

CERTIFICATIONS/APPROVALS

I CERTIFY TO THAT THIS MAP AND THE SURVEY HAVE BEEN MADE UNDER MY IMMEDIATE SUPERVISION AND COMPLY WITH THE PROVISIONS OF THE "MAP FILING LAW."

I CERTIFY THAT THE ENGINEERING PLANS CONTAINED HEREIN FOR ALL IMPROVEMENTS ARE BASED UPON TOPOGRAPHICAL DATA THAT HAS BEEN VERIFIED IN THE FIELD BY A N.J. LICENSED LAND SURVEYOR.

WAYNE J. INGRAM NJ PLS#24GB04258200 DATE

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

BOROUGH CLERK DATE

I HEREBY CERTIFY THAT ALL OF THE REQUIREMENTS OF THE RARITAN TOWNSHIP HEALTH ORDINANCES HAVE BEEN COMPLIED WITH.

HEALTH OFFICER DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

BOROUGH ENGINEER DATE

THIS SUBDIVISION IS MADE WITH OUR AUTHORIZATION FREE CONSENT AND IS IN FULL ACCORDANCE WITH OUR DESIRES.

OWNER DATE

THIS APPLICATION NO. _____ IS APPROVED BY THE BOROUGH OF PENNINGTON PLANNING BOARD AS A MINOR SUBDIVISION.

CHAIRMAN DATE

SECRETARY DATE

APPROVED BY THE MERCER COUNTY PLANNING BOARD ON _____

PLANNING DIRECTOR

RECORDING SECRETARY

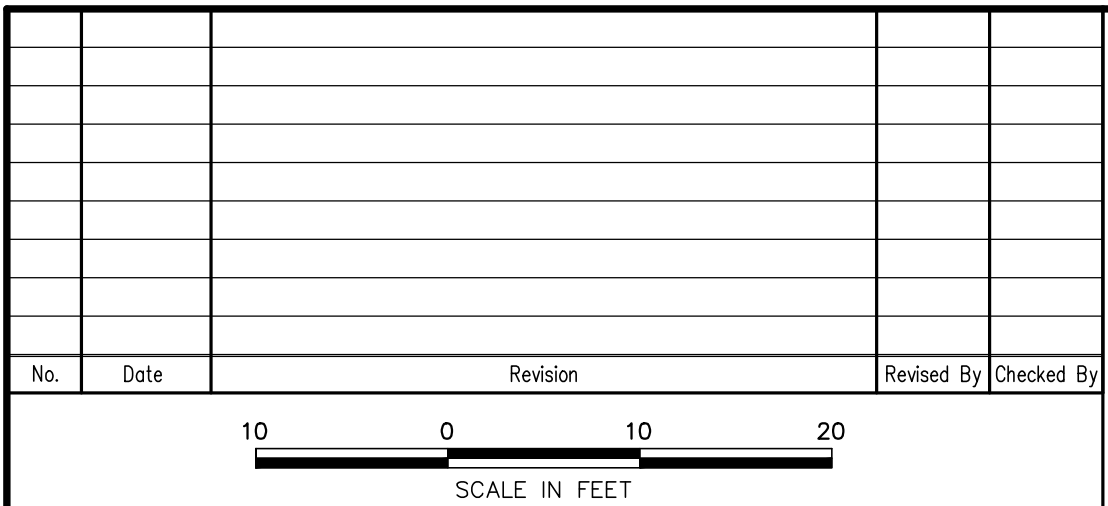
GENERAL NOTES:

- THE SITE IS KNOWN AS BLOCK 205, LOT 22 AS SHOWN ON THE TAX MAP SHEET 2 OF PENNINGTON BOROUGH. THE SITE CONTAINS 12,129 S.F. OR 0.278 ACRES.
- OWNER/APPLICANT: 12 N MAIN STREET PENNINGTON NJ LLC 1 N MAIN STREET PENNINGTON NJ 08534
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS IN REFERENCE TO THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR LOT 22 BLOCK 205" PREPARED BY FRENCH & PARRELLO ASSOCIATES, DATED 5/02/2024.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS, REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE #3).
- ALL PROPOSED LOT NUMBERS TO BE COORDINATED WITH MUNICIPAL TAX ASSESSOR.

NOTES

- CROSS UTILITY EASEMENT SHALL PREPARED BETWEEN THE LOTS.
- (*) - REQUIRED VARIANCES
- LOT 22.01
- VARIANCE RELIEF IS REQUIRED FROM SECTION 215-71E (3) OF THE BOROUGH CODE FOR A SIDE YARD SETBACK OF 1.67' FROM NEW PORTION OF PROPOSED SIDE LOT LINE.
- VARIANCE RELIEF IS REQUIRED FROM SECTION 215-71E (4) OF THE BOROUGH CODE FOR A REAR YARD SETBACK OF 0.0' FROM PROPOSED REAR LOT LINE.
- VARIANCE RELIEF IS REQUIRED FROM SECTION 215-71E (6) OF THE BOROUGH CODE FOR A IMPERVIOUS COVERAGE OF 99.2%.
- LOT 22.02
- VARIANCE RELIEF IS REQUIRED FROM SECTION 215-71E (3) OF THE BOROUGH CODE FOR A SIDE YARD SETBACK OF 0.0' FROM NEW PORTION OF PROPOSED SIDE LOT LINE.
- VARIANCE RELIEF IS REQUIRED FROM SECTION 215-71E (6) OF THE BOROUGH CODE FOR A IMPERVIOUS COVERAGE OF 90.8%.
- VARIANCE RELIEF IS REQUIRED FROM SECTION 215-13 OF THE BOROUGH CODE FOR THE PROPOSED LOT NOT FRONTING ON A PUBLIC STREET.

PENNINGTON BOROUGH ZONING REQUIREMENTS TABLE (PER ORDINANCE SECTION 215-71E)				
ZONING DISTRICT	TC (TOWN CENTER DISTRICT)			
	REQUIRED/PERMITTED	EXISTING LOT 22	PROPOSED LOT 22.01	PROPOSED LOT 22.02
MAX. LOT AREA	15,000 (SF)	12,129 (SF)	1,443 (SF)	10,686 (SF)
MIN. LOT FRONTAGE	EXISTING OR 25 (FT)	22.89 (FT)	22.89 (FT)	0.00 (FT) *
BUILDING SETBACKS				
MIN. FRONT YARD	EXISTING OR 5 (FT)	0.00 (FT)	0.00 (FT) EX.	NA
MIN. REAR YARD	EXISTING OR 25 (FT)	0.10 (FT)	0.00 (FT) *	NA
MIN. SIDE YARD (EACH)	EXISTING OR 5 (FT)	0.00 (FT)	1.67 (FT) *	0.00 (FT) *
MAX. TOTAL LOT COVERAGE	EXISTING OR 80%	91.8%	99.2% *	90.8% *
MAX. BUILDING HEIGHT	EXISTING OR 3 STORIES OR 40'	<40'	<40'	<40'



Wayne J. Ingram, P.E., P.L.S., P.P.
PROFESSIONAL ENGINEER & LAND SURVEYOR, NEW JERSEY LIC. NO. 24GB042582

MINOR SUBDIVISION PLAT

FOR
12 NORTH MAIN STREET
LOT 22, BLOCK 205
BOROUGH OF PENNINGTON
MERCER COUNTY, NEW JERSEY

DATE: 10/10/24	DESIGNED BY: ADR	SCALE: 1" = 10'	PROJECT NUMBER: 21857.001
DRAWN BY: ADR	CHECKED BY: CRN	FIELD BOOK	SHEET: 1 of 1

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