

GENERAL NOTES:

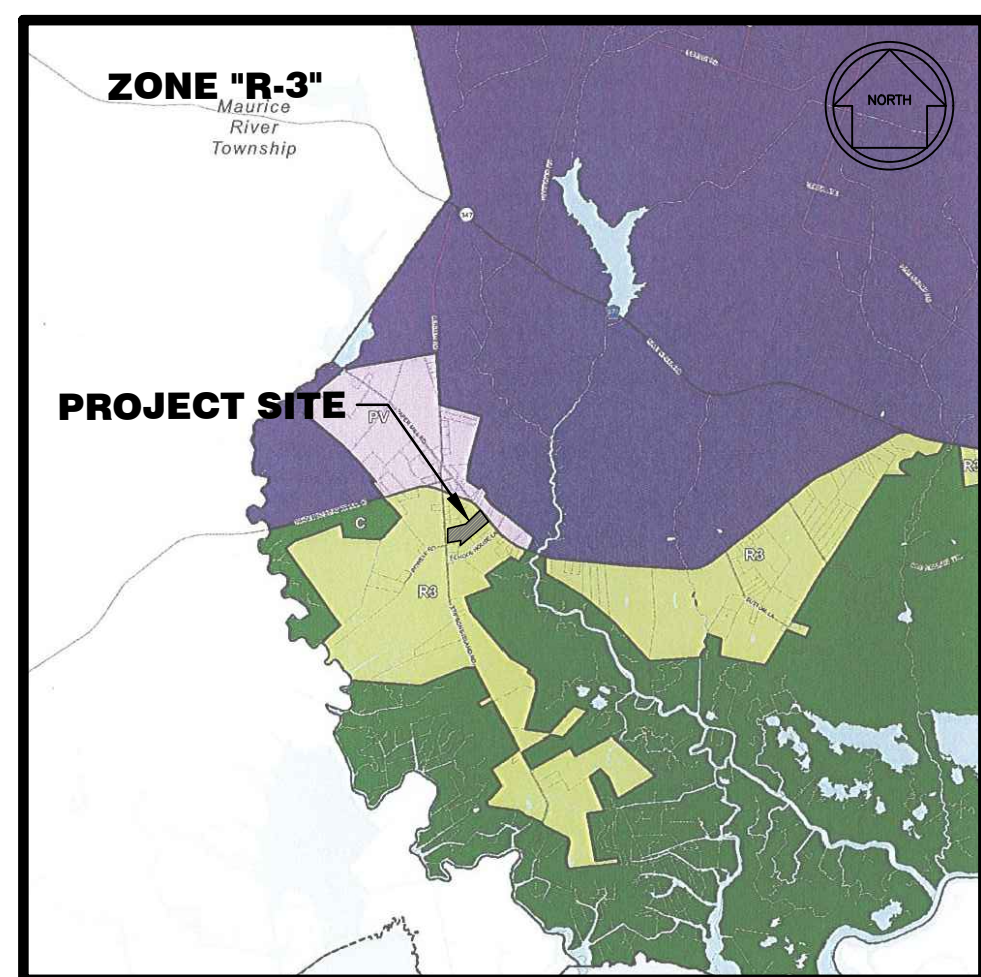
- OWNERS OF RECORD: FREDERICK WOLF AND HELEN WOLF (LOT 7.01) (DECEASED) 2153 RT. 47, WOODBINE, NEW JERSEY 08270-9200
JOHN KEEFE ROSE AND JANICE WOLF ROSE (LOT 7.02) 178 STIPSONS ISLAND ROAD, ELDORA, NEW JERSEY 08270-9200 (609) 425-3863
- APPLICANT: ESTATE OF HELEN WOLF JANICE WOLF ROSE & JOYCE ROTH CO-EXECUTORS 178 STIPSONS ISLAND ROAD, ELDORA, NEW JERSEY 08270-9200 (609) 425-3863
- BEING TAX LOTS 7.01 AND 7.02 IN TAX BLOCK 5 AS SHOWN ON THE DENNIS TOWNSHIP TAX MAP SHEET No. 3, DATED APRIL 01, 1980, REVISED THROUGH OCTOBER 23, 2006, CAPE MAY COUNTY, NEW JERSEY AND AS FURTHER DESCRIBED IN DEED FOR LOT 7.01 DATED NOVEMBER 22, 1949 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON NOVEMBER 29, 1949 IN DEED BOOK 739, PAGE 262 AND DEED FOR LOT 7.02 DATED JULY 16, 1975 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON JULY 16, 1975 IN DEED BOOK 1348, PAGE 260.
- THIS SURVEY IS MADE SUBJECT TO ANY RIGHTS, RESTRICTIONS, EASEMENTS, RIGHT OF WAY, EXCEPTIONS, OR COVENANTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
- THIS SURVEY DOES NOT NECESSARILY LOCATE AND/OR DELINEATE ALL MAPPED OR UNMAPPED REGULATED ENVIRONMENTAL CONSTRAINTS THAT MAY BE WITHIN THE JURISDICTIONAL LIMITS OF FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
- REFERENCE MERIDIAN BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.S.P.C.S.) N.A.D. 83.
- THIS SURVEY IS BASED ON FIELD CONDITIONS AS OF OCTOBER 13, 2021, AND UPDATED ON NOVEMBER 02, 2021.
- COORDINATE VALUES SHOWN ARE BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.S.P.C.S.) N.A.D. 83.
- THERE ARE NO MAPPED COASTAL WETLANDS PRESENT ON SITE.
- LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR AND/OR INDUSTRY TO DETERMINE THE EXACT LOCATION OF ANY AND ALL SUBSURFACE UTILITIES PRIOR TO ANY EXCAVATION.
- THE PROJECT SITE IS LOCATED WITHIN THE "R3" (RURAL SINGLE FAMILY RESIDENTIAL) DISTRICT.
- NUMBER OF NEW LOTS CREATED = 0 (EXISTING DIVISION LINE BETWEEN LOTS 7.01 & 7.02 TO BE REPOSITIONED FOR ESTATE PURPOSES).
- THE PROJECT SITE IS LOCATED WITHIN C.A.F.R.A. BOUNDARY. HOWEVER, THE PROPOSED SUBDIVISION IS NOT A REGULATED ACTIVITY AT THIS LOCATION.
- THE PROJECT SITE IS NOT LOCATED IN THE PINELANDS PROTECTION AREA.
- A NEW STREET IS NOT REQUIRED.
- BY FILING OF THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF "THE MAP FILING LAW", REASONABLE SURVEY ACCESS TO THE MONUMENTS IS GRANTED, WHICH SHALL NOT RESTRICT IN ANY WAY THE USE OF THE PROPERTY BY THE LAND OWNER.
- PROPOSED BUILDING SETBACK LINES SHOWN ARE APPLICABLE TO PRINCIPAL RESIDENTIAL STRUCTURES AND REPRESENT EXISTING ZONING RESTRICTIONS IN EFFECT AT THE TIME OF SUBMISSION OF MINOR SUBDIVISION APPLICATION AND DO NOT REPRESENT TITLE RESTRICTIONS.
- THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMITS PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C.291 (C.40:550-1 ET SEQ.) OR LOCAL ORDINANCE.
- NAME OF PREVIOUS OWNERS OF RECORD:
RUDOLPH WOLF AND MARY WOLF (LOT 7.01)
ELDORA, NEW JERSEY 08270-9200
FREDERICK C. WOLF AND HELEN S. WOLF (LOT 7.02)
2153 RT. 47,
ELDORA, NEW JERSEY 08270-9200

PLAN OF PROPOSED MINOR SUBDIVISION

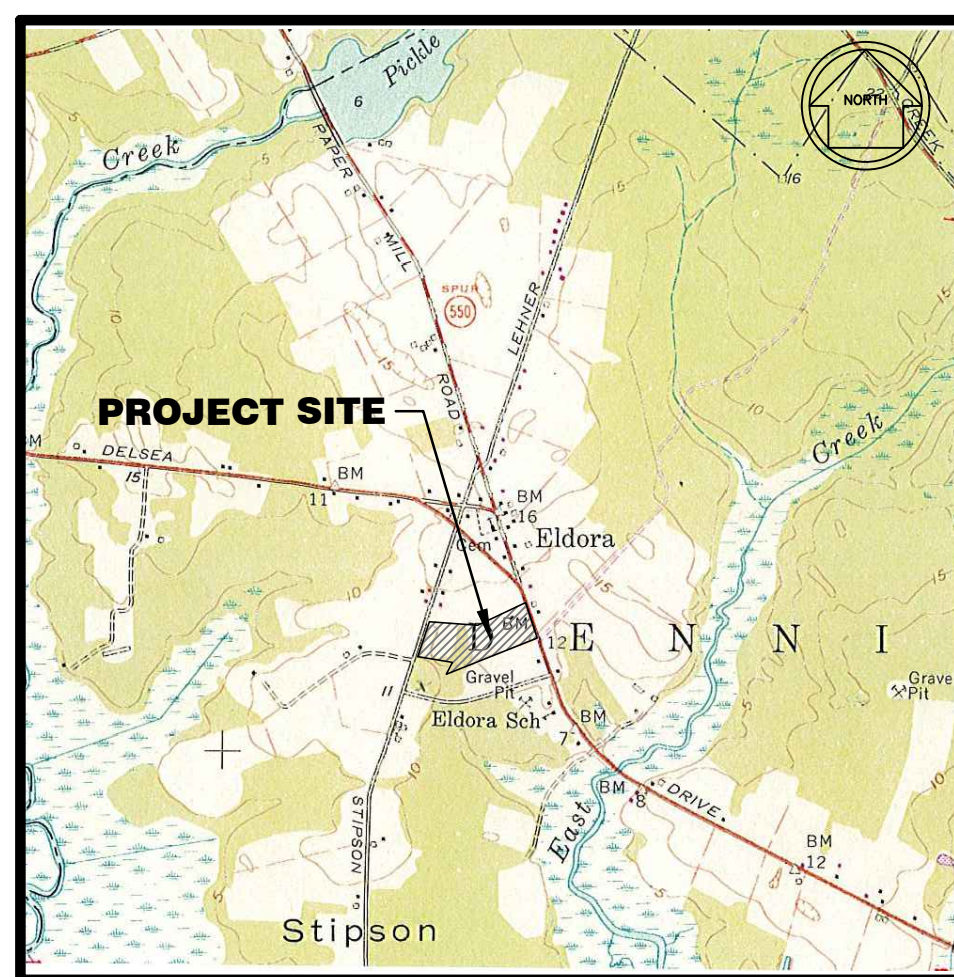
LOTS 7.01 & 7.02, BLOCK 5

DENNIS TOWNSHIP

CAPE MAY COUNTY, NEW JERSEY



KEY AND ZONING MAP: DENNIS TOWNSHIP ZONING MAP NOT TO SCALE



U.S.G.S. MAP: HEISLERVILLE QUADRANGLE SCALE: 1" = 2000'



AERIAL MAP: DENNIS TOWNSHIP ZONING MAP NOT TO SCALE

LEGEND:

- WOOD POST & RAIL FENCE
- VINYL FENCE
- WOOD FENCE OR RAILING
- CHAIN LINK FENCE
- PROPERTY LINE
- CONCRETE
- X-CUT SET
- X-CUT FOUND
- C.M. FOUND
- CM SET
- CM TO BE SET
- I.P. FOUND
- I.P. SET
- I.P. TO BE SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- WOODS LINE
- TREE
- INLET
- CONC. CURB
- DEPRESSED CONC. CURB
- EDGE OF PAVEMENT
- EDGE OF STONE
- UTILITY POLE
- ROAD/TRAFFIC SIGN
- ROAD/TRAFFIC SIGN (2 POSTS)
- OVERHEAD WIRE
- UTILITY MARKOUTS:
- TELEPHONE
- ELECTRIC
- SANITARY SEWER
- WATER
- GAS
- POINT OF BEGINNING
- BENCHMARK
- TOP OF CURB
- BOTTOM OF CURB (to GUTTER LINE)
- POINT OF CURVATURE
- POINT OF TANGENCY
- EXISTING SPOT ELEVATION
- OLD LOT NUMBERS
- EXISTING CONTOURS
- CLEAR i.e. INSIDE SUBJECT PROPERTY LINE
- CENTERLINE
- YARD LIGHT
- PAVERS

APPROVALS:

APPROVED BY THE COUNTY PLANNING BOARD OF CAPE MAY COUNTY, NEW JERSEY.

CHAIRPERSON VOID DATE DATE

SECRETARY VOID DATE DATE

APPROVED BY THE CONSOLIDATED LAND USE BOARD OF DENNIS TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY.

CHAIRPERSON VOID DATE DATE

SECRETARY VOID DATE DATE

BOARD ENGINEER DATE

I HEREBY CERTIFY THAT THE PROPERTY TAXES ON LOTS 7.01 & 7.02 IN TAX BLOCK 5 ARE PAID IN FULL TO DATE.

MUNICIPAL TAX COLLECTOR DATE

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 THE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER DATE

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK DATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE SITE HEREIN DEPICTED, AND THAT WE HAVE REVIEWED THIS PLAN AND CONCUR WITH THIS SUBMISSION.

JOHN KEEFE ROSE (OWNER LOT 7.02) DATE

JANICE WOLF ROSE (OWNER LOT 7.02) DATE
COEXECUTRIX OF ESTATE OF HELEN WOLF (LOT 7.01)

JOYCE ROTH DATE
COEXECUTRIX OF ESTATE OF HELEN WOLF (LOT 7.01)

ADJACENT PROPERTY OWNERS WITHIN 200':

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Pleasantburg Road
P.O. Box 204
Dennisville, NJ 08214
Phone: (609) 861-9784
Fax: (609) 861-9719

November 3, 2021

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS ARE WITHIN 200 FEET OF BLOCK 5 LOTS 7.01 & 7.02, ACCORDING TO THE OFFICIAL TAX MAP OF DENNIS TOWNSHIP.

ATTEST: *Alexandra H. Fasy, CTA*
ALEXANDRA H. FASY, CTA

BLOCK	LOT	OWNER
BLOCK 5	LOTS 7.01 & 7.02	OWNER: CAPE MAY COUNTY PLANNING BOARD DN-309, CENTRAL MAIL ROOM CAPE MAY COURT HOUSE, NJ 08210
		VERIZON COMMUNICATIONS % ENGINEERING DEPARTMENT 10 TANSBORO RD, FL 2 BERLIN, NJ 08009
		SOUTH JERSEY GAS COMPANY % JOSEPH SCHNEIDER GENERAL MANAGER SYSTEM ENGINEERING & PLANNING 1 SO JERSEY PLAZA FOLSOM, NJ 08037
		CONNECTICUT REAL ESTATE DEPARTMENT 5100 HARDING HIGHWAY, SUITE 399 MAYS LANDING, NJ 08330-9902

(CONTINUED)

UTILITIES:

- COMCAST CABLE
901 W LEEDS AVENUE
ABSECON, NJ 08201
- PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, 156B
NEWARK, NJ 07102
- CAPE ATLANTIC SOIL
CONSERVATION DISTRICT
ATTN: MICHAEL KENT
6260 OLD HARDING HIGHWAY
MAYS LANDING, NJ 08330
- STATE OF NJ-DOT
CN-600 1035 PARKWAY AVE
TRENTON, NJ 08625-0600

BLOCK	LOT	OWNER	PROPERTY OWNER & MAILING ADDRESS	PROPERTY LOCATION	PAGE
4	7.01	SEEVER, RICHARD JR 165 FOWELL RD WOODBINE, NJ	165 FOWELL RD 08270		
4	19.01	THE INTERIOR CONSERVANCY 425 S. GREENWAY DRIVE 161 STIPSON ISLAND RD ELDORA, NJ	22203-1008 07442		
5	1	ATCISON, GLEN & BROWN, JO ANN 73 HOBBSVILLE ST ROPTON LAKE, NJ	07442		
5	2	SIEMORE, ANTHONY JR & TARA C 2143 WOLF CT ELDORA, NJ	08270		
5	3.01	MCDEVITT, ANDREW S & PATRICIA L 120 SCHOOL HOUSE LA WOODBINE, NJ	08270		
5	3.02	SIENKAS, MICHAEL B 138 SCHOOL HOUSE LA WOODBINE, NJ	08270		
5	4	BRIDSON, PETER 152 SCHOOL HOUSE LA WOODBINE, NJ	08270		
5	5	OSBORN, PETER 152 SCHOOL HOUSE LA WOODBINE, NJ	08270		
5	6	OSBORN, PETER 152 SCHOOL HOUSE LA WOODBINE, NJ	08270		
5	7.01	WOLF, FREDERICK & HELEN 2153 RT 47 WOODBINE, NJ	08270		
5	7.02	ROSE, JOHN KEEFE & JANICE WOLF 178 STIPSONS ISLAND RD ELDORA, NJ	08270		
5	8.01	FORSLER, DANIEL 168 STIPSONS ISLAND RD WOODBINE, NJ	08270		
5	8.02	LEVYHOPAL, BRUCE I & GAYLE S 2183 RT 47 ELDORA, NJ	08270		
5	8.04	WILLIAMS, JAMES EDWIN & CAROL A 2173 RT 47 ELDORA, NJ	08270		
5	9	FURBER, ROSE E & GREGORY 162 STIPSONS ISLAND RD WOODBINE, NJ	08270		
5	61	STATE OF NJ, DEP 402 E STATE ST PO BOX 239 TRAUTMAN, NJ	08425		
5	65.01	STATE OF NJ, DEP 402 E STATE ST PO BOX 239 TRAUTMAN, NJ	08425		
5	66	WATSON, JOHNSA L 2116 RT 47 ELDORA, NJ	08210		
5	67	TOSER, LEROY E & HELEN A 2116 RT 47 ELDORA, NJ	08270		
5	69	GRACE, JOHN C & GRACE, FRANK B 102 PARKER HILLS RD WOODBINE, NJ	08270		

ZONING SCHEDULE: (ZONE "R-3" RURAL SINGLE FAMILY RESIDENTIAL)

DESCRIPTION	REQUIRED "R-3" ZONE	EXISTING LOT 7.01	EXISTING LOT 7.02	PROPOSED LOT 7.01	PROPOSED LOT 7.02	VARIANCE REQUIRED
MINIMUM LOT AREA	3 ACRES	7.45± ACRES	3.75± ACRES	3.86± ACRES	7.34± ACRES	NO
MINIMUM LOT FRONTAGE	150'	400.48'	394.20'	394.20'	400.48'	NO
MINIMUM LOT WIDTH	150'	393.76'	403.29'	393.76'	403.29'	NO
MINIMUM LOT DEPTH	300'	791.14'	405.21'	435.59'	753.94'	NO
PRINCIPAL BUILDING						
MINIMUM FRONT YARD SETBACK	100'	132.1'	257.6'	132.1'	257.6'	NO
MINIMUM SIDE YARD SETBACK	35'	49.6'	52.8'	49.6'	52.8'	NO
MINIMUM REAR YARD SETBACK	100'	OVER 100'	104.5'	OVER 100'	OVER 100'	NO
MAXIMUM IMPERVIOUS COVERAGE	10%	0.8%	2.0%	1.6%	1.0%	NO
MAXIMUM BUILDING COVERAGE	10%	0.5%	1.1%	0.9%	0.6%	NO
MAXIMUM BUILDING HEIGHT	30'	LESS THAN 30'	LESS THAN 30'	LESS THAN 30'	LESS THAN 30'	NO
ACCESSORY BUILDING						
MINIMUM SIDE YARD SETBACK	35'	6.1'	58.3'	6.1'	58.3'	YES*
MINIMUM REAR YARD SETBACK	35'	OVER 35'	28.3'	170.9'	OVER 35'	NO
MAXIMUM BUILDING COVERAGE	2%	0.2%	0.4%	0.4%	0.2%	NO
DISTANCE TO PRINCIPAL STRUCTURE	20'	58.4'	35.4'	58.4'	35.4'	NO

* PRE-EXISTING CONDITION NOT IMPACTED BY PROPOSED SUBDIVISION, GARAGE HAS BEEN IN EXISTENCE FOR OVER 50 YEARS.

DATE	REVISIONS
11-11-21	REVISE APPLICANT PER ATTORNEY REQUEST

HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED NOVEMBER 08, 2021 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.

Mark J. Gibson
MARK J. GIBSON
LICENSED PROFESSIONAL LAND SURVEYOR
N.J.P.L.S. LICENSE No. 32115

GIBSON ASSOCIATES, P.A.
CONSULTING ENGINEERS AND SURVEYORS
522 SEA ISLE BOULEVARD
OCEAN VIEW, NEW JERSEY 08230
(609) 624-1944

PLAN OF PROPOSED MINOR SUBDIVISION
LOTS 7.01 & 7.02, BLOCK 5
TOWNSHIP OF DENNIS
CAPE MAY COUNTY, NEW JERSEY

DRAWN: RCO/JUS CHECKED: WPF/MJG DATE: 11-08-21 SCALE: AS SHOWN SHEET 1 OF 2 DWG. NO. 3578-D
F3178-3578-D(11-11-21)R1.DWG BOOK 53 PAGE 36 FILE NO. 3178

P:\P\14-00178 John.Roswell\718-3578-D(11-11-21)R1.DWG 11/11/2021 2:43:14 PM 04/20/21