED BY TOWNSHIP STAFF ONLY

Date Filed: _____ Application Number: _____

CR # 3536 filed *9/18/2024* Application Fees: 325.00

CR # 3537 filed *9/18/2024* Escrow Deposit: 2000.00

Scheduled for: Review for Completeness Hearing _____

1. SUBJECT PROPERTY

LOCATION: 5733 Route 9
East Greenbush Road and Route 9

TAX MAP: Page 9 Block 38 Lot(s) 16
 Page _____ Block _____ Lot(s) _____

DIMENSIONS: Frontage _____ Depth _____ Total Area _____

ZONING DISTRICT: HC Highway Commercial

2. APPLICANT

NAME: George Kurtz

ADDRESS: PO Box 72

New Gretna, NJ 08224

NUMBER: (609)226-8403

E-MAIL: GKURTZ1950@comcast.net

TELEPHONE

Applicant is a: Corporation Partnership LLC Individual

3. DISCLOSURE STATEMENT

N.J.S.A. 40:55D-48.1 requires that the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant be disclosed. The disclosure requirement applies to any corporation, Limited Liability Company or partnership, which owns more than 10% interest in the applicant, followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have disclosed. [Attach pages as necessary to fully comply.]

NAME Albert Pecker ADDRESS 11 E. Branch St, Linden INTEREST 50%

NAME Howard Pecker ADDRESS 11 E. Branch St, Linden INTEREST 50%

NAME _____ ADDRESS _____ INTEREST _____

NAME _____ ADDRESS _____ INTEREST _____

NAME _____ ADDRESS _____ INTEREST _____

NAME _____ ADDRESS _____ INTEREST _____

4. If owners is other than the applicant, provide the following information on the owner(s):

Owners Name: New Gretna Development, LLC

Address: 11 East Branch St
Linden, NJ 07036

Telephone Number 908-377-7418 Fax Number 908-925-9514

Email dankbarrie@verizon.net

5. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [Attach Copies] No Proposed

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English.

Present use of the premises: Vacant- Wooded

a. Applicant's Attorney Thomas H. Darcy, Esq.

Address 118 East Jimmie Leeds Road

Galloway, NJ 08205

Telephone No. (609)652-1198 Email _____

Fax Number _____

b. Applicant's Engineer Jeff Daum, P.E./ Nelke, Constantine & Associates

Address 590 Route 539- Suite 4, PO Box 281

Tuckerton, NJ 08087

Telephone No. (609)296-8100 Email JDAUMPE@gmail.com

Fax Number (609)296-4567

c. Applicant's Planning Consultant _____

Address _____

Telephone No. _____ Email _____

Fax Number _____

d. Applicant's Traffic Engineer _____

Address _____

Telephone No. _____ Email _____

Fax Number _____

e. List any other expert(s) who will submit a report or who will testify for the applicant:
[Attach additional sheets as may be necessary]

Name _____

Field of Expertise _____

Address _____

Telephone No. _____ Email _____

Fax Number _____

6. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

- Minor Subdivision Approval
- Major Subdivision Approval (Preliminary)
- Major Subdivision Approval (Final)

Number of lots to be created 3
(Including remainder lot)

Number of proposed dwelling units 3
(If applicable)

SITE PLAN:

- Minor Site Plan Approval
- Major Preliminary Site Plan Approval [Phases (if applicable) _____]
- Major Final Site Plan Approval [Phases (if applicable) _____]
- Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet or acreage) _____

Number of proposed dwelling units (if applicable) _____

- Request for Waiver from Site Plan Review Approval

Reason for request: _____

- Informal Review
- Request for Rezoning and/or Amendment to Master Plan
- Appeal Decision of an Administrative Officer [N.J.S.A. 40:55D-70a]
- Map or Ordinance Interpretation or Special Question [N.J.S.A. 40:55d-70b]
- Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]
- Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]
- Variance Relief (use) [N.J.S.A. 40:55d-70d]
- Conditional Use Approval [N.J.S.A. 40:55D-67]
- Direct Issuance of a Permit for a Structure in Bed of a Mapped Street, Public drainage way, or Flood Control Basin [N.J.S.A. 40:55D-34]
- Direct Issuance of a Permit for a Lot Lacking Street Frontage [N.J.S.A. 40:55D-35]

7. Section(s) of Ordinance from which a variance is requested:

8. Waivers Requested of Development Standards and/or Submission Requirements: [Attach Additional Pages as Needed]

9. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. The publication and the service on the affected owners must be accomplished at least 10 days prior to the date of scheduled by the Administrative Officer for the hearing. An Affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.
10. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]

It is proposed to create 3 new residential lots, one of which will be used temporarily as a model home.

- | | |
|--|-------------|
| 11. Is a public water line available? | <u>No</u> |
| 12. Is public sanitary sewer available? | <u>No</u> |
| 13. Does the application propose a well and septic system? | <u>Yes</u> |
| 14. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot & block numbers? | <u>No</u> |
| 15. Are any off-tract improvements required or proposed? | <u>No</u> |
| 16. Is the subdivision to be filed by Deed or Plat? | <u>Plat</u> |
| 17. What form of security does the applicant propose to Provide as performance and maintenance guarantees? | <u>N/A</u> |

18. Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Plat (Soil Borings—witness by Twp. Engineer)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Sealed Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Drainage Calculations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Environmental Impact Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Protective Covenants, Deed Restrictions or Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Burlington County Site Plan Application, If development If on a County Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Burlington County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>To Be Determined</u>
Burlington County Planning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>To Be Determined</u>
Burlington County Soil Conservation District If more than 5,000 sq. feet of soil is disturbed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>To Be Determined</u>
NJ Dept. of Environment Protection Sewer Extension Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Stream Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Waterfront Development Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Wetlands Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>3/22/2024</u>
Tidal Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Potable Water Construction Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

	Yes	No	Date Plans Submitted
Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Certificate of Filing of Pinelands Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
NJ Dept. of Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Utilities and other Approval Needed:			
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

19. Certification from the Tax Collector that all taxes due on the subject property have been paid.
20. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). **Plan of Survey, Building Permit Plot Plan for New Lot 16.03, Minor Subdivision Plan**
21. It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff [Engineer, Planning Consultant, Attorney for the Board] for their review. The documentation must be received by the professional staff at least fifteen [15], but not more than twenty [20] business days prior to the meeting at which time the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

Quantity	Description of Item
<u>1</u>	<u>Plan of Survey</u>
<u>1</u>	<u>Minor Subdivision Plan</u>
<u>1</u>	<u>Building Permit Plot Plan</u>
_____	_____
_____	_____

22. The Applicant hereby request that copies of the reports of the professional staff reviewing the application be provided to the following of the applicants professionals:

23. Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

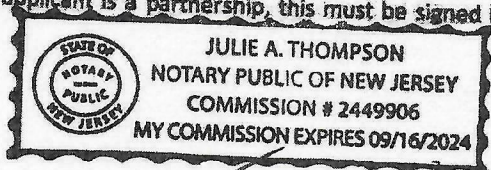
Applicants Professional(s)	Report Requested
George Kurtz	All
Jeff Daum	All
Thomas H. Darcy	All

CERTIFICATIONS

24. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. [If the applicant is a corporation or a Limited Liability Company this must be signed by an authorized officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
5th Day of September 20 24.

Julie A. Thompson
NOTARY PUBLIC

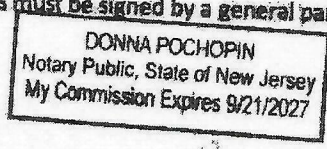


[Signature]
SIGNATURE OF APPLICANT

25. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. [If the applicant is a corporation or a Limited Liability Company, this must be signed by an authorized officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
3 Day of September 20 24.

Donna Pochopin
NOTARY PUBLIC



[Signature]
SIGNATURE OF OWNER

26. I understand that the sum of \$ 2,000.00 has been deposited in an escrow account. In accordance with the Ordinances of the Township of Bass River, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account with fifteen (15) days.

9-5-24
DATE

[Signature]
SIGNATURE OF OWNER APPLICANT

Bass River Township Tax Office

P.O. Box 307

New Gretna, NJ 08224

Certification of paid Taxes

Block 38 Lot 16

Owner: New Gretna Development Company

Address: 5733 Route 9

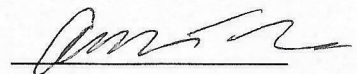
Please be advised that the above mentioned property real estate taxes located in the Township of Bass River are paid through September 26, 2024

2024 1st Quarter PAID

2024 2nd Quarter PAID

2024 3rd Quarter PAID

I, Albert Stanley, Collector of Taxes certify this to be true as of September 26, 2024.



Albert Stanley

Tax Collector

Bass River Township

To: Natalie Lewis <nlewis@bassriver-nj.org>

Cc: flittle@owenlitttle.com <flittle@owenlitttle.com>; Stuart Platt <platt@theplattlawgroup.com>; Justin Strausser <jstrausser@theplattlawgroup.com>

Subject: [EXTERNAL]:Legal Notices - Bass River LUB

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Natalie,

I reviewed the revamped land development ordinance that was adopted last year by Ordinance #2-2023.

Section 17.28.110 does not require any more public notice than is otherwise required under the Municipal Land Use Law.

Accordingly, public notice is not required on development applications involving a minor site plan (without variances) or a waiver of site plan review.

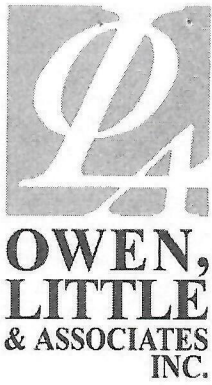
Public notice is required on any development application involving a variance (either bulk C or use D), preliminary or final major subdivision or site plan, or any conditional use.

Accordingly, no public notice is required on Mr. Kurtz's development application for minor subdivision approval for the meeting next month, unless he is requesting bulk variance relief.

I am copying Mr. Platt and Mr. Strausser from my law office, since one of them will be attending in my stead for the October 16th meeting.

Chris Norman, Esquire
The Platt Law Group, P.C.
40 Berlin Avenue
Stratford, New Jersey 08084
Phone: 856-784-8500 ext. 16
Fax: 856-784-8050
E-Mail: cnorman@theplattlawgroup.com

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Engineers
Planners
Surveyors
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.
Douglas F. Klec, P.E., P.P., C.M.E.
William J. Berg, P.L.S.

September 30, 2024

Bass River Township Planning Board

P.O. Box 307
3 North Maple Avenue
New Gretna, NJ 08224

Re: Minor Subdivision
Applicant: George Kurtz
Block: 16
Lots: 38
Location: East Greenbush Road/NJSH Route 9
Zone: HC- Highway Commercial
OLA File No: BRPB-24-KURTZ

Dear Chairman and Board Members:

We have received and reviewed the following material submitted in conjunction with the referenced application:

1. "Minor Subdivision Plan, Lot 16, Block 38, Bass River Township, Burlington County, New Jersey. The plan, consisting of 1 Sheet, has been prepared by Nelke, Constantine & Assoc., Inc. and is dated 06/14/2024 with no revision dates indicated.

The applicant seeks Minor Subdivision approval so as to establish 3 new building lots on the subject property.

The 11.6 Acre vacant parcel is located within the HC -Highway Commercial Zoning District at the intersection of NJSH Route 9 and Greenbush Avenue.

Based on our review of the submitted material we offer the following for the Board's consideration:

A. Zoning – (HC)- Highway Commercial Zone

Parameter	Required	Proposed Lot 16.01	Proposed Lot 16.02	Proposed Lot 16.03
Min. Lot Area	3.2 Ac.	3.0 Ac.	6.6 Ac.	2.0 Ac.*
Min. Lot Width	100 FT	320.28 FT	108.69 FT	214.43 FT
Min. Front Yard Setback	80 FT	All New Construction To Comply With Minimum Ordinance Standards		
Min. Rear Yard Setback	30 FT			
Min. Side Yard Setback	20 FT			
Max. Building Lot Coverage	20%			
Max. Building Height	35 FT			
Accessory Building:				
Min. Side Yard Setback	10 FT			
Min. Rear Yard Setback	10 FT			
Maximum Floor Space	100 SF			

*New dwelling to be serviced by an alternate design septic system.

B. General Comments:

1. Environmental Considerations- The site is impacted by freshwater wetlands adjacent to the tracts Easterly property line. The applicant should indicate the status of the NJDEP Letter of Interpretation which will be required.
2. Utilities- The applicant should detail water and sewer service proposals and confirm compliance with all applicable regulations.
3. Existing Road Improvements- The applicant should address any new road improvements which may be proposed. New Jersey Department of Transportation review and approval of the subdivision proposal will be required.

We note an East Greenbush Avenue road dedication to Burlington County which will establish a 50 FT R.O.W.

4. Proposed Lot 16.03 must be serviced by an alternate designed septic system. The applicant should address how this will be guaranteed.
5. Design Waivers – None Requested.

C. Technical Revisions and/or Corrections –

1. The subdivision plat should be revised for strict compliance with the Map Filing Law and zoning schedule above.
2. The Surveyor's Certification should be revised to read the following:

I certify that to the best of my knowledge and belief this map and land survey dated _____ 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 filing law" and that the outbound corner markers as shown have been found, or set. (Include the following, if applicable)

I further certify that the monuments as designated and shown have been set.

.....
*Licensed Professional Land Surveyor and No.
(Affix Seal)*

3. The Municipal Engineer's Certification should be revised to read the following:

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.

*Municipal Engineer
(Affix Seal)*

4. The new file map monuments shown on the map must be set prior to the filing of the map or a bond must be provided for the future setting of the monuments.

5. The proposed lot numbers will need to be approved prior to the filing of the map. General Note Number Three will need to be updated upon the new lot number approval.
6. The map should be updated to include bearing and distances for the wetland line. Ties to the property line as well as any wetland buffers should also be added to the map.
7. All wetland areas should be designated as a conservation easement with the appropriate activity restrictions indicated.
8. The map should be updated to include a new sight triangle easement at the intersection of Route 9 and East Greebush Road.
9. The map should be updated to include the chord bearing and distance, delta angle and tangents for all curves shown on the map.
10. The land use secretary's certification should be revised to include the following "This map shall be filed in the Burlington County Clerk's Office on or before the day of _____, 20____, which date is 190 days from the resolution of approval by the Planning Board.
11. The General Notes state that new Gretna Development Company, LLC is the owner of the property, however, the certification that approves the filing of the map shows the owner to be George Kurtz. This issue should be resolved.

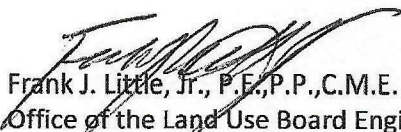
D. Recommendations – Any approval which the Bass River Township Planning Board may grant should be conditioned upon the following items being addressed prior to signing the map:

1. Compliance with all technical revisions previously indicated.
2. Plan revisions required by the denial of any requested variances and/or design waivers.
3. Receipt of approvals and compliance with all permit conditions and any Federal, State, County and local regulatory agencies having jurisdiction over this application.

The application may be considered complete for Board consideration and scheduled for the next available public hearing.

Should you have any questions or require any additional information, please do not hesitate to call.

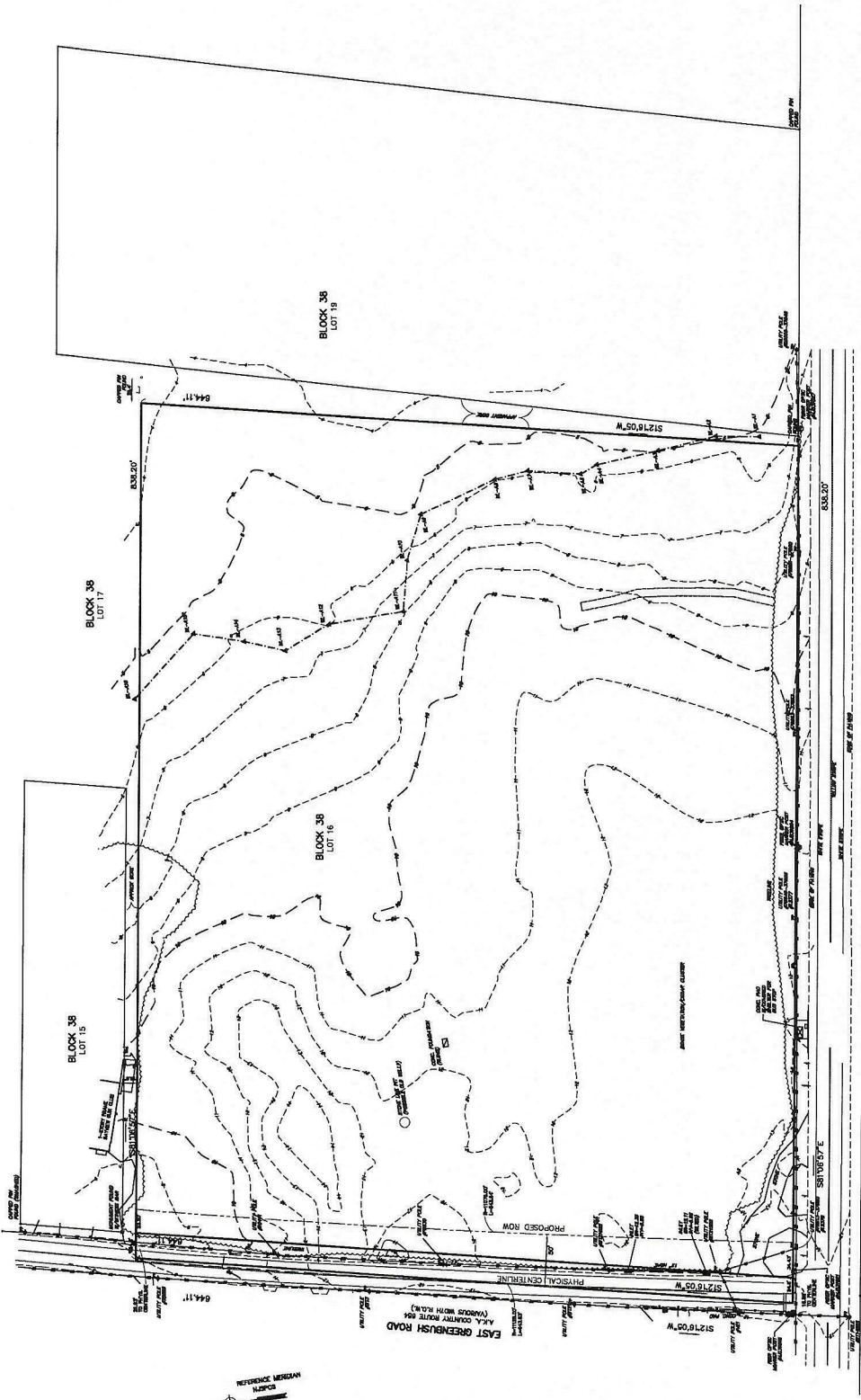
Very truly yours,


Frank J. Little, Jr., P.E., P.P., C.M.E.
Office of the Land Use Board Engineer

FJL:DFK:caa

Cc: Natalie Lewis, Planning Board Secretary (nlewis@bassriver-nj.org)
Chris Norman, Esq., Land Use Board Attorney (cnorman@theplattlawgroup.com)
George Kurtz, Applicant (gkurtz1950@comcast.net)
Thomas H. Darcy, Esq., Applicant's Attorney
Jeff Daum, PE, Applicant's Engineer (jdaumpe@gmail.com)

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SURVEY AND PROPOSED ROW
 LOT 18 BLOCK 38
 TOWNSHIP OF JAMES RIVER
 HUNTERDON COUNTY, NEW JERSEY
 NEW JERSEY SURVEYORS, L.L.C.
 2075 HILL CREEK ROAD, SUITE 100
 HUNTERDON, NEW JERSEY 08829 FAX: 732.415.0244

J.P.P.
 JAMES P. PETERSON
 LICENSED LAND SURVEYOR
 NO. 15272, N.J.

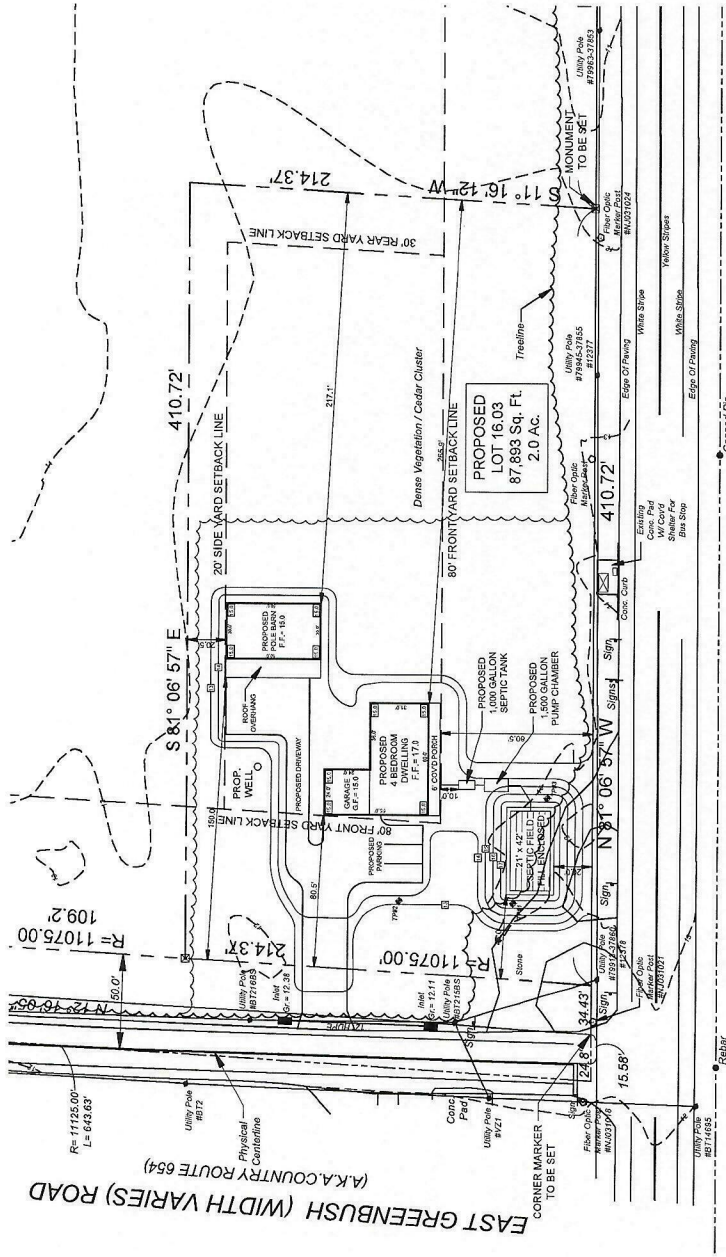
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES OF PRACTICE AND ETHICS OF THE BOARD OF SURVEYING AND MAPPING, NEW JERSEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HUNTERDON COUNTY CLERK'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HUNTERDON COUNTY CLERK'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HUNTERDON COUNTY CLERK'S OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY.

NEW JERSEY STATE HIGHWAY ROUTE 9
 (FORMER STATE ROUTE #9)
 (SEE TIE LINES)

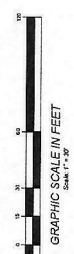


ZONING SCHEDULE
 HC HIGHWAY COMMERCIAL ZONE
 SCHEDULE OF REQUIREMENTS

MINIMUM LOT AREA	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	32.00 FEET (A)	2.0 ACRES
MINIMUM FRONT YARD SETBACK	140.00 FEET (B)	80.5 FT.
MINIMUM REAR YARD SETBACK	30 FT.	217.1 FT.
MINIMUM SIDE YARD SETBACK	20 FT.	205 FT.
MAXIMUM BUILDING COVERAGE	35.00%	<35.00%
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.
ACCESSORY BUILDING	10 FT.	N/A
MINIMUM REAR YARD SETBACK	10 FT.	N/A
MINIMUM FLOOR SPACE	100 SQ. FT.	N/A

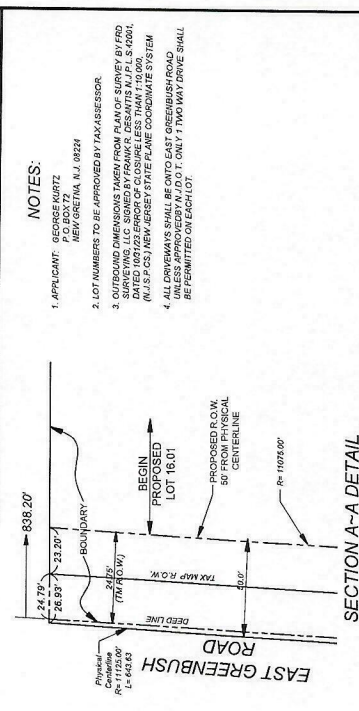
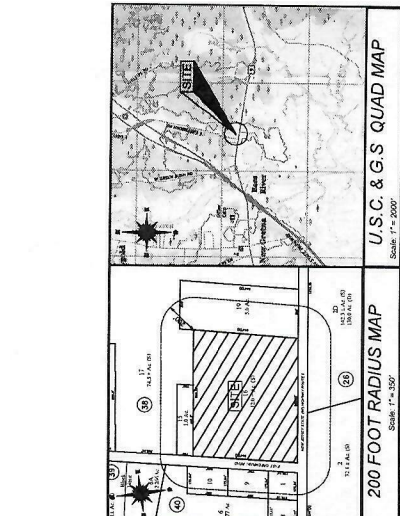
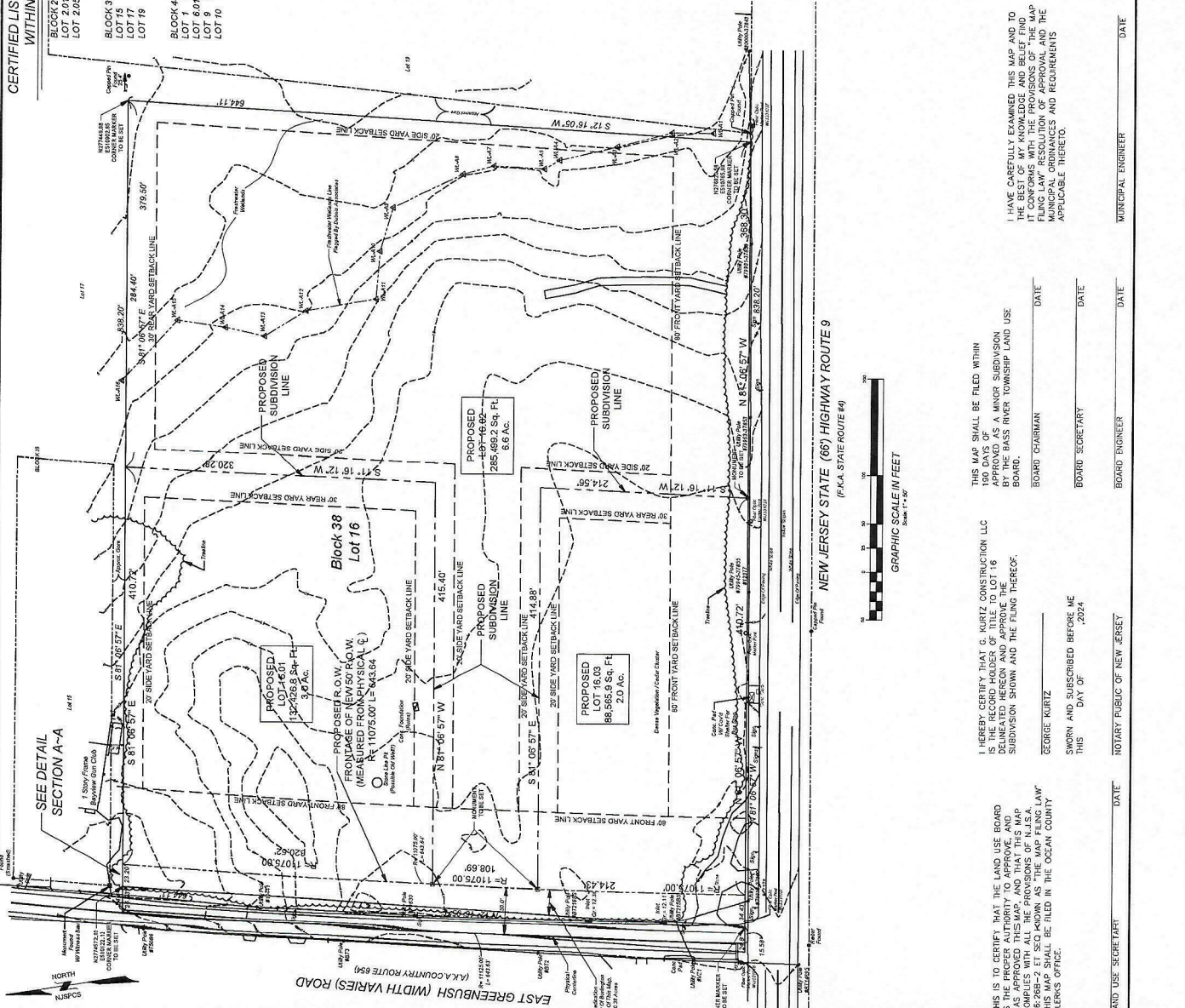


NEW JERSEY STATE (66) HIGHWAY ROUTE 9
 (F.K.A. STATE ROUTE #4)



NO.	DATE	DESCRIPTION	BY
BUILDING PERMIT PLOT PLAN			
LOT 16.03 - BLOCK 38			
100 JAY STREET # 7			
BISS RIVER TOWNSHIP			
BURLINGTON COUNTY, NEW JERSEY			
DATE	8/28/24	PREPARED BY	JEFF DAUM
PROJECT NO.	B-5815	CLIENT	CONSTANTINE & ASSOC. INC.
SCALE	1" = 30'	ADDRESS	590 RT. 939 SUITE 4 TUCKER, GA. 30087 (609) 286-8100
DATE	8/28/24	PROFESSIONAL ENGINEER	JEFF DAUM
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CONSTANTINE & ASSOC. INC.
 590 RT. 939 SUITE 4
 TUCKER, GA. 30087
 (609) 286-8100
 JEFF DAUM
 PROFESSIONAL ENGINEER
 N.J.P.E. NO. 3338



ZONING SCHEDULE
HC-HIGHWAY COMMERCIAL ZONE
SCHEDULE OF REQUIREMENTS

REQUIRED	PROPOSED LOT 16.01	PROPOSED LOT 16.02	PROPOSED LOT 16.03
MINIMUM LOT AREA	120 FT (8)	80 FT	30 ACRES
MINIMUM LOT WIDTH	80 FT	80 FT	66.66 FT
MINIMUM FRONT YARD SETBACK	30 FT	30 FT	80 FT
MINIMUM SIDE YARD SETBACK	30 FT	30 FT	38 FT
MINIMUM REAR YARD SETBACK	35 FT	35 FT	20 FT
MAXIMUM BUILDING LOT COVERAGE	25%	25%	45%
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	<55 FT
ACCESSORY BUILDING			
MINIMUM SIDE YARD SETBACK	10 FT	10 FT	MA
MINIMUM REAR YARD SETBACK	10 FT	10 FT	MA
MINIMUM FLOOR SPACE	100 SQ. FT.	100 SQ. FT.	MA

(A) MINIMUM 1 ACRE SERVED BY OTHER THAN STANDARD SURFACE SEWAGE DISPOSAL SYSTEM. OVERALL TRACT SIZE EXCEEDS 9/8 ACRES. SO CONVENTIONAL SYSTEMS ARE PERMITTED ON EACH LOT.
(B) ALONG ROUTE 9 ONLY

TOTAL AREA OF TRACT IS 11.63 ACRES

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE MAP AND LAND SURVEY COMES WITHIN THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYORS ACT AND THE PROVISIONS OF THE REGULATION AND CONTROL OF THE PRACTICE OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF NEW JERSEY. I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE APPLICABLE REQUIREMENTS.

GEORGE KURTZ
MUNICIPAL ENGINEER

BOAED CHAIRMAN
DATE

BOAED SECRETARY
DATE

BOAED ENGINEER
DATE

NOTARY PUBLIC OF NEW JERSEY
DATE

LAND USE SECRETARY
DATE

NOTES:

- APPLICANT: GEORGE KURTZ, P.O. BOX 717, NEW GRETA, N.J. 08224
- LOT NUMBERS TO BE APPROVED BY TAX ASSESSOR.
- OUTBOUND DIMENSIONS TAKEN FROM PLAN OF SURVEY BY FRED SURVEYING, LLC SIGNED BY FRANK R. DESANTIS N.J.P.L.S. 00001, N.J.A.S.P.C.S. 1 NEW JERSEY STATE PLANE COORDINATE SYSTEM.
- ALL DRIVEWAYS SHALL BE ONTO EAST GREENBUSH ROAD UNLESS APPROVED BY N.J.D.O.T. ONLY 1 TWO WAY DRIVE SHALL BE PERMITTED ON EACH LOT.

MINOR SUBDIVISION

LOT 16 ~ BLOCK 38
TAX MAP SHEET # 9

BASS RIVER TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

FRANK R. DESANTIS
PROFESSIONAL LAND SURVEYOR
NO. 42001

NELKE, CONSTANTINE & ASSOC., INC.
590 R.F. 539 SUITE 4
TUCKERSON, NJ 08087
(609) 266-8100
PROFESSIONAL LAND SURVEYORS
CORPORATE LAND SURVEYOR NO. 10223, N.J.C.E.P.