

THE INTENT AND PURPOSE OF THIS SUBDIVISION IS TO DIVIDE LOT 19 INTO TWO LOTS, WITH HOUSE #1009 BEING ON ONE LOT, AND HOUSE #1011 BEING ON THE NEWLY CREATED LOT, AND TO BE FILED BY DEED IN THE CAMDEN COUNTY COURTHOUSE WITHIN 180 DAYS OF TOWNSHIP RESOLUTION.

OWNER: KEITH BORCHERS
1009 SYCAMORE STREET,
HADDON HEIGHTS, NJ 08035

SIGNATURE

APPLICANT: KEITH BORCHERS
1009 SYCAMORE STREET,
HADDON HEIGHTS, NJ 08035

SIGNATURE

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

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP 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.

JOHN DONOVAN GS 30738. (AFFIX SEAL)

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.40:55D-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.

MUNICIPAL CLERK

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)

THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF HADDON HEIGHTS.

PLANNING BOARD CHAIRPERSON

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

I FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY

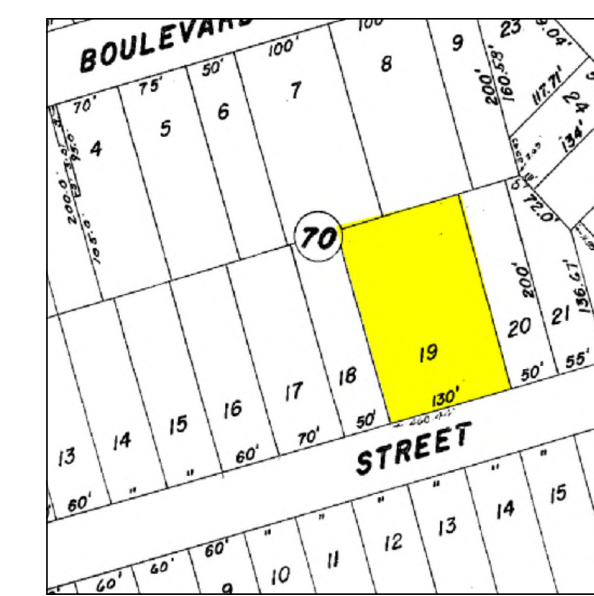
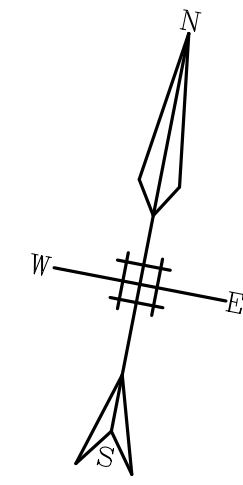
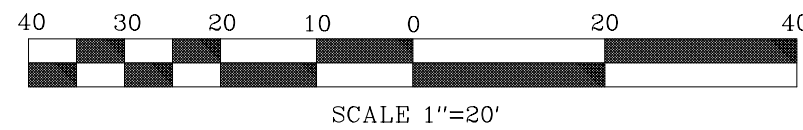
SECRETARY OF PLANNING BOARD

CAMDEN COUNTY SIGNATURE BLOCK

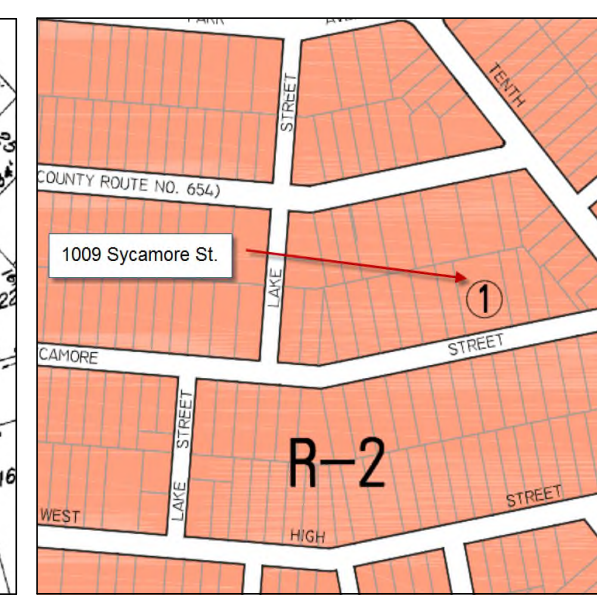
THIS PLAN IS HERBY APPROVED BY THE CAMDEN COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE CAMDEN COUNTY PLANNING BOARD

CHAIRMAN

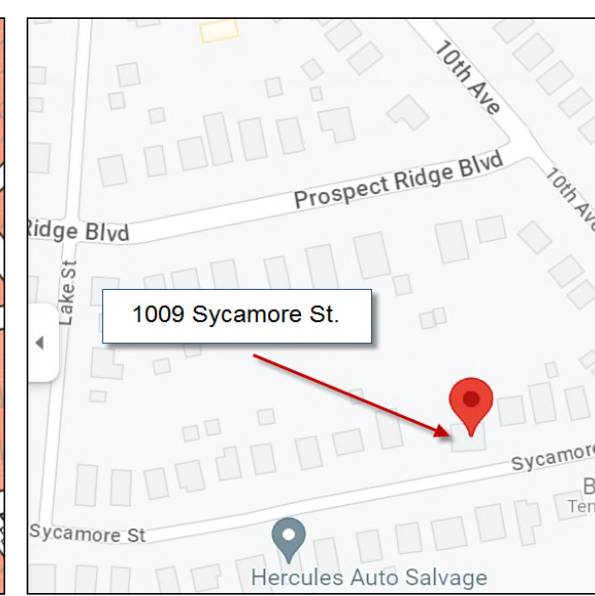
DATE



TAX MAP



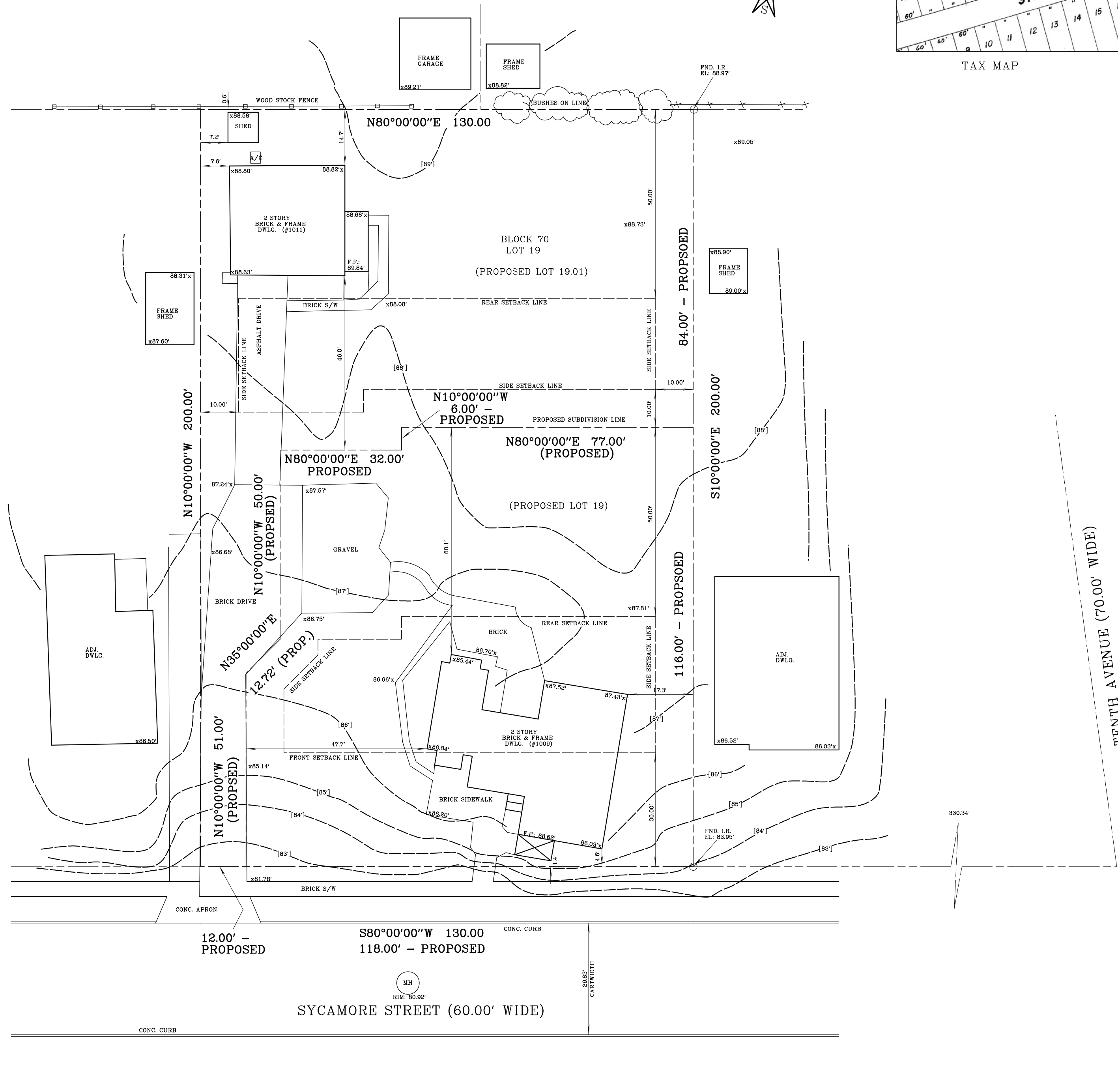
ZONING MAP (R2)



KEY MAP



FLOODPLAIN MAP



NOTES:

- BEING KNOWN AS LOT 19, BLOCK 70, PLATE 8 ON TAX MAP OF HADDON HEIGHTS
- ALSO BEING LOTS 21 & 22, AND 10 FEET OF LOT 23 ON JOSEPH LIPPINCOTT TRACT PLAN FILED
- SURVEY BASED ON INFORMATION PROVIDED BY CLIENT; DEED DESCRIPTION RECORDED IN DEED BOOK 7174, PAGE 57
- ELEVATIONS BASED ON ASSUMED DATUM
- BEARINGS BASED ON ASSUMED DATUM
- KEY, ZONING, TAX, AND SATELLITE MAPS NOT TO SCALE
- CONSTRUCTION NOTES TO BE ADDRESSED
- LOTS MODERATELY OPEN
- CORNER & SUBDIVISION MARKERS TO BE SET
- FIELD SURVEY COMPLETED BY DONOVAN SURVEYORS 11/16/2023
- GRADING/PLOT PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL IF AND WHEN ANY STRUCTURES ARE PROPOSED
- PRIVATE UTILITIES PROPOSED WILL FULLY COMPLY WITH ALL TOWNSHIP, COUNTY, STATE, AND FEDERAL REGULATIONS
- BOTH LOTS TO BE SERVICED BY PUBLIC SEWER AND WATER COMPANIES
- IF SERVICE IS TO BE PROVIDED BY AN ESITING WATER OR SEWER COMPANY, A LETTER FROM THAT COMPANY SHALL BE SUBMITTED INDICATING THAT SERVICE SHALL BE AVAILABLE BEFORE OCCUPANCY OF ANY PROPOSED STRUCTURES
- NO WETLANDS ON LOT 19
- PROPERTY IN QUESTION LOCATED IN FEMA FLOOD MAP ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL #34007C0039F, EFFECTIVE DATE 8/17/2016
- ALL UTILITIES SHOWN ON PLAN ARE LOCATED ON SURFACE. CLIENT WILL PROVIDE ANY DOCUMENTATION IN REGARDS TO UNDERGROUND UTILITY LOCATION
- CLIENT WILL PROVIDE CERTIFICATION THAT EXISTING LOT NUMBERS WILL BE UNCHANGED BY TAX ASSESSOR
- ALL CONSTRUCTION/SOIL EROSION ITEMS TO BE DEFERRED UNTIL TIME OF CONSTRUCTION
- APPLICANT SHALL OBTAIN ALL REQUIRED APPROVALS FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER THIS PROJECT
- CLIENT RESPONSIBLE FOR PROVIDING ANY EASEMENTS OR COVENANTS PERTAINING TO THIS PROPERTY
- SUBDIVISION TO BE FILED BY DEED

200' ADJOINERS

Name	Address	City, State	Zip	Block	Lot	Property Location
Gutwicks, Robert S	1018 Prospect Ridge Blvd	Haddon Heights, NJ	08035	70	4	1018 Prospect Ridge Blvd
Waltz, Matthew Jay	1014 Prospect Ridge Blvd	Haddon Heights, NJ	08035	70	5	1014 Prospect Ridge Blvd
Jones, Arthur H, Jr. & Suzanne T	1012 Prospect Ridge Blvd	Haddon Heights, NJ	08035	70	6	1012 Prospect Ridge Blvd
Clark, Keith A	1008 Prospect Ridge Blvd	Haddon Heights, NJ	08035	70	7	1008 Prospect Ridge Blvd
Di Costanzo, Joseph A	1004 Prospect Ridge Blvd	Haddon Heights, NJ	08035	70	8	1004 Prospect Ridge Blvd
Parziale & Stracy	1002 Prospect Ridge Blvd	Haddon Heights, NJ	08035	70	9	1002 Prospect Ridge Blvd
Swanson, Aroette	1000 Prospect Ridge Blvd	Haddon Heights, NJ	08035	70	10	1000 Prospect Ridge Blvd
Taniguchi, Katherine Beckhart	1000 Sycamore St	Haddon Heights, NJ	08035	70	15	1000 Sycamore St
Stallone, Lisa Ann	1000 Sycamore St	Haddon Heights, NJ	08035	70	16	1000 Sycamore St
Wilson, George A. & Lynda M.	1000 Sycamore St	Haddon Heights, NJ	08035	70	17	1000 Sycamore St
Fulham, Susan	1000 Sycamore St	Haddon Heights, NJ	08035	70	18	1000 Sycamore St
Balko, Suzanne - Trustee	1000 Sycamore St	Haddon Heights, NJ	08035	70	20	1000 Sycamore St
Zornes, Bryan & Victoria	1000 Sycamore St	Haddon Heights, NJ	08035	70	21	1000 Sycamore St
Haddo, William E. Jr. & Carol L.	1000 Sycamore St	Haddon Heights, NJ	08035	70	22	1000 Sycamore St
O'Malley, Brian & Kathleen	300 Tenth Ave	Haddon Heights, NJ	08035	70	23	300 Tenth Ave
Myka, Zachary & Candice Chelley	302 Tenth Ave	Haddon Heights, NJ	08035	70	24	302 Tenth Ave
Powell, Kristen	304 Tenth Ave	Haddon Heights, NJ	08035	70	25	304 Tenth Ave
Brosius, Steven & Gail A.	306 Tenth Ave	Haddon Heights, NJ	08035	70	26	306 Tenth Ave
Balk, Peter W. & Linn L.	308 Tenth Ave	Haddon Heights, NJ	08035	70	27	308 Tenth Ave
Nappier, Jennifer	310 Tenth Ave	Haddon Heights, NJ	08035	70	27.01	310 Tenth Ave
Intrieri, Nancy	1022 Sycamore St	Haddon Heights, NJ	08035	72	9	1022 Sycamore St
O'Shah, Robert	1020 Sycamore St	Haddon Heights, NJ	08035	72	10	1020 Sycamore St
Crosby, Mark W. & Nancy	1018 Sycamore St	Haddon Heights, NJ	08035	72	11	1018 Sycamore St
Reynolds, James & Michelle	1016 Sycamore St	Haddon Heights, NJ	08035	72	12	1016 Sycamore St
Lewis, Cory & Russ	1014 Sycamore St	Haddon Heights, NJ	08035	72	13	1014 Sycamore St
Faloutsos, Francis J. & Myranda A.	1012 Sycamore St	Haddon Heights, NJ	08035	72	14	1012 Sycamore St
Rank, Nancy	1010 Sycamore St	Haddon Heights, NJ	08035	72	15	1010 Sycamore St
Kyriakopoulos, Joseph B. & Bernice S.	1008 Sycamore St	Haddon Heights, NJ	08035	72	16	1008 Sycamore St
Barnes, W. Thompson & Lisa	1006 Sycamore St	Haddon Heights, NJ	08035	72	17	1006 Sycamore St
Ruger, Stacy	1004 Sycamore St	Haddon Heights, NJ	08035	72	18	1004 Sycamore St

SINGLE FAMILY DETACHED DWELLING

ZONE R-2	LOT AREA	LOT WIDTH	LOT COVERAGE	FRONT YARD	SIDE YARD	AGGREGATE SIDE YARD	REAR YARD	OUTBUILDINGS	HEIGHT
REQUIRED	12,000.00 SF MINIMUM	60.00' MIN.	30% MAX.	30.00' MIN.	10.00' MIN.	25.00' MIN.	50.00' MIN.	5.00' MIN.	2-1/2 STORY MAX.
EXISTING LOT 19	26,000.00 SF	130.00'	6,929.75 SF 26.6%	1.4'	7.61'	24.93'	14.77'	0.66'	2-1/2 STORY
PROPOSED LOT 19	12,951.50 SF	118.00'	3,523.51 SF 27.2%	1.4'	17.32'	65.09'	60.18'	N/A	2-1/2 STORY
PROPOSED LOT 19.01	13,048.50 SF	130.00'	3,406.24 SF 26.1%	156.03'	7.61'	93.35'	14.77'	0.66'	2-1/2 STORY

* INDICATES EXISTING NONCONFORMITY
** INDICATES ADDITIONAL VARIANCE REQUIRED

PLAN OF MINOR SUBDIVISION FOR:
LOT 19, BLOCK 70, HADDON HEIGHTS, N.J., 08035

DONOVAN
LAND SURVEYING & PLANNING
SURVEYORS

19 Hillcrest Road
Stratford, NJ 08084
(856) 627-3550
Fax: (856) 627-0330
DonovanSurveyors@comcast.net

DATE: 11/16/2023
SCALE: 1"=20'
DWN. BY: B.H.

SURVEY OF PREMISES: 1009 SYCAMORE STREET

SITUATE IN: HADDON HEIGHTS BOROUGH, CAMDEN COUNTY, NEW JERSEY

TO: KEITH BORCHERS

SURVEY NO.: 2311000

I, John Donovan, a New Jersey Licensed Land Surveyor, have prepared a land survey on the above mentioned site and have found the conditions as shown, that can be seen, except such statement that are not visible and in accordance with a description that has been furnished. This statement runs to the above-mentioned client and company and this transaction only. All others relying on this survey must have express written permission from this surveyor.

JOHN DONOVAN NJ Prof. Land Surveyor # GS 30738
Prof. Planner # 04196