

NO.	DATE	REVISION

MINOR SUBDIVISION

LOT 6 ~ BLOCK 10411

TOWNSHIP OF LONG HILL

MORRIS COUNTY, NEW JERSEY

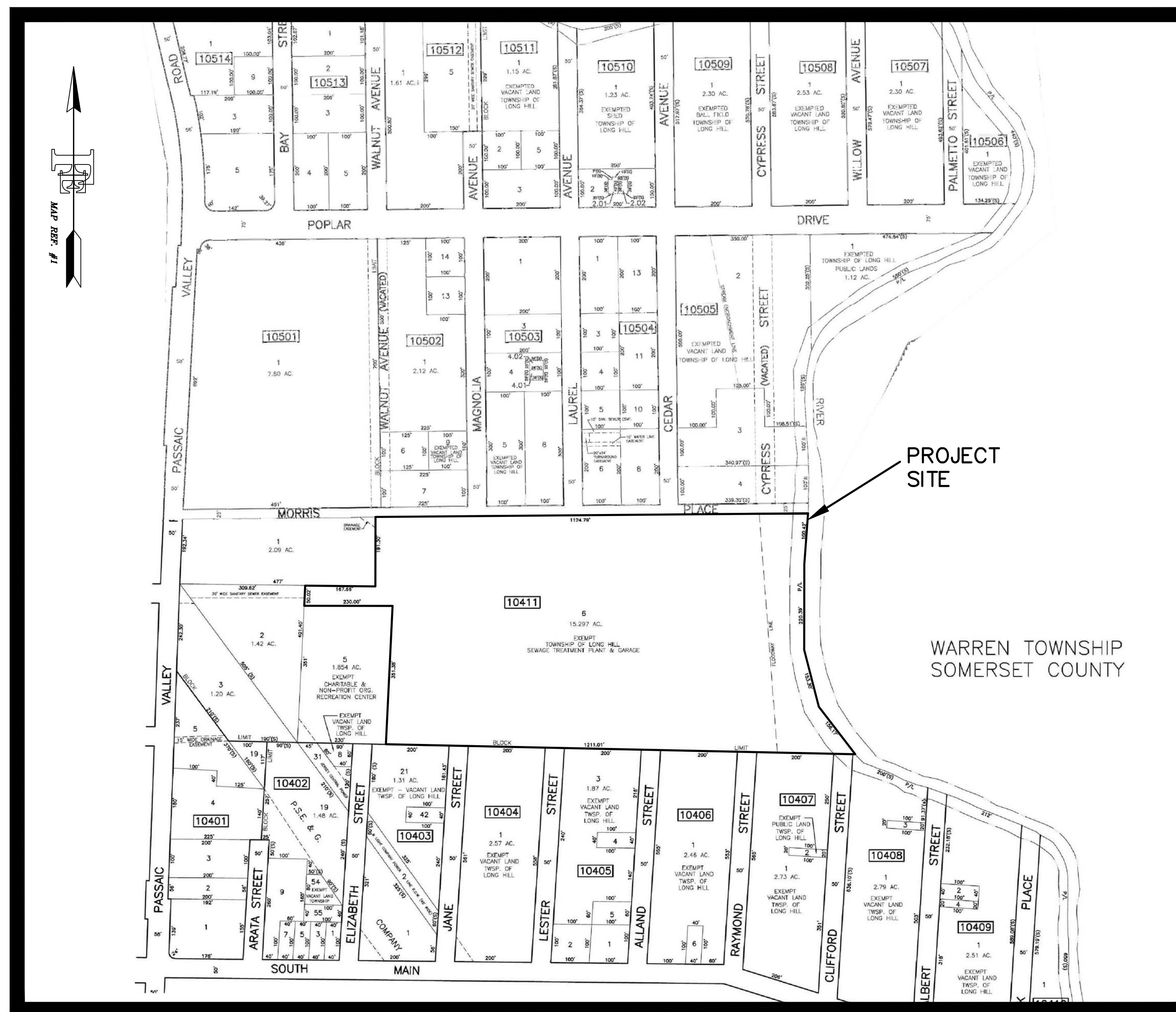
**LONG HILL TOWNSHIP CERTIFIED PROPERTY OWNERS
WITHIN 200' OF SUBJECT PROPERTY**

Acres	Property Location	Owners Name	Mailing Address
1.4800	ARATA ST	PSEBG/ SERVICE CORP	80 PARK PLAZA T&B 6TH FLR NEWARK, NJ 071024194
0.5040	ELIZABETH ST	TRANSCO/ATT: AD VALOREM TAX	MD 46-4 P.O BOX 2400 TULSA, OK 74102
0.1240	VALLEY RD	TOWNSHIP OF LONG HILL	915 VALLEY RD GILLETTE, NJ 07933
0.2300	JANE ST	TRANSCO/ ATT: AD VALOREM TAX	MD 46-4 P.O BOX 2400 TULSA, OK 74102
1.3100	ELIZABETH ST	TOWNSHIP OF LONG HILL	915 VALLEY RD GILLETTE, NJ 07933
0.0920	JANE ST	SHEFUO, COL ROSE FR22065	13906 CABANO NO CORPUS CHRISTIE, TEXAS 78418
2.5710	JANE ST	TOWNSHIP OF LONG HILL	915 VALLEY RD GILLETTE, NJ 07933
1.8700	LESTER ST	TOWNSHIP OF LONG HILL	915 VALLEY RD GILLETTE, NJ 07933
2.4600	S MAIN AVE	TOWNSHIP OF LONG HILL	915 VALLEY RD GILLETTE, NJ 07933
2.7300	RAYMOND ST	TOWNSHIP OF LONG HILL	915 VALLEY RD GILLETTE, NJ 07933
2.7900	S MAIN ST	TOWNSHIP OF LONG HILL	915 VALLEY RD GILLETTE, NJ 07933
2.0940	1221 VALLEY RD	1221 VALLEY ROAD, LLC	271 HILLTOP RD MENDHAM, NJ 07945
1.4200	VALLEY RD	TRANSCO/ ATT: AD VALOREM TAX	MD 46-4 P.O BOX 2400 TULSA, OK 74102
1.8540	1229 VALLEY RD	LONG HILL COMMUNITY CENTER, INC.	PO BOX 162 STIRLING, NJ 07980
15.2970	1223 VALLEY RD	TOWNSHIP OF LONG HILL	915 VALLEY RD GILLETTE, NJ 07933
8.0870	1153 VALLEY RD	STIRLING CENTER ASSOC., FIDELITY	641 SHUNPIKE RD CHATHAM, NJ 07928
undefined		unmatched parcel	undefined undefined
0.4590	WALNUT AVE	BRIER, ANNA B MRS ANNE GALPERT	53 PAUL ST NEWTON CENTRE, MASS 02459
0.2300	MAGNOLIA AVE	TOWNSHIP OF LONG HILL	915 VALLEY RD GILLETTE, NJ 07933
0.6890	MAGNOLIA AVE	TOWNSHIP OF LONG HILL	915 VALLEY RD GILLETTE, NJ 07933
0.4590	134 CEDAR AVE	TOWNSHIP OF LONG HILL	915 VALLEY RD GILLETTE, NJ 07933
0.6980	125 CEDAR AVE	PERRUSO, KEVIN D/LISA E	125 CEDAR AVE STIRLING, NJ 07980
0.6890	MORRIS PL	PASSAIC RIVER COALITION	330 SPEEDWELL AVE MORRISTOWN, NJ 07960

INDEX OF DRAWINGS	
DESCRIPTION	SHEET NO.
TITLE SHEET	1
SUBDIVISION FLAT	2

LONG HILL TOWNSHIP--ZONING SCHEDULE (P) PUBLIC USE				
P - PUBLIC USE	REQUIRED	EXISTING	PROPOSED LOT 6.01	PROPOSED LOT 6.02
MIN. LOT AREA	15,000 SF	666,369 SF	381,880 SF	284,489 SF
MIN. LOT WIDTH	100 FT	50.02 FT*	50.02 FT*	--**
MAX. FLOOR AREA (S.F.)	1,000 FT	> 1,000 FT	> 1,000 FT	> 1,000 FT
MAX. BUILDING HEIGHT	2/35 FT	2 STORY	2 STORY	1 STORY
MIN. FRONT YARD	25 FT	16.5 FT*	16.5 FT*	255.3'
MIN. SIDE YARD	10 FT	134.0 FT	18 FT	4.5 FT**
MIN. REAR YARD	25 FT	51.9 FT	161.3 FT	278.6 FT
MAX. % IMPERVIOUS LOT COVERAGE	60%	41.2%	52.8%±	25.9%
FLOOR AREA RATIO (FAR)	4.0	0.05	0.07	0.03

- SECTION 131: SCHEDULE OF BULK REQUIREMENTS**
- LOT 6 - EXISTING NON-CONFORMING**
MIN. LOT WIDTH - 100' REQ'D., 50.02' EXISTING
MIN. FRONT YARD - 25' REQ'D., 16.5' EXISTING
 - ACCESSORY BUILDINGS:**
134.4 - NO ACCESSORY STRUCTURE SHALL BE LOCATED WITHIN A FRONT YARD OR SIDE OR REAR LINE.
25' REQ'D., 16.5' EXISTING
134.5 - NO ACCESSORY STRUCTURE SHALL BE ERRECTED IN THAT PORTION OF THE LOT FORWARD OF THE FRONT LINE OF THE PRINCIPAL BUILDING, OR THE MINIMUM FRONT YARD SETBACK, WHICHEVER IS GREATER.
25' REQ'D., 16.5' EXISTING
 - PROPOSED LOT 6.01 - VARIANCES REQUIRED:**
MIN. LOT WIDTH - 100' REQ'D., 50.02' NO CHANGE
MIN. FRONT YARD - 25' REQ'D., 16.5' NO CHANGE
ACCESSORY BUILDINGS:
134.4 - NO ACCESSORY STRUCTURE SHALL BE LOCATED WITHIN A FRONT YARD OR SIDE OR REAR LINE.
25' REQ'D., 16.5' EXISTING
134.5 - NO ACCESSORY STRUCTURE SHALL BE ERRECTED IN THAT PORTION OF THE LOT FORWARD OF THE FRONT LINE OF THE PRINCIPAL BUILDING, OR THE MINIMUM FRONT YARD SETBACK, WHICHEVER IS GREATER.
25' REQ'D., 16.5' EXISTING
 - PROPOSED LOT 6.02 - VARIANCES REQUIRED:**
131 - MIN. LOT WIDTH - 100' REQ'D.; 0 PROVIDED, NO IMPROVED ROAD FRONTAGE
131 - MIN. SIDE YARD - 10' REQ'D., 4.5' PROPOSED
- CONDITIONAL USE: PUBLIC UTILITIES



**WARREN TOWNSHIP CERTIFIED PROPERTY OWNERS
WITHIN 200' OF SUBJECT PROPERTY**

TOWNSHIP OF WARREN	TOWNSHIP OF WARREN	TOWNSHIP OF WARREN
46 MOUNTAIN BLVD. WARREN, NJ RE: 87-01-1: OLD STIRLING ROAD	46 MOUNTAIN BLVD. WARREN, NJ RE: 148-1: BERRYHILL ROAD	46 MOUNTAIN BLVD. WARREN, NJ RE: 146-1: BERRYHILL RD/SUMMIT AVE
46 MOUNTAIN BLVD. WARREN, NJ RE: 156-1: RAHWAY AVENUE	46 MOUNTAIN BLVD. WARREN, NJ RE: 149-2: BERRYHILL ROAD	46 MOUNTAIN BLVD. WARREN, NJ RE: 155-3: RAHWAY AVENUE
46 MOUNTAIN BLVD. WARREN, NJ RE: 159-1: NEWARK-BERRYHILL	46 MOUNTAIN BLVD. WARREN, NJ RE: 157-1: RIVERSIDE-JERSEY	46 MOUNTAIN BLVD. WARREN, NJ RE: 145-2: OLD STIRLING ROAD
46 MOUNTAIN BLVD. WARREN, NJ RE: 155-2: RIVERSIDE AVENUE	46 MOUNTAIN BLVD. WARREN, NJ RE: 154-1: BERRYHILL-RIVERSIDE	46 MOUNTAIN BLVD. WARREN, NJ RE: 155-1: RIVERSIDE & PARK AVE
46 MOUNTAIN BLVD. WARREN, NJ RE: 158-1: NEWARK-JERSEY	46 MOUNTAIN BLVD. WARREN, NJ RE: 147-1: BERRYHILL ROAD	46 MOUNTAIN BLVD. WARREN, NJ RE: 160-2: BERRYHILL ROAD

UTILITIES SERVICING WARREN TOWNSHIP TO BE NOTIFIED

Somerset County Planning Board
P.O. Box 3000
Somerville, NJ 08876-1262

*Kenneth G. Ward, Secretary
Elizabethtown Gas Company
Elizabethtown Plaza
520 Green Lane
Union, NJ 07083

*Morton A. Planner, General Manager
Property & Risk Management
Public Service Gas & Electric, T24A
80 Park Place
Newark, NJ 07102

Paul Kostyz
Cablevision
40 Pine Street
Tinton Falls, NJ 07753

*Richard S. Cohen, Secretary
Jersey Central Power & Light
300 Madison Ave.
Morristown, NJ 07962

Sherwin Utap, Special Project Mgr
Somerset Raritan Sewerage Authority
50 Polhemus Lane
Bridgewater, NJ 08807

*Donna Short
GIS Supervisor
New Jersey American Water
1025 Laurel Oak Rd.
Voorhees, NJ 08043

KEY MAP
1" = 200'±

TOWNSHIP OF LONGHILL
TAX MAPS 4 & 5

MINOR SUBDIVISION PLAN

LOT 6 ~ BLOCK 10411
TOWNSHIP OF LONG HILL
MORRIS COUNTY, NEW JERSEY

Ferriero Engineering, Inc
180 MAIN STREET P.O. BOX 571
CHESTER, NEW JERSEY 07930

CERTIFICATE OF AUTHORIZATION 24027935400

Paul W. Ferriero

7/17/2020

PAUL W. FERRIERO

N.J. PROFESSIONAL ENGINEER

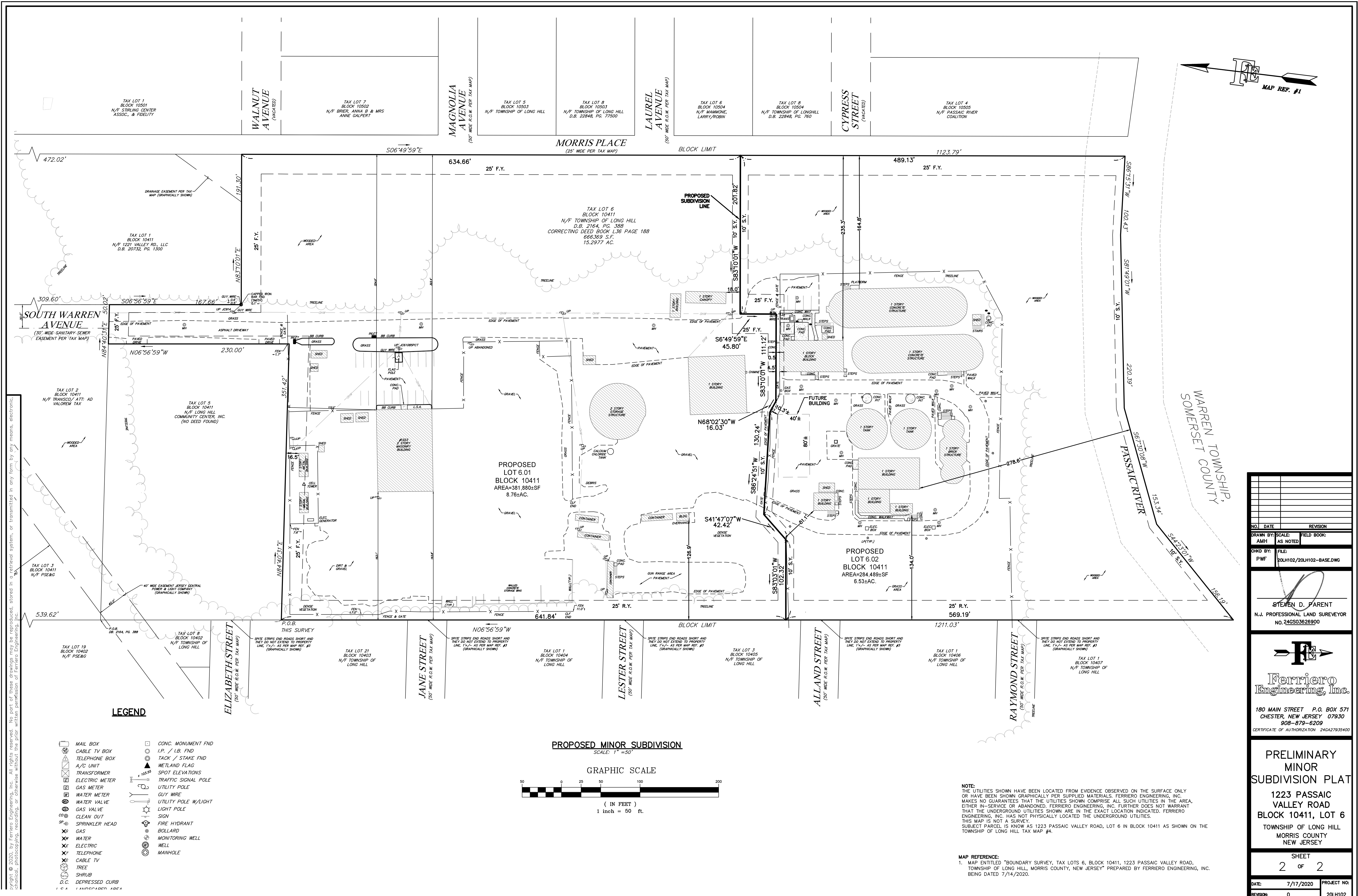
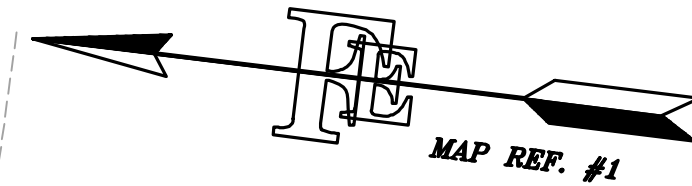
FEI No. 2010102

NO. GE32978

SHEET 1 OF 2

MAP REFERENCE:

- MAP ENTITLED "BOUNDARY SURVEY, TAX LOTS 6, BLOCK 10411, 1223 PASSAIC VALLEY ROAD, TOWNSHIP OF LONG HILL, MORRIS COUNTY, NEW JERSEY" PREPARED BY FERRIERO ENGINEERING, INC. BEING DATED 7/14/2020.



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NO.	DATE	REVISION

DRAWN BY: SCALE: FIELD BOOK:
 AMH AS NOTED
 CHKD BY: FILE:
 PWF 20LH102/20LH102-BASE.DWG

STEVEN D. PARENT
 N.J. PROFESSIONAL LAND SURVEYOR
 NO. 24CS03626900



PRELIMINARY MINOR SUBDIVISION PLAT

1223 PASSAIC VALLEY ROAD
 BLOCK 10411, LOT 6
 TOWNSHIP OF LONG HILL
 MORRIS COUNTY
 NEW JERSEY

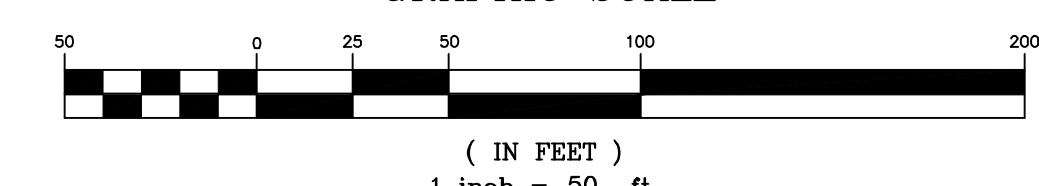
SHEET
 2 OF 2

DATE: 7/17/2020 PROJECT NO:
 REVISION: 0 20LH102

PROPOSED MINOR SUBDIVISION

SCALE: 1" = 50'

GRAPHIC SCALE



- LEGEND**
- | | | | |
|--|---------------------|--|----------------------|
| | MAIL BOX | | CONC. MONUMENT END |
| | CABLE TV BOX | | I.P. / I.B. END |
| | TELEPHONE BOX | | TACK / STAKE END |
| | A/C UNIT | | WETLAND FLAG |
| | TRANSFORMER | | SPOT ELEVATIONS |
| | ELECTRIC METER | | TRAFFIC SIGNAL POLE |
| | GAS METER | | UTILITY POLE |
| | WATER METER | | GUY WIRE |
| | WATER VALVE | | UTILITY POLE W/LIGHT |
| | GAS VALVE | | LIGHT POLE |
| | CLEAN OUT | | SIGN |
| | SPRINKLER HEAD | | FIRE HYDRANT |
| | GAS | | BOLLARD |
| | WATER | | MONITORING WELL |
| | ELECTRIC | | WELL |
| | TELEPHONE | | MANHOLE |
| | CABLE TV | | |
| | TREE | | |
| | SHRUB | | |
| | D.C. DEPRESSED CURB | | |

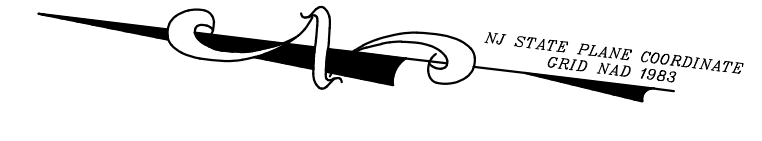
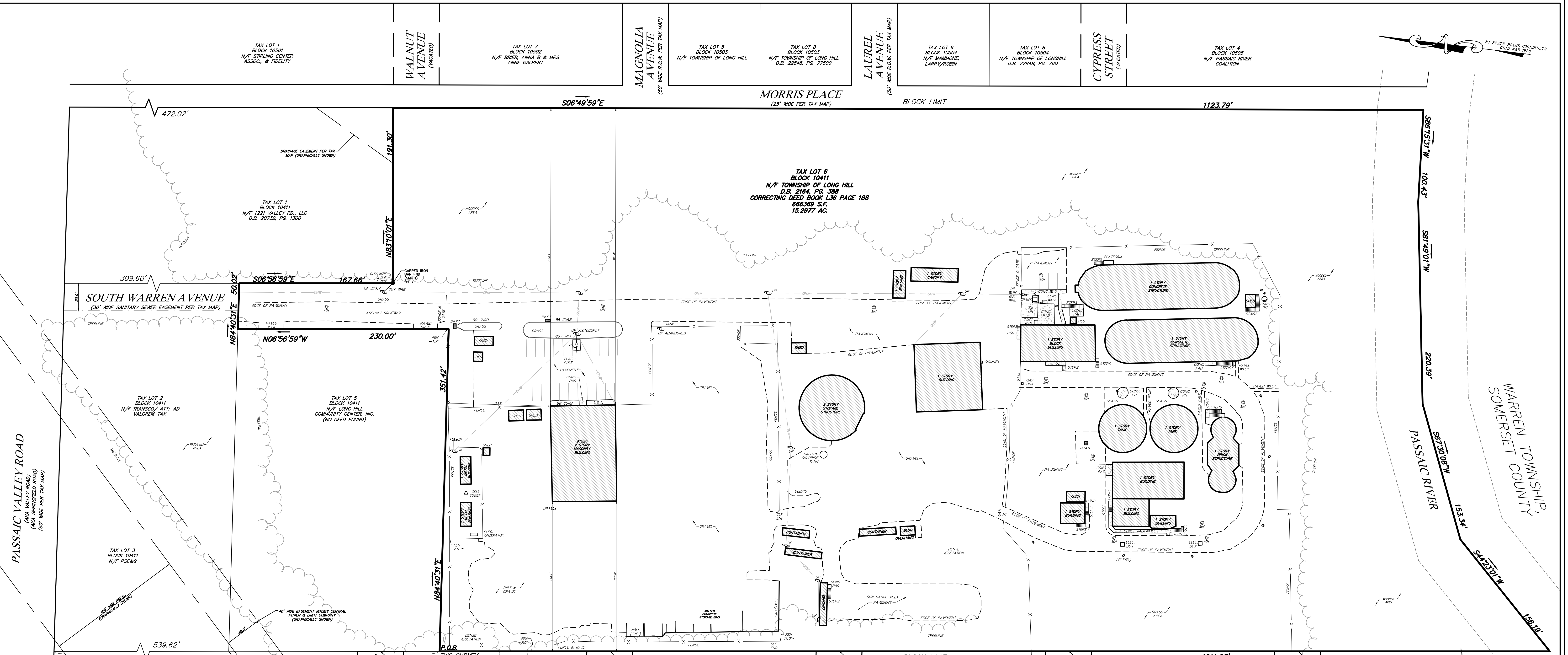
NOTE:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. FERRIERO ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. FERRIERO ENGINEERING, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. FERRIERO ENGINEERING, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 THIS MAP IS NOT A SURVEY.
 SUBJECT PARCEL IS KNOWN AS 1223 PASSAIC VALLEY ROAD, LOT 6 IN BLOCK 10411 AS SHOWN ON THE TOWNSHIP OF LONG HILL TAX MAP #4.

MAP REFERENCE:

1. MAP ENTITLED "BOUNDARY SURVEY, TAX LOTS 6, BLOCK 10411, 1223 PASSAIC VALLEY ROAD, TOWNSHIP OF LONG HILL, MORRIS COUNTY, NEW JERSEY" PREPARED BY FERRIERO ENGINEERING, INC. BEING DATED 7/14/2020.

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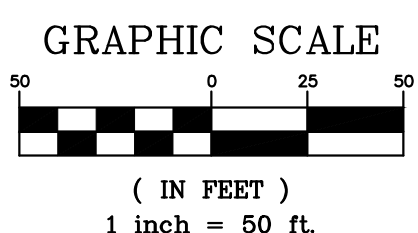
SYMBOL LEGEND	
	CONC. MONUMENT FND
	IR. / I.B. FND
	TACK / STAKE FND
	SPOT ELEVATIONS
	TRAFFIC SIGNAL POLE
	UTILITY POLE
	GUY WIRE
	UTILITY POLE W/LIGHT
	LIGHT POLE
	FIRE HYDRANT
	D.W.P. DETECTABLE WARNING PAD
	D.C. DEPRESSED CURB
	L.S.A. LANDSCAPED AREA
	WELL
	MANHOLE
	"A"-INLET
	"B"-INLET
	"E"-INLET
	YARD INLET
	FLARED END SECTION
	MAIL BOX
	CABLE TV BOX
	TELEPHONE BOX
	A/C UNIT
	TRANSFORMER
	ELECTRIC METER
	GAS METER
	WATER METER
	WATER VALVE
	GAS VALVE
	CLEAN OUT
	WATER
	ELECTRIC
	TELEPHONE
	CABLE TV
	TREE
	SHRUB
	BOLLARD
	MONITORING WELL
	WETLAND FLAG

GENERAL NOTES:

- THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND THOSE OBTAINED THROUGH SUPPLEMENTAL RESEARCH BY FERRIERO ENGINEERING, INC. THE DOCUMENTS UTILIZED MAY OR MAY NOT REPRESENT ALL THE TITLE DOCUMENTS RELEVANT TO THE SUBJECT PROPERTY. IT IS STRONGLY SUGGESTED THAT A COMPLETE TITLE SEARCH BE SUPPLIED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. DEED FOR LOT 5 NOT FOUND AT TIME OF SURVEY.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS THAT A COMPLETE TITLE SEARCH MIGHT DISCLOSE.
- THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF 6/29/2020.
- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. FERRIERO ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. FERRIERO ENGINEERING, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. FERRIERO ENGINEERING, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- PREMISES ARE COMMONLY KNOWN AS 1223 VALLEY ROAD, STIRLING, NEW JERSEY.
- ALSO KNOWN AS LOT 6 IN BLOCK 10411 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF LONG HILL, MORRIS COUNTY, NEW JERSEY.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D).
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

MAP REFERENCES:

- MAP ENTITLED "MAP OF LANDS AT STIRLING MORRIS COUNTY, NEW JERSEY," FILED 12/9/1886 AS MAP #128A.
- MAP ENTITLED "MAP OF LACKAWANNA FARMS AT STIRLING MORRIS COUNTY, NEW JERSEY," FILED 9/17/1909 AS MAP No. 351
- MAP ENTITLED "MAP OF STERLING HOME SITES SITUATED AT STIRLING PASSAIC TOWNSHIP MORRIS COUNTY, NEW JERSEY," FILED 10/9/1917 AS MAP No. 538



STEVEN D. PARENT
Professional Land Surveyor
N.J. Lic: 24GS03626900

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CHESTER, NEW JERSEY 07930
908-879-6209
CERTIFICATE OF AUTHORIZATION 24G427935400

BOUNDARY SURVEY
TAX LOTS 6
BLOCK 10411
1223 PASSAIC VALLEY ROAD
TOWNSHIP OF LONG HILL
MORRIS COUNTY, NEW JERSEY

DRAWN BY:	SCALE:	SHEET:
T.M.	1" = 50'	1 OF 1
CHKD BY:	FILE:	
S.D.P.	DPK 20-8847BND00.DWG	
DATE:	PROJECT No.	
7/14/2020	20-8847	