4490

L:\2006\06015A\DWG\2006015A_SUBDIVISION-R1.DWG

I HEREBY CERTIFIED THAT LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD THAT CONSENT TO THE APPROVAL OF SAID PLAN IS GIVEN. 1617 BROAD STREET LLC

11/24/06 DATE — Robert DeMare MANAGER OWNER

THE 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 et seq.) OR LOCAL ORDINANCE.

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.

11/6/06 DATE — Louis J. Pellegrino MUNICIPAL CLERK

THIS PLAN IS HEREBY APPROVED BY THE ESSEX COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE ESSEX COUNTY PLANNING BOARD.

12/08/06 DATE — Peter C. Scarpelli ESSEX COUNTY PLANNING BOARD

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

11/6/06 DATE — Paul D. Tod MUNICIPAL ENGINEER

THIS PLAN IS HEREBY APPROVED BY THE THE PLANNING BOARD OF THE TOWNSHIP OF BLOOMFIELD, NEW JERSEY.

11/6/06 DATE — Alan J. Dunkley TOWNSHIP PLANNING BOARD CHAIRMAN

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE ESSEX TOWNSHIP PLANNING BOARD AT AN OFFICIAL MEETING HELD ON 11/6/06 AND SHALL BE FILED ON OR BEFORE 5/11/07
I HEREBY FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

11/6/06 DATE — Rosalie M. Brennan TOWNSHIP PLANNING BOARD SECRETARY

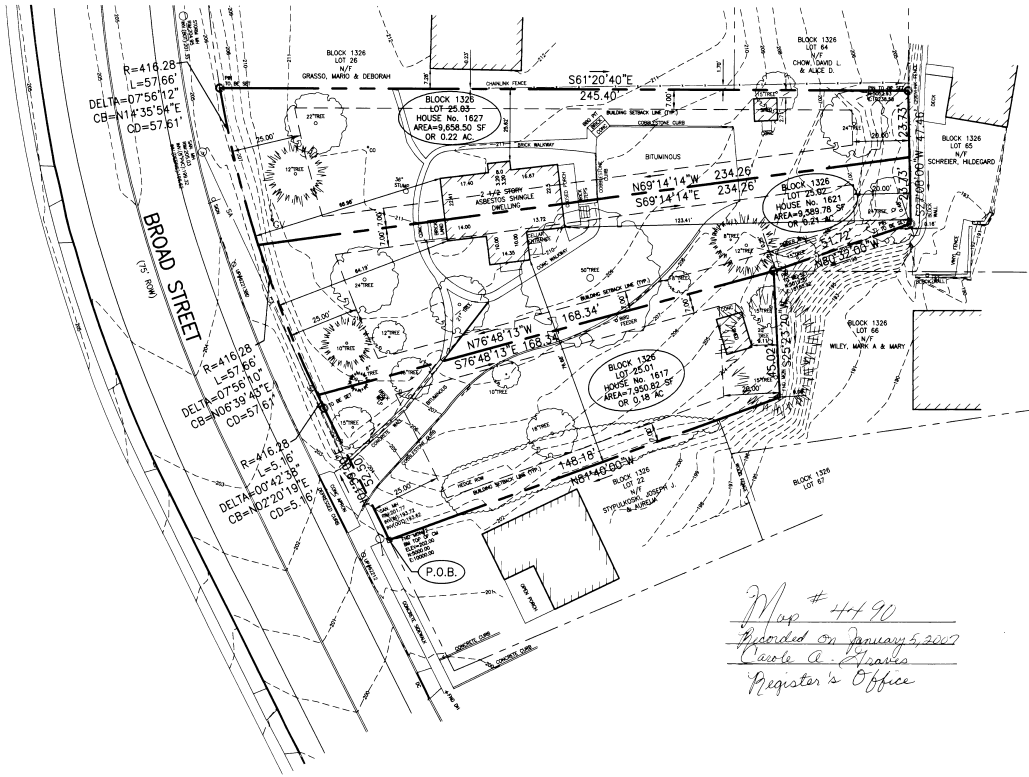
THIS PLAN IS HEREBY APPROVED BY THE TOWNSHIP OF BLOOMFIELD, NEW JERSEY.

12/5/06 DATE — Carl Sequeira

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 05/11/2006 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

10/27/06 DATE — Edward S. McConnell

EDWARD S. McCONNELL , P.L.S.
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 17432




Map # 4490
Recorded on January 5, 2007
Carole A. Graves
Register's Office

FLOOD INSURANCE RATE MAP

THE SUBJECT PROPERTY IS ENTIRELY WITHIN ZONE "X" (AREA OF 500-YEAR FLOOD) COMMUNITY PANEL NO. 340178 0002 B, PAGE NO. 2, DATED 09/04/1987.

LEGEND

| | |
|---|---|
| P.O.B. | POINT OF BEGINNING |
| 12.41 + | EXISTING SPOT GRADE |
| —12— | EXISTING CONTOUR LINE |
| MH | MANHOLE |
| CE | CELLAR ENTRANCE |
| OHW | OVERHEAD WIRES |
| UP | UTILITY POLE |
| LP | LIGHT POLE |
| FND. MON | FOUND MONUMENT |
| I | INLET |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| S | SIGN |
| ℄ | CENTERLINE |
| W | EXISTING WATER LINE |
| GAS | EXISTING GAS LINE |
| E | EXISTING ELECTRIC LINE |

ZONING DATA: R-1A (SINGLE FAMILY LOW-DENSITY RESIDENTIAL)
TOWNSHIP OF ESSEX, BLOOMFIELD COUNTY, NJ

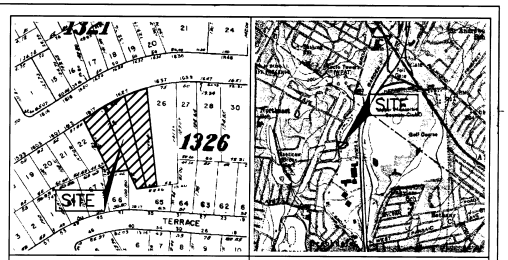
| CRITERIA | REQUIRED | EXISTING | PROPOSED | | |
|---|---|---|---|---|---|
| | | LOT 25 | LOT 25.01 | LOT 25.02 | LOT 25.03 |
| A. LOT SIZE | | | | | |
| MIN. LOT AREA | 5,000 SF | 26,999.11 SF | 7,950.82 SF | 9,389.78 SF | 9,658.50 SF |
| MIN. WIDTH | 50 FT | 172.17 FT | 57.31 FT | 57.24 FT | 57.28 FT |
| B. YARD REQUIREMENTS – PRINCIPAL BUILDING | | | | | |
| MIN. FRONT YARD | 25 FT | 64.19 FT | N/A | N/A | N/A |
| MIN. SIDE YARD | 6 FT | 25.62 FT | N/A | N/A | N/A |
| MIN. COMBINED SIDE YARD | 14 FT | 102.28 FT | N/A | N/A | N/A |
| MIN. REAR YARD | 20 FT | 123.41 FT | N/A | N/A | N/A |
| C. ACCESSORY BUILDING | | | | | |
| MAX. SIDE-REAR YARD | 5 FT | 2.71 FT(1) | N/A | N/A | N/A |
| C. HEIGHT REQUIREMENTS | | | | | |
| MAX. BUILDING HEIGHT | 35 FT | < 35 FT | N/A | N/A | N/A |
| D. COVERAGE REQUIREMENTS | | | | | |
| MAX. BUILDING COVERAGE | 25 % | 4.8% | N/A | N/A | N/A |

NOTES:

1. THIS SURVEY WAS PREPARED WITH PARTICULAR ATTENTION TO A TITLE REPORT BY LAND TITLE AGENCY, INC., COMMITMENT DATE JANUARY 17, 2006, FILE # 06-LT-0037.
2. THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, AND FACTS WHICH A TITLE REPORT MAY REFLECTED.
3. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND / OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED, NOR SHOULD IT BE CONSTRUED, THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN.
4. LOT AND BLOCK NUMBERS SHOWN HEREON ARE BASED UPON THE CURRENT TAX MAPS OF THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NJ; PLATE NO. 47.
5. SURVEY REFERENCE
   A. "PLAN OF SURVEY OF No. 1627 BROAD STREET," PREPARED BY THEODORE R. FREUND, DATED JUNE 02, 1960
   B. DEED BOOK 4171, PAGE 219.
6. TOPOGRAPHIC INFORMATION BASED ON SCALED NGVD 1929 DATUM.
7. COORDINATES BASED ON ASSUMED DATUM.
8. UNDERGROUND UTILITIES SHOWN ON PLAN TAKEN FROM INFORMATION FURNISHED BY UTILITY COMPANIES (ELEVATION & LOCATION OF INLETS AND MANHOLES FROM ACTUAL FIELD SURVEY). THE EXISTENCE, EXTENT AND EXACT HORIZONTAL AND VERTICAL LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. ANY CONTRACTOR PERFORMING WORK AT THIS SITE SHALL CONTACT THE NJ ONE-CALL SYSTEM AT 1-800-272-1000 AT LEAST 3 DAYS PRIOR TO COMMENCING WORK.

GRAPHIC SCALE
0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

EDWARD S. McCONNELL
PROFESSIONAL LAND SURVEYOR, PROFESSIONAL PLANNER
N.J.P.L.S. LICENSE NO. 17432, N.J.P.P. LICENSE NO. 1007
Edward S. McConnell 10/27/06 DATE




TAX MAP
BLOCK 1326, LOT 25, PLATE 47
NOT TO SCALE




SITE LOCATION MAP
USGS MAP ORANGE QUAD, NJ
SCALE: 1" = 2000'

PROPERTY OWNERS WITHIN 200' OF THE SUBJECT PROPERTY

| BLOCK | LOT | PROPERTY OWNER |
|---|---|---|
| 1320 | 8 | MACALUSO, MARK J. & MARYANNE 1600 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1321 | 1 | MANDYAN, VALSAN & SREEKALA 1614 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1321 | 2 | SCHWARTZ, WILLIAM 7 MELANIE LANE WAYNE, NJ 07470 |
| 1321 | 15 | VECCHIARELLI, DENNIS & DEBRA 1616 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1321 | 16 | CAMASCO, MICHELE M 1620 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1321 | 17 | VIDALE, JO-ANN & RAMKISSOON, HIMRAJH 1624 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1321 | 18 | SAUNDERS, RICHARD & GINA 1628 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1321 | 19 | SEGARI, JOSEPH & YOLANDA 1632 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1321 | 20 | HINGEL, JACO & MARYANN 1634 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1321 | 21 | 4A SANTISI, LLC 1640 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1321 | 24 | JACOBS, MILDRED 1648 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1321 | 38 | SWANSON, HARRY & DOLORES M 40 JACOB STREET BLOOMFIELD, NJ 07003 |
| 1321 | 39 | ILARIA, GENNARO & FRANCINE 44 JACOB STREET BLOOMFIELD, NJ 07003 |
| 1326 | 1 | FRIEDMAN, STEPHEN & DEBORAH A. 53 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1326 | 2 | HEDDER, WILLIAM A. & MARIA T. 57 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1326 | 19 | AQUINO, LEON D. & CHARMAINE L. 1599 BROAD AVENUE BLOOMFIELD, NJ 07003 |
| 1326 | 20 | AURIEMMA, NICHOLAS, ESTATE 1603 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1326 | 21 | ZERPA, ADOLPH & TERESA 1607 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1326 | 22 | STYPULKOSKI, JOSEPH J & AURELIA 1613 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1326 | 25 | CHIARELLO, L.J. EST., C/O D. GEIB 47 MAPLEWOOD DRIVE TOLLAND, CT 06084 |
| 1326 | 26 | DAVIS, JOHN 1637 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1326 | 27 | GONZALEZ, JOSE & ELIZABETH 1639 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1326 | 28 | DI SALVO, JOS & VERA 1647 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1326 | 30 | MORELLA, JAMES R & KATHRYN D 1651 BROAD STREET BLOOMFIELD, NJ 07003 |
| 1326 | 61 | DISKIN, CECELIA 19 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1326 | 62 | MALCOLM, JAMES C 23 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1326 | 63 | LUCIANO, JACQUELINE A 27 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1326 | 64 | CHOW, DAVID L. & ALICE D. 31 IVANHOE TERRACE BLOOMFIELD, NJ07003 |
| 1326 | 65 | GONCALVES, HAMILTON M & LENZI, S. 35 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1326 | 66 | WILEY, MARK A & MARY 41 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1326 | 67 | GHOTRA, PERMJIT 45 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1326 | 68 | BOSLAND, ROBERT & ATZERI, NATALIE 49 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1327 | 3 | ABDULLAH, MUHAMMAD & HUSSAIN, NADYA 11 WHITMAN STREET BLOOMFIELD, NJ 07003 |
| 1327 | 4 | MARTINI, EDWARD J JR. & EILEEN F 15 WHITMAN STREET BLOOMFIELD, NJ 07003 |
| 1327 | 5 | POPADANIEC, JOAN L. & THADDEUS 19 WHITMAN STREET BLOOMFIELD, NJ 07003 |
| 1327 | 6 | PANCO, ROCCO A. & LESLIE 40 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1327 | 7 | PFEFFERLE, FREDRICK P & EVELYN 34 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1327 | 8 | SHANDLEY, LOUISE 30 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |
| 1327 | 9 | ADAMS, FRANK JR. & JOAN E 26 IVANHOE TERRACE BLOOMFIELD, NJ 07003 |

| REV. | DATE | DESCRIPTION | DRAWN | CHK'D. |
|---|---|---|---|---|
| 1 | 10/05/06 | UPDATE LOT NUMBERS | BJE | ESM |

SUBDIVISION PLAN
1617-1627 BROAD STREET
BLOCK 1326, LOT 25
TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NJ

DATE: 05/11/2006 | DRAWN BY: BJE | PROJECT NO: 2006-801-5A
SCALE: 1"=20' | CHECKED BY: ESM | SHEET NO: 1 OF 1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Mount Laurel, NJ 08054-1740
Tel: 856.234.0800
Fax: 856.234.5928


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