

**KEY MAP / TAX MAP**  
SCALE: 1" = 300'

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY IS BASED UPON A PLAN TITLED "BOUNDARY & TOPOGRAPHICAL SURVEY, TAX MAP LOT 10 BLOCK 31 BOROUGH OF SAYREVILLE MIDDLESEX COUNTY, NEW JERSEY TAX MAP SHEET NO. 119," PREPARED BY AMERTECH ENGINEERING, INC. DATED 5/24/18, PREPARED BY JUAN J. RODRIGUEZ OF AMERTECH ENGINEERING, INC. AND MEETS THE MIN. SURVEY DETAIL REQ. WITH OUTBOUND CORNERS MARKED AS FOLLOWS: 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 MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

JUAN J. RODRIGUEZ  
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 24GS04323000  
FOR AMERTECH ENGINEERING, INC.

APPROVED BY THE MIDDLESEX COUNTY PLANNING BOARD

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON \_\_\_\_\_  
AS MAP NO. \_\_\_\_\_ IN FILE NO. \_\_\_\_\_

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

BOROUGH ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AS A FINAL PLAT OF A MAJOR SUBDIVISION BY THE BOROUGH OF SAYREVILLE PLANNING BOARD ON \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THE INTERIOR MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW," P.L. 1975 c.291 (C. 40:550-1) OR LOCAL ORDINANCE. I HEREBY CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE INTERIOR MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

FURTHER CERTIFY THAT THE PUBLIC STREETS OR WAYS SHOWN HEREON HAVE BEEN APPROVED BY THE "PROPER AUTHORITY".

BOROUGH CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT MUST BE FILED IN THE OFFICE OF THE CLERK OF MIDDLESEX COUNTY ON OR BEFORE \_\_\_\_\_ WHICH DATE IS NINETY-FIVE (95) DAYS AFTER THE DATE UPON WHICH THIS PLAT WAS SIGNED.

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

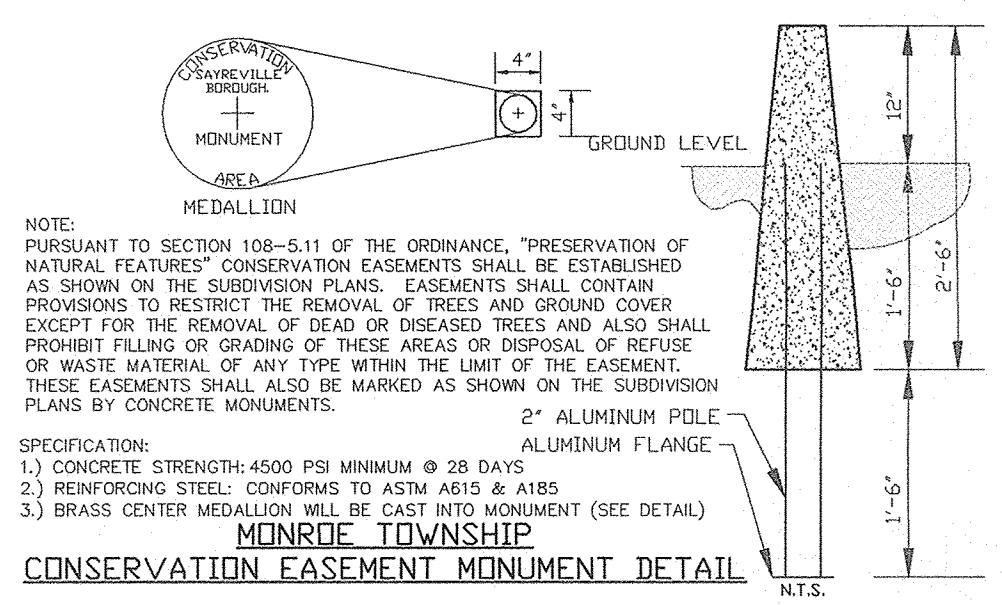
BOROUGH ENGINEER/LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT I, MARCUS BURNETT, AM THE OWNER OF THE PROPERTIES SHOWN HEREON, AND AS OWNER I HEREBY APPROVE OF THE FILING OF THIS MAP IN THE MIDDLESEX COUNTY CLERK'S OFFICE.

MARCUS BURNETT \_\_\_\_\_ DATE \_\_\_\_\_ MARCUS BURNETT  
1 FRANK AVENUE  
SOUTH AMBOY, NJ 08879

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC OR ATTORNEY AT LAW OF NEW JERSEY, PERSONALLY APPEARED \_\_\_\_\_ MARCUS BURNETT, WHO I AM SATISFIED IS THE PERSON WHO HAS SIGNED TO THE ABOVE CONSENT AND THEREUPON HAS ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THIS MAP AS AND FOR THE VOLUNTARY ACT AND DEED AS OWNER.

NOTARY PUBLIC OR ATTORNEY AT LAW \_\_\_\_\_ SEAL \_\_\_\_\_



CONSERVATION EASEMENT MONUMENT DETAIL  
N.T.S.

**ZONING SCHEDULE - R-10**  
LAND USE = RESIDENTIAL

SITE DATA	REQUIRED	EXISTING (LOT 10)	PROPOSED (LOT 10.01)	PROPOSED (LOT 10.02)	PROPOSED (LOT 10.03)
MINIMUM LOT AREA / CORNER LOT	10,000 / 11,875 SF	37,917.9 SF	13,352.9 SF	10,533.4 SF	14,031.6 SF
MINIMUM LOT WIDTH / CORNER LOT	100 / 125 FT.	76.93 FT.*	76.93 FT.*	105.03 FT.	131.24 FT.
MINIMUM LOT DEPTH / CORNER LOT	100 / 100 FT.	388.35 FT.	160.55 FT.	100.29 FT.	115.06 FT.
MINIMUM FRONT YARD SETBACK	30 FT.	37.4 FT.	37.4 FT.	31 FT.	31 FT.
MINIMUM SIDE YARD SETBACK	10 FT.	10 FT.	10 FT.	20 FT.	11 FT.
MINIMUM TOTAL SIDE YARD SETBACK	25 FT.	305.7 FT.	88.9 FT.	47.0 FT.	83.2 FT.
MINIMUM REAR YARD SETBACK	25 FT.	10 FT.*	10 FT.*	29.8 FT.	27.2 FT.
MAXIMUM BUILDING HEIGHT	35 FT. or 2.5 STORIES	≤30 FT. / 1.5 STORIES	≤30 FT. / 1.5 STORIES	≤35 FT. or 2.5 STORIES	≤35 FT. or 2.5 STORIES
MAXIMUM LOT COVERAGE-BUILDINGS	20%	5.9% ±	16.7% ±	19.6%	12.5%
MAXIMUM LOT COVERAGE-BUILDING & PAVEMENT	40%	20.9% ±	32.6% ±	27.3%	20.5%

\* EXISTING VARIANCE

**ZONING REQUIREMENTS:**

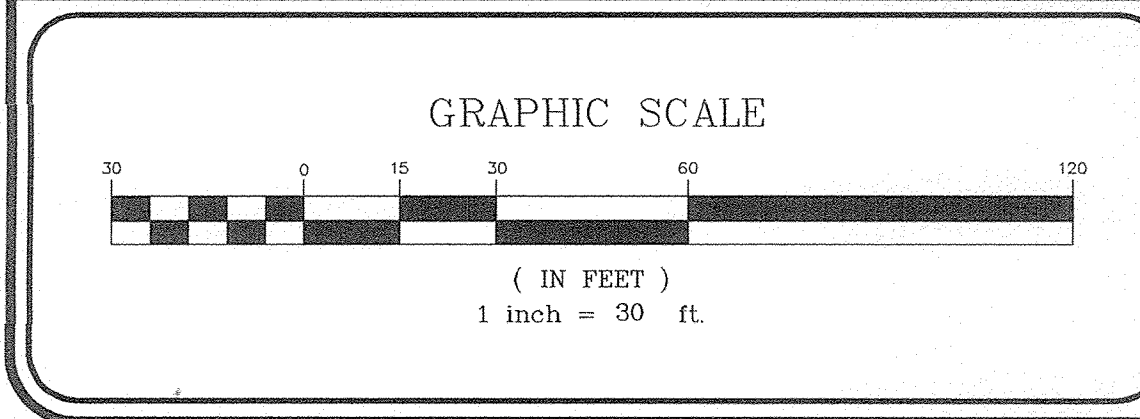
APPLICANT PROPOSES TO SUBDIVIDE THE PROPERTY TO CREATE THE FOLLOWING:  
A. THREE (3) RESIDENTIAL SINGLE FAMILY LOTS

BY THE FILING OF A MAP IN ACCORDANCE WITH THE "MAP FILING LAW" AND COMPLIES WITH "THE RECORDATION ACT" TITLE 46 PROPERTY N.J.S.A. 46:26A-1 THROUGH 46:26C-3, REASONABLE SURVEY ACCESS TO THE MONUMENTS IS GRANTED, WHICH SHALL NOT RESTRICT IN ANY WAY THE USE OF THE PROPERTY BY THE LANDOWNER.

- LEGEND**
- DENOTES MONUMENT SET
  - DENOTES CONSERVATION EASEMENT MONUMENT SET
  - DENOTES OUTBOUND CORNER MARKER SET

**PROPERTY OWNERS WITHIN 200':**

BLOCK	LOT	OWNER'S NAME & ADDRESS	BLOCK	LOT	OWNER'S NAME & ADDRESS
413.01	7	JONATHAN L. & SHERI KOPF 6 EUGENE BOULEVARD SOUTH AMBOY, NJ 08879	413.02	9	JASON E. DIAZ & ANNI MARIE H. ESTOK 17 EUGENE BOULEVARD SOUTH AMBOY, NJ 08879
413.01	8	CHRISTOPHER J. & DOMINA WILLIAMS 8 EUGENE BOULEVARD SOUTH AMBOY, NJ 08879	413.03	1	FELIX MEDINA 2 FRANK AVENUE SOUTH AMBOY, NJ 08879
413.01	9	FRANK S. BRUCE, JR. 10 EUGENE BOULEVARD SOUTH AMBOY, NJ 08879	413.03	2	WINFORD T. & VICTORIA USMOCHA 16 EUGENE BOULEVARD SOUTH AMBOY, NJ 08879
413.02	3	JAMES & NANCY WILLIAMS 5 EUGENE BOULEVARD SOUTH AMBOY, NJ 08879	413.03	3	SABIR VEMIA & SHIVALLI GHAI 20 EUGENE BOULEVARD SOUTH AMBOY, NJ 08879
413.02	4	ROBERT S. SHARD 7 EUGENE BOULEVARD SOUTH AMBOY, NJ 08879	413.03	12	ASA SERVICES, LLC 315 SCHMIDT PLACE FORDS, NJ 08863
413.02	5	JOHN F. MARILLO 7 DOMINIC DRIVE MORRIS TOWNSHIP, NJ 08831	413.03	13	RONALD VAQUEZ & MARGARITA SANCHEZ 4 ADAM BOULEVARD SOUTH AMBOY, NJ 08879
413.02	6	RICHAUD T. & USA STAREK 11 EUGENE BOULEVARD SOUTH AMBOY, NJ 08879	413.03	14	RUSSELL & FRANCES KNODELL, JR. 4 FRANK AVENUE SOUTH AMBOY, NJ 08879
413.02	7	MARLANE MORPHY 13 EUGENE BOULEVARD SOUTH AMBOY, NJ 08879	413.06	4.02	PAUL & EDITH SCHAVDA 5 ADAM BOULEVARD SOUTH AMBOY, NJ 08879
413.02	8	RAUL H. SUZUKI-ESTATE 15 EUGENE BOULEVARD SOUTH AMBOY, NJ 08879	414	5	TRINITY UNITED METHODIST CHURCH 815 BORDENTOWN AVENUE SOUTH AMBOY, NJ 08879
					EASEMENT NEW JERSEY DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE ENRG, NJ 08618



**OWNER**  
MARCUS BURNETT  
1 FRANK AVENUE  
SOUTH AMBOY, NJ 08879

**APPLICANT**  
CREATIVE MODULAR HOMES  
C/O RICHARD BURNETT &  
MARK IGORMIRELLO  
224 RT.18  
EAST BRUNSWICK, NJ 08816

NO.	REVISION	DATE	Dr/Ck
1	REV. PER CMC REVIEW LETTER DATED 2/13/19	2/13/19	MEB/JAR

CAD#:	DESIGN BY:	DATE:
18-011 MINOR SUB.	SA	12/15/18
PB#:	DRAWN BY:	SCALE:
-	MEB	1"=30'
BOOK#:	Checked by:	FILE NO.:
-	JUR	18-011

**AMERTECH ENGINEERING, INC.**  
ENGINEERS, SURVEYORS AND PLANNERS  
707 ROCKWOOD AVENUE, NORTH BRUNSWICK, NJ 08902  
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MAIL: 1000 NORTH BRUNSWICK ROAD, SUITE 300, NORTH BRUNSWICK, NJ 08902

*JUAN J. RODRIGUEZ*  
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 24GS04323000

TAX MAP LOT 10 IN BLOCK 413.01  
BOROUGH OF SAYREVILLE  
MIDDLESEX COUNTY, NEW JERSEY  
TAX MAP SHEET 119

**MINOR SUBDIVISION**

JOB #:  
18-011

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