

GENERAL NOTES:

1. OWNER/APPLICANT: PETER J. PITTALUGA AND JOSEPH PITTALUGA
6206 CENTRAL AVENUE,
SEA ISLE CITY, NEW JERSEY 08243-1466
(609)425-2364
2. BEING A PORTION OF TAX LOT 33 IN TAX BLOCK 120 AS SHOWN ON THE DENNIS TOWNSHIP TAX MAP SHEET No. 23, DATED APRIL 01, 1980, REVISED THROUGH MAY 21, 2012, CAPE MAY COUNTY, NEW JERSEY, AND AS FURTHER DESCRIBED IN A METES AND BOUNDS DESCRIPTION DATED DECEMBER 01, 2000 AND PREPARED BY GIBSON ASSOCIATES, P.A. ALSO BEING THE SAME PREMISES AS DESCRIBED IN DEED DATED DECEMBER 01, 2000 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON DECEMBER 08, 2000 IN DEED BOOK 2888, PAGE 572.
3. 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.
4. THIS SURVEY DOES NOT NECESSARILY LOCATE AND/OR DELINEATE ALL MAPPED OR REGULATED ENVIRONMENTAL CONSTRAINTS THAT MAY BE WITHIN THE JURISDICTIONAL LIMITS OF FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
5. REFERENCE MERIDIAN IS BASED ON MATCHING THE BEARING SYSTEM FROM THE PREVIOUS DEED FOR LOT 33 WHICH IS FILED IN THE CAPE MAY COUNTY CLERK'S OFFICE IN DEED BOOK 696, PAGE 18.
6. THIS SURVEY IS BASED ON FIELD CONDITIONS AS OF OCTOBER 14, 2020.
7. COORDINATE VALUES SHOWN ARE BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.S.P.C.S.) N.A.D. 83.
8. THERE ARE NO MAPPED "COASTAL" WETLANDS LOCATED ON OR WITHIN 150' OF THE PROJECT SITE.
9. THERE ARE MAPPED "FRESHWATER" WETLANDS LOCATED ON OR WITHIN 150' OF THE PROJECT SITE. (SEE NOTES 20 & 21).
10. LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR AND/OR INDIVIDUAL TO DETERMINE THE EXACT LOCATION OF ANY AND ALL SUBSURFACE UTILITIES PRIOR TO ANY EXCAVATION.
11. THE PROJECT SITE IS LOCATED WITHIN THE "R3" (RURAL SINGLE FAMILY RESIDENTIAL) DISTRICT.
12. NUMBER OF NEW LOTS CREATED = 2 (1 EXISTING LOT TO BECOME 3 LOTS).
13. THE PROJECT SITE IS LOCATED WITHIN C.A.F.R.A. BOUNDARY, HOWEVER, THE PROPOSED SUBDIVISION IS NOT A REGULATED ACTIVITY AT THIS LOCATION.
14. THE PROJECT SITE IS NOT LOCATED IN THE PINELANDS PROTECTION AREA.
15. A NEW STREET IS NOT REQUIRED.
16. BY FILING OF THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF "THE MAP FILLING 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.
17. 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.
18. 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.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.
19. NAME OF PREVIOUS OWNERS OF RECORD: (PER DEED BOOK 2888, PAGE 572)
JAMES PHILLIPS (DECEASED)
ANNABELLE BAKER (EXECUTRIX)
PO BOX 611
KNICKERBOCKER STADIUM, NEW YORK, 10022
20. POINTS A1 THROUGH A24 AND POINTS C1 THROUGH C12, C13-A, C13-B, AND POINTS C14 THROUGH C33 INDICATE FLAGGED FRESHWATER WETLANDS LIMITS AS LOCATED IN THE FIELD BY GIBSON ASSOCIATES, P.A. ON JULY 31, 2001. WETLANDS POINTS WERE RE-FLAGGED BY GIBSON ASSOCIATES, P.A. ON OCTOBER 14, 2020.
21. FRESHWATER WETLANDS LIMITS AS SHOWN VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (N.J.D.E.P.) AND CLASSIFIED AS EXCEPTIONAL RESOURCE VALUE WETLANDS. REFER TO LETTER OF INTERPRETATION/LINE VERIFICATION, FILE No. 0504-06-0006.1 (FWW190001) ISSUED ON OCTOBER 21, 2021 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON JANUARY 18, 2022 IN DEED BOOK 4033, PAGE 956.
22. PROPOSED WELL AND ON SITE SEWAGE DISPOSAL SYSTEM TO BE UTILIZED ON EACH LOT TO BE DEVELOPED FOR RESIDENTIAL USE.
23. LIST OF REQUESTED VARIANCES AND/OR DESIGN WAIVERS:

- A. WAIVER OF PROVIDING THE LOCATION, SIZE, TYPE AND CAPACITY OF PROPOSED SANITARY FACILITIES (SECTION 165-10A(9)). RATIONALE: PROPOSED SEWAGE DISPOSAL SYSTEM ON EACH PARCEL BEING DEVELOPED WILL BE REVIEWED AND APPROVED BY THE CAPE MAY COUNTY HEALTH DEPARTMENT, AND PERMITS WILL BE SUBMITTED TO THE DENNIS TOWNSHIP CONSTRUCTION OFFICE AS PART OF A BUILDING PERMIT APPLICATION. SOIL BORINGS TAKEN ON ALL 3 PROPOSED LOTS INDICATE SUBSURFACE SOIL CONDITIONS WHICH WILL ALLOW RESIDENTIAL SEWAGE DISPOSAL SYSTEMS CONSISTENT WITH CHAPTER 9A REGULATIONS.
- B. ANY AND ALL ADDITIONAL VARIANCES AND/OR DESIGN WAIVERS THAT MAY BE DEEMED NECESSARY.

LEE ANN RUSS, CTA
Tax Assessor

BLOCK 120 LOT 33

UTILITIES:

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214
Phone: (609) 861-9700 ext. 241
Fax: (609) 861-9719



November 15, 2022

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS ARE WITHIN 200 FEET OF BLOCK 120 LOT 33 ACCORDING TO THE OFFICIAL TAX MAP OF DENNIS TOWNSHIP.

ATTEST *Lee Ann Russ*
LEE ANN RUSS, CTA

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

CONNECTIV REAL ESTATE DEPARTMENT
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330-9902

COMCAST CABLE
901 W LEEDS AVENUE
ABSECON, NJ 08201

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

CAPE ATLANTIC SOIL
CONSERVATION DISTRICT
ATTN: MICHAEL KENT
6260 OLD HARDING HIGHWAY
MAYS LANDING, NJ 08330

LOT	QUAL	PROPERTY OWNER & MAILING ADDRESS	PROPERTY LOCATION
98	68	CAPE MAY COUNTY 4 MOORE RD CAPE MAY COURT HOUSE, NJ 08210.1654	407 DENNISVILLE RD
98	69.01	CAPE MAY COUNTY 4 MOORE RD CAPE MAY COURT HOUSE, NJ 08210.1654	411 DENNISVILLE RD
98	69.02	GERDELMAN, ROBERT & DORLIANE 415 DENNISVILLE RD CAPE MAY COURT HOUSE, NJ 08210	415 DENNISVILLE RD
98	98	TOWNSHIP OF DENNIS 571 PETERSBURG RD DENNISVILLE, NJ	08214
98	102	TOWNSHIP OF DENNIS 571 PETERSBURG RD DENNISVILLE, NJ & JACKSON	08214
98	103	TOWNSHIP OF DENNIS 571 PETERSBURG RD DENNISVILLE, NJ JACKSON AVE	08214
120	25	UNITED STATES OF AMERICA 300 WESTGATE CENTER DR HADLEY, MA	01035.9587
120	32	STATE OF NJ DEP PO BOX 420 TRENTON, NJ	08625.0420
120	34	MORSE, ANTHONY P & SUSAN L 548 DENNISVILLE RD CAPE MAY COURT HOUSE, NJ 08210	548 DENNISVILLE RD
120	35	STATE OF NJ DEP PO BOX 420 TRENTON, NJ	08625.0420
120	36	HARYSLAK, WILLIAM A & CATHERINE 572 DENNISVILLE RD CAPE MAY COURT HOUSE, NJ 08210	572 DENNISVILLE RD
120	76	UNITED STATES OF AMERICA 300 WESTGATE CENTER DRIVE HADLEY, MA DENNISVILLE RD-REAR	01035.9587

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