

BORDENTOWN TOWNSHIP

LOT & BULK REQUIREMENTS....HC - HIGHWAY COMMERCIAL DISTRICT

ITEM	REQUIRED	EXISTING LOT 2	REMAINDER LOT 2.01	PROPOSED LOT 2.02
MIN. LOT AREA	1 ACRE	5.677 ACRES	2.646 ACRES	3.031 ACRES
MIN. LOT FRONTAGE	150 FEET	478.10'	205.00'	273.10'
MIN. LOT WIDTH	150 FEET	> 150 FEET	> 150.00'	> 150 FEET
MIN. LOT DEPTH	150 FEET	> 150 FEET	> 150.00'	> 150 FEET
MIN. YARD SETBACKS				
FRONT YARD	75 FEET	64.7**	64.7**	TO CONFORM
SIDE YARD	25 FEET	41.6**	41.6**	TO CONFORM
REAR YARD	50 FEET	399.6'	399.6'	TO CONFORM
ACCESSORY BUILDING				
DISTANCE TO SIDE LINE	20 FEET	TO CONFORM	TO CONFORM	TO CONFORM
DISTANCE TO REAR LINE	35 FEET	TO CONFORM	TO CONFORM	TO CONFORM
DISTANCE TO OTHER BLDG.	20 FEET	TO CONFORM	TO CONFORM	TO CONFORM
MAX. FLOOR RATIO	0.20	1.65%	3.5%	TO CONFORM
MAX. IMP. SURFACE RATIO	0.75	13.39%	28.7%	TO CONFORM

* DENOTES PRE-EXISTING CONDITION
V DENOTES VARIANCE REQUESTED

VARIANCE REQUESTED FOR PORTION OF LANDSCAPING
BUFFER ON FRONTAGE ALONG REMAINING LOT 2.01



(66.00'wide)
a.k.a. Delaware Avenue

Rising Sun Square Road

Tax map N.T.S.

Key Map U.S.G.S. QUAD MAP SCALE 1"=2000'

BURLINGTON COUNTY APPROVAL

THIS PLAN IS HEREBY APPROVED BY THE BURLINGTON COUNTY PLANNING BOARD,
SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY
THE BURLINGTON COUNTY PLANNING BOARD.

CHAIRMAN DATE

BORDENTOWN TOWNSHIP PLANNING BOARD APPROVAL

THIS PLAN IS HEREBY APPROVED BY THE BORDENTOWN TOWNSHIP PLANNING BOARD

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD SECRETARY DATE

"I HAVE CAREFULLY EXAMINED THIS MAP, AND TO THE BEST OF MY KNOWLEDGE
AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF THE
RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND
REQUIREMENTS.

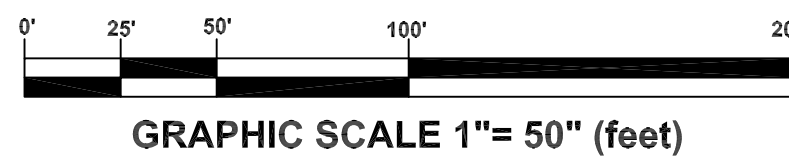
PLANNING BOARD ENGINEER DATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS SHOWN HEREON, AND
HEREBY APPROVE THIS PLAN FOR SUBDIVISION

Nu GEN, LLC
316 NORTH 12TH STREET
KENILWORTH, NJ 07033
DATE

GENERAL NOTES:

- THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO COVENANTS, RESTRICTIONS, AGREEMENTS OR EASEMENTS OF RECORD THAT MAY BE REVEALED BY A CURRENT TITLE REPORT
- ALL LOT AND BLOCK NUMBERS REFER TO OFFICIAL BORDENTOWN TOWNSHIP TAX MAP
- SURVEY REFERENCE:
DEED BOOK 5836, PAGE 122, RECORDED JANUARY 18, 2001
DEED BOOK 3778, PAGE 301, RECORDED DECEMBER 27, 1988
- LOCATION OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF SITE. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
- NO REVIEW OF THE PROPERTY REGARDING HAZARDOUS MATERIAL WAS CONDUCTED AS PART OF THIS SURVEY.
- UPON PROPER APPROVAL, NEW LOTS TO BE RECORDED BY DEED IN THE BURLINGTON COUNTY CLERKS OFFICE, THEREFORE, MAP FILING LAW NEED NOT APPLY.



OWNER/APPLICANT:

Nu GEN, LLC
316 NORTH 12TH STREET
KENILWORTH, NJ 07033

PLAN OF SURVEY / MINOR SUBDIVISION
LOT 2, BLOCK 139
BORDENTOWN TOWNSHIP
BURLINGTON COUNTY NEW JERSEY

MASER SURVEYING LLC

LAND SURVEYORS
416 NEW ROAD, SOUTHAMPTON, NEW JERSEY 08088
(609) 859-4470 Tel. (609) 859-4471 Fax
masersurveying@aol.com

TIM J. MASER

PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC.#35958
FILE#20-8079

REVISIONS:

REV...08/20/22...CHANGED TO 2 LOT SUBDIVISION PER
ALLOWANCE FROM RECENT ZONING CHANGE TO HC
ZONE. ALSO IN ACCORDANCE WITH SPIEZE REVIEW
LETTER DATED 05/18/22 AND TUREK CONSULTING
REVIEW LETTER DATED 05/19/22

DATE 02/11/22

SCALE 1"= 50'

REV.

DRAWN TJM

50' WETLAND BUFFER

LINE	LENGTH	BEARING
L1	48.56	S78°42'15"E
L2	59.29	S04°53'10"E
L3	9.11	S87°19'43"E
L4	58.76	S17°26'46"E
L5	26.96	S18°54'10"E
L6	30.27	S13°39'21"E
L7	33.68	S32°56'57"W
L8	12.95	S15°13'32"E
L9	40.51	S63°31'16"W
L10	53.35	S78°38'57"W
L11	52.38	N69°01'07"W
L12	30.34	N82°17'43"W
L13	52.18	N67°11'22"W

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	64.53	50.00
C2	40.67	50.00
C3	68.75	50.00

WETLAND LINE

LINE	LENGTH	BEARING
L14	50.00	S47°47'00"E
L15	27.77	S78°42'15"E
L16	30.02	S04°53'10"E
L17	41.63	S55°58'14"W
L18	28.29	S03°27'50"W
L19	35.12	S51°30'06"E
L20	33.06	S87°19'43"E
L21	24.46	S17°26'46"E
L22	35.30	S18°54'10"E
L23	27.97	S13°39'21"E
L24	39.25	S32°56'57"W
L25	33.82	N79°02'10"W
L26	28.08	S13°57'02"E
L27	23.90	S65°48'00"E
L28	18.20	S15°15'32"E
L29	33.87	S63°31'16"W
L30	32.21	S78°38'57"W
L31	43.70	N69°01'07"W
L32	30.13	N82°17'43"W
L33	36.18	N67°11'22"W
L34	37.33	N36°53'23"W
L35	45.22	N49°12'00"W
L36	27.41	N49°05'12"W
L37	50.00	N47°47'00"W

WETLANDS LINE AND 50 FEET WETLANDS TRANSITION AREA
BUFFER AS DELINEATED BY DUBOIS ENVIRONMENTAL
CONSULTANTS AND MAPPED BY MASER SURVEYING, LLC, AND
APPROVED BY NJDEP LETTER DATED JANUARY 14, 2022, FILE #
ACTIVITY No. 0304-21-0001.1 FWM210001
A METES & BOUNDS DESCRIPTION HAS BEEN WRITTEN FOR
WETLANDS LINE AND IS TO BE RECORDED IN THE BURLINGTON
COUNTY CLERKS OFFICE

"THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A
PORTION OF THIS LOT LIES IN FRESHWATER WETLAND
AND/OR TRANSITION AREA. CERTAIN ACTIVITIES IN WETLANDS
AND TRANSITION AREAS ARE REGULATED BY THE NEW
JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND
SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY
FIRST REQUIRE A FRESHWATER WETLAND PERMIT. CONTACT
THE DIVISION OF LAND RESOURCE PROTECTION AT (609)
292-0160 OR <http://www.nj.gov/landuse> FOR MORE INFORMATION
PRIOR TO ANY CONSTRUCTION ONSITE."

WETLANDS LINE DELINEATED BY DUBOIS
ENVIRONMENTAL CONSULTANTS IN DECEMBER 2020
AND MAPPED BY MASER SURVEYING, LLC

LOT 2.02, BLOCK 139
410 Route 130
P.S.E.G.
80 Park Plaza
Newark, NJ 07102