

KEY MAP  
MONTGOMERY TOWNSHIP TAX MAP SHEETS 33, 36 & 37  
SCALE: 1"=400' ±

PROPERTY OWNERS WITHIN 200' OF LOTS 14 & 16 IN BLOCK 12001

BLOCK	LOT	OWNER
10001	40	NIPER, DAVID
	49.11	FITCH, HOLLIS L. TRUSTEE
	50	THOMPSON, ROBERT W.
	50.01	FRITZINGER, MARK A. & SHARON M.
	51	FRITZINGER, MARK A. & SHARON M.
	52	CASTELINO PROPERTIES L.L.C.
	53	TUNISON, MARGARET
12001	14.01	EMPIRE TTY JERSEY HOLDINGS LLC
	15	IRISH, JAMES & MERIDITH TOWNSHIP OF MONTGOMERY
	17	KAR, SHIBAJI
	18	KAR, SHIBAJI
25001	1	BORASKI, CHRISTOPHER & KATHERINE TOWNSHIP OF MONTGOMERY
	7.01	

LEGEND

- 100 --- EXISTING CONTOUR
- 100 --- PROPOSED CONTOUR
- STATE OPEN WATERS
- FH --- FLOOD HAZARD AREA LIMIT LINE
- MTC --- MONTGOMERY TOWNSHIP STREAM CORRIDOR
- EXISTING WELL
- DRAINAGE FLOW DIRECTION
- FFF SUGGESTED FIRST FLOOR ELEVATION
- FGF SUGGESTED FINISH GARAGE FLOOR ELEVATION AT EDGE OF DRIVEWAY
- FBF SUGGESTED FINISH BASEMENT FLOOR ELEVATION
- BLA<sub>x</sub> EXISTING SPOT ELEVATION
- BLA<sub>x</sub> PROPOSED SPOT ELEVATION
- P PROPOSED SEPTIC BED
- CRITICAL SLOPE AREAS GREATER THAN 15%
- WETLAND AREAS

ZONING REQUIREMENTS - R5 - SINGLE FAMILY RESIDENTIAL

STANDARDS R5 REQUIREMENTS	ENHANCED LOT REQUIREMENTS (2)	EXISTING CONDITIONS		PROPOSED CONDITIONS	
		LOT 14 (3)	LOT 16 (3)	LOT 14.02 (3)	LOT 16.01 (3)
MINIMUM LOT AREA	5.0 AC.	0.275 AC. (1)	3.514 AC.	1.057 AC. *	2.730 AC.
MINIMUM LOT FRONTAGE	300 FT.	74.79 FT. (1)	667.39 FT. (HOLLOW RD.)	292.07 FT. (CAMP MEETING RD.)	342.86 FT. (HOLLOW RD.)
MINIMUM LOT WIDTH @ SETBACK	300 FT.	73.90 FT. (1)	721.7 FT. (HOLLOW RD.)	348.5 FT. (CAMP MEETING RD.)	447.1 FT. (HOLLOW RD.)
MINIMUM LOT DEPTH	500 FT.	161.1 FT. (1)	285.5 FT. (CAMP MEETING RD.)	116.8 FT. *	212.2 FT. *
MINIMUM SIDE YARD SETBACK	75 FT.	50 FT.	23.8 FT.	23.8 FT. *	NA
MINIMUM FRONT YARD SETBACK	75 FT.	75 FT.	24.3 FT. (1)	24.3 FT. *	NA
MINIMUM REAR YARD SETBACK	100 FT.	100 FT.	83.7 FT. (1)	83.7 FT. *	NA
MAXIMUM BUILDING COVERAGE	8 %	10 %	12.2 % (1)	2.6 %	NA
MAXIMUM LOT COVERAGE	15 %	15 %	12.2 % (1)	12.1 %	1.1 %
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.	< 35 FT.	< 35 FT.	NA
MINIMUM FOUNDATION SETBACK TO "CRITICAL AREA"	20 FT.	20 FT.	NA	NA	NA
ACCESSORY BUILDING					
DISTANCE TO SIDELINE	50 FT.	50 FT.	0 FT. (1)	0 FT. (1)	20.2 FT. *
DISTANCE TO REAR LINE	50 FT.	50 FT.	37.1 FT. (1)	35.8 FT. (1)	35.8 FT. *
DISTANCE TO OTHER BUILDINGS	20 FT.	20 FT.	44.9 FT.	NA	44.9 FT.
MAXIMUM BUILDING COVERAGE	2 %	3 %	0.7 %	0.03 %	0.2 %

\* VARIANCE REQUIRED FOR EXISTING NON-CONFORMITY.  
 (1) EXISTING NON-CONFORMITY  
 (2) PER MONTGOMERY TOWNSHIP CODE SECTION 16-4.2d FOOTNOTE 2 FOR VACANT LOTS BETWEEN THREE(3) AND FIVE(5) ACRES.  
 (3) INCLUDES THE AREA OF ROAD RIGHT-OF-WAY (R.O.W.)

NOTES:

- EXISTING SEPTIC SYSTEM AND WELL INFORMATION SHOWN FOR ADJOINING LOTS IS BASED ON TOWNSHIP HEALTH DEPARTMENT RECORDS.
- IN ACCORDANCE WITH THE TOWNSHIP CODE A PUMP DOWN TEST WILL BE REQUIRED FOR THE PROPOSED WELLS ON EACH LOT PRIOR TO THE ISSUANCE OF A SEPTIC SYSTEM CONSTRUCTION PERMIT FOR THE LOT.
- SEPTIC SYSTEM "SITE APPROVAL" GRANTED BY MONTGOMERY TOWNSHIP BOARD OF HEALTH ON JUNE 13, 2007 EXPIRES JUNE 12, 2013.
- PROPOSED DWELLING, DRIVEWAYS AND LIMITS OF DISTURBANCE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DWELLING AND DRIVEWAYS CONFIGURATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION.
- THIS MINOR SUBDIVISION SHALL FILED BY DEED.
- THE ROCK BROOK IS CLASSIFIED AS A CATEGORY ONE C1 STREAM. THEREFORE, THE ENTIRE SITE IS LOCATED WITHIN A 300 FOOT WIDE RIPARIAN ZONE.

TOWNSHIP APPROVALS

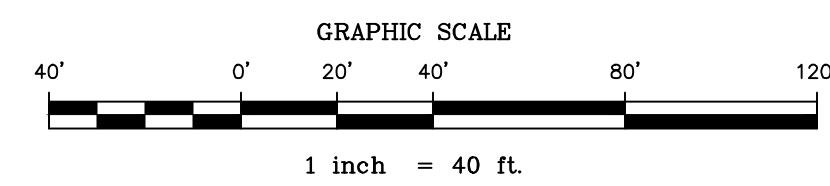
APPLICATION No. \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 CHAIRPERSON - ZONING BOARD OF ADJUSTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY - ZONING BOARD OF ADJUSTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLAN REFERENCES:

- "LOCATION SURVEY OF BLOCK 12001 LOTS 14 AND 16, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 4181, DATED JUNE 1, 2020.
- PLAN OF SURVEY PREPARED FOR BLOCK 12001 LOTS 14 & 16, 257 HOLLOW ROAD, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY BY LOUIS LEHMAN, N.J.P.L.S. LIC. No. 3377, DATED JULY 30, 1990.
- EXISTING TOPOGRAPHY OBTAINED FROM MONTGOMERY TOWNSHIP ENGINEERING DEPARTMENT GIS DATASET PANEL No. S\_058 & S\_059 AND ELEVATIONS ARE REFERENCED TO NAVD 83 DATUM.
- WETLANDS, CATEGORY ONE (C1) WATERS BASED NJ-GEOWEB NJDEP GIS SITE HTTP://HTTIPS://NJDEP.MAPS.ARCGIS.COM AND FLOOD INSURANCE RATE MAP, SOMERSET COUNTY NEW JERSEY, PANEL 256E OF 301, EFFECTIVE DATE SEPT. 28, 2007.

APPLICANT / OWNER OF LOTS 14 & 16

CAVANO, WAYNE L. & BETSY  
 257 HOLLOW ROAD  
 SKILLMAN, NJ 08558  
 609-466-3874



PER TOWNSHIP COMMENTS	DATE	SCALE
PER TOWNSHIP COMMENTS	M.K.F. 3/25/21	1" = 40'
PER TOWNSHIP COMMENTS	M.K.F. 1/12/21	DESIGNED BY: M.K.F.
PER TOWNSHIP COMMENTS	M.K.F. 11/20/20	DRAWN BY: A.B.
PER TOWNSHIP REQUIREMENTS	M.K.F. 10/12/20	CHECKED BY: M.K.F.
REVISIONS	AUTH.	DATE
		JOB No. 0147M.01

*Pamela Mathews*  
**Pamela L. Mathews**  
 New Jersey Professional Engineer and Land Surveyor No. 41181

**Van Cleef**  
 ENGINEERING ASSOCIATES, LLC  
 32 BROWER LANE, PO BOX 5877, HILLSBOROUGH, NJ 08044  
 EMAIL: CONTACTUS@VANCLEEFENGINEERING.COM  
 WEB: WWW.VANCLEEFENGINEERING.COM  
 PHONE: (908) 359-5291 FAX: (908) 359-1590

MINOR SUBDIVISION - LOT LINE ADJUSTMENT PLAN  
 PREPARED FOR  
 BLOCK 12001, LOTS 14 & 16  
 257 HOLLOW ROAD,  
 MONTGOMERY TOWNSHIP,  
 SOMERSET COUNTY, NEW JERSEY