

CERTIFIED 200' ADJOINING OWNERS:

BLOCK	LOT	NAME & ADDRESS	BLOCK	LOT	NAME & ADDRESS	BLOCK	LOT	NAME & ADDRESS
83.03	1	OUR LADY OF VICTORIES 24 MAIN STREET SAYREVILLE, NJ 08872	83.17	9	JULIUS J. WORKS, Jr. & STACEY J. THOMAS 3 CREAMER DRIVE SAYREVILLE, NJ 08872	99.02	1	REGINA EYE 44 FOCH STREET SAYREVILLE, NJ 08872
83.16	40	STEPHEN & JOANNE SAMRA 10 CREAMER DRIVE SAYREVILLE, NJ 08872	83.17	10	JONATHAN MILLER & JENNYFER RUIZ 1 CREAMER DRIVE SAYREVILLE, NJ 08872	99.02	2	DONNA MRAZ 43 FOCH STREET SAYREVILLE, NJ 08872
83.16	41	ANNE CIANGI & MICHAEL, ALYSSA 8 CREAMER DRIVE SAYREVILLE, NJ 08872	83.17	11	CHRISTINA ROSS & DONNA MUNIZ 31 SOUTH MINNSINK AVENUE SAYREVILLE, NJ 08872	99.02	3.01	KATHRYN PRITO 41 PERSHING AVENUE SAYREVILLE, NJ 08872
83.16	42	WILLIAM J. & DANITA M. RAPACH 6 CREAMER DRIVE SAYREVILLE, NJ 08872	83.16	6	CHRISTINA NOVINS 4 JENSEN ROAD SAYREVILLE, NJ 08872	99.02	3.02	BERNARD J. BAILEY 1 BAILEY PLACE SAYREVILLE, NJ 08872
83.16	43	EDWARD J. CONLON 4 CREAMER DRIVE SAYREVILLE, NJ 08872	83.18	7	PASQUALE & MARIA G. DEL PONTE 11 CREAMER DRIVE SAYREVILLE, NJ 08872	100	13	FATH LOMELI 25 SOUTH MINNSINK AVENUE SAYREVILLE, NJ 08872
83.16	44	OLBERT & YOLANDA VALEZ 2 CREAMER DRIVE SAYREVILLE, NJ 08872	98.02	1	JOHN B. & SANDRA J. MCCORMACK 20 PERSHING AVENUE SAYREVILLE, NJ 08872	100	14	DAVID M. DOMZAL 25 SOUTH MINNSINK AVENUE SAYREVILLE, NJ 08872
83.17	3	CAROL R. MCCORMACK 7 JENSON ROAD SAYREVILLE, NJ 08872	98.02	2	KEITH TOMASZEWSKI 46 FOCH STREET SAYREVILLE, NJ 08872	100	15	RUBEN D. SANTOS 27 SOUTH MINNSINK AVENUE SAYREVILLE, NJ 08872
83.17	4	PETER G. & ROBERTA FERLITA 5 JENSON ROAD SAYREVILLE, NJ 08872	98.02	3	ROBERT G. & AMELIA E. PUCHALA 45 FOCH STREET SAYREVILLE, NJ 08872	100	16,17	MICHAEL BAILEY 41 DANE STREET SAYREVILLE, NJ 08872
83.17	5	JOHN P. DIDK 3 JENSON ROAD SAYREVILLE, NJ 08872	98.02	4	IRENE J. KOLODZIEJ 42 PERSHING AVENUE SAYREVILLE, NJ 08872	101	18	BOROUGH OF SAYREVILLE 167 MAIN STREET SAYREVILLE, NJ 08872
83.17	6	DANIEL J. & AMANDA TAYLOR 9 CREAMER DRIVE SAYREVILLE, NJ 08872	98.02	5	IRENE J. KOLODZIEJ 42 PERSHING AVENUE SAYREVILLE, NJ 08872	101	19,20	SERENA SANTIAGO 28 SOUTH MINNSINK AVENUE SAYREVILLE, NJ 08872
83.17	7	CAROLINE EDOBOR 7 CREAMER DRIVE SAYREVILLE, NJ 08872	98.04	2	DARRIN FERNANDEZ & SHARON CALDER 21 FOCH STREET SAYREVILLE, NJ 08872	101	21	STANLEY & KRYSZYNA SIEMPIKSKI 24 SOUTH MINNSINK AVENUE SAYREVILLE, NJ 08872
83.17	8	SHIRLEY ANN CAMPBELL-SKONIECZNY 5 CREAMER DRIVE SAYREVILLE, NJ 08872	98.04	3.4	MAUREEN STEINER 22 PERSHING AVENUE SAYREVILLE, NJ 08872			BOROUGH OF SAYREVILLE 167 MAIN STREET SAYREVILLE, NJ 08872
			98.04	5.01	24 CHEESELAKE ROAD CO. 24 CHEESELAKE ROAD SAYREVILLE, NJ 08872			SAN. SEWER EASEMENT
			98.04	5.02	JOHN & GALE TRACY 26 CHEESELAKE ROAD SAYREVILLE, NJ 08872			

R-10 (RESIDENTIAL) ZONE					
	REQUIRED	EXISTING LOT 12	PROPOSED LOT 12.01	PROPOSED LOT 12.02	PROPOSED LOT 12.03
MINIMUM LOT AREA	0.23 ACRES (10,000 SF)	1.07 AC. (46,517.0 SF)	0.37 AC. (16,236.21 SF)	0.39 AC. (16,882.18 SF)	0.31 AC. (13,398.67 SF)
MINIMUM LOT WIDTH (FT.)	100.0 FT.	544.2 FT.	123.1 FT.	122.2 FT.	112.1 FT.
MINIMUM LOT DEPTH	100.0 FT.	105.6 FT.	164.7 FT.	133.5 FT.	105.6 FT.
MAXIMUM LOT COVERAGE	20%	6.4%	T/C	17.7%	T/C
MAXIMUM IMPERVIOUS SURFACES	40%	11.1%	T/C	35.0%	T/C
MINIMUM FRONT YARD	30.0 FT.	137.4 FT.	T/C	20.3 FT.(6)	T/C
MINIMUM SIDE YARD/TOTAL	10 FT./25 FT.	87.8 FT./210.1 FT.	T/C	11.3 FT./28.8 FT.	T/C
MINIMUM REAR YARD	25.0 FT.	430.2 FT.	T/C	34.7 FT.	T/C
MAXIMUM HEIGHT	2.5 STORIES/35 FT.	2 STORIES/35 FT.	T/C	2 STORIES/35 FT.	T/C

(e) EXISTING CONDITIONS | (v) VARIANCE REQUIRED | (T/C) TO COMPLY



ZONE MAP
SCALE: 1"=1500±

KEY MAP
SCALE: 1"=750±

GENERAL NOTES

- SITE IS KNOWN AS BLOCK 83.17, LOT 12 AS DEPICTED ON SHEET 50 OF THE BOROUGH OF SAYREVILLE TAX MAPS. TOTAL LOT AREA IS ±46,517 SF (1.07 AC).
- OWNER/APPLICANT: ANDREW & DEBORAH WALLENTINE, 43 PERSHING AVENUE, SAYREVILLE, NJ 08872
- OUTBOUND BOUNDARY SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY OF LOT 12, BLOCK 83.17, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY KURTZ ENGINEERING, DATED 2/22/20.
- COORDINATES SHOWN HEREON BASED ON NEW JERSEY STATE PLANE COORDINATES (NAD 1983).
- PROPERTY IS LOCATED IN ZONE "R" (AREAS OF MINIMAL FLOOD HAZARD) AS DEPICTED ON THE FIRM BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY NJ, 3402300154F, DATED 07/06/2010.
- THE PROPERTY IS LOCATED WITHIN THE R-10 "RESIDENTIAL" DISTRICT.
- APPLICANT IS PROPOSING A THREE (3) LOTS SUBDIVISION. THE EXISTING DWELLING IS TO REMAIN.
- MINOR SUBDIVISION TO BE FILED BY DEED.

WE (I) HEREBY CERTIFY THAT WE ARE THE OWNERS AND SUBDIVIDERS OF ALL LANDS DELINEATED HEREON AND CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF THE COUNTY OF MIDDLESEX

OWNER/APPLICANT: ANDY WALLENTINE DATE: _____

OWNER/APPLICANT: DEBBIE WALLENTINE DATE: _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 19____

A NOTARY PUBLIC OF NEW JERSEY

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

MUNICIPAL ENGINEER: _____ DATE: _____

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY AND HAS APPROVED THIS MAP & THAT THIS MAP COMPLIES WITH ALL PROVISIONS OF R.S. 46:23-99 KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____, 20____ WHICH IS 95 DAYS FROM THE DATE OF SIGNING OF THIS PLAT.

SECRETARY OF THE PLANNING BOARD: _____ DATE: _____

CHAIRMAN OF THE PLANNING BOARD: _____ DATE: _____

APPROVED AS A MINOR SUBDIVISION BY THE BOROUGH OF SAYREVILLE PLANNING BOARD
DATE: _____

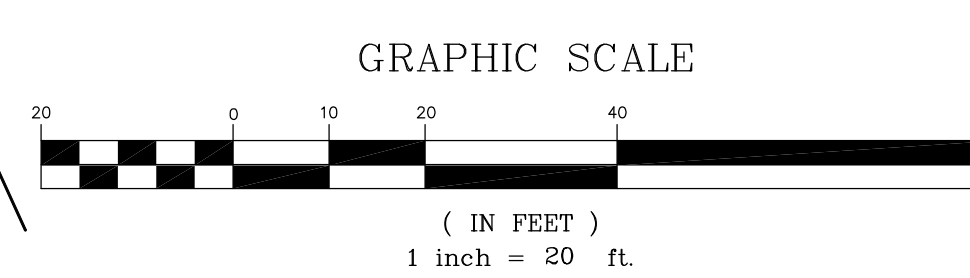
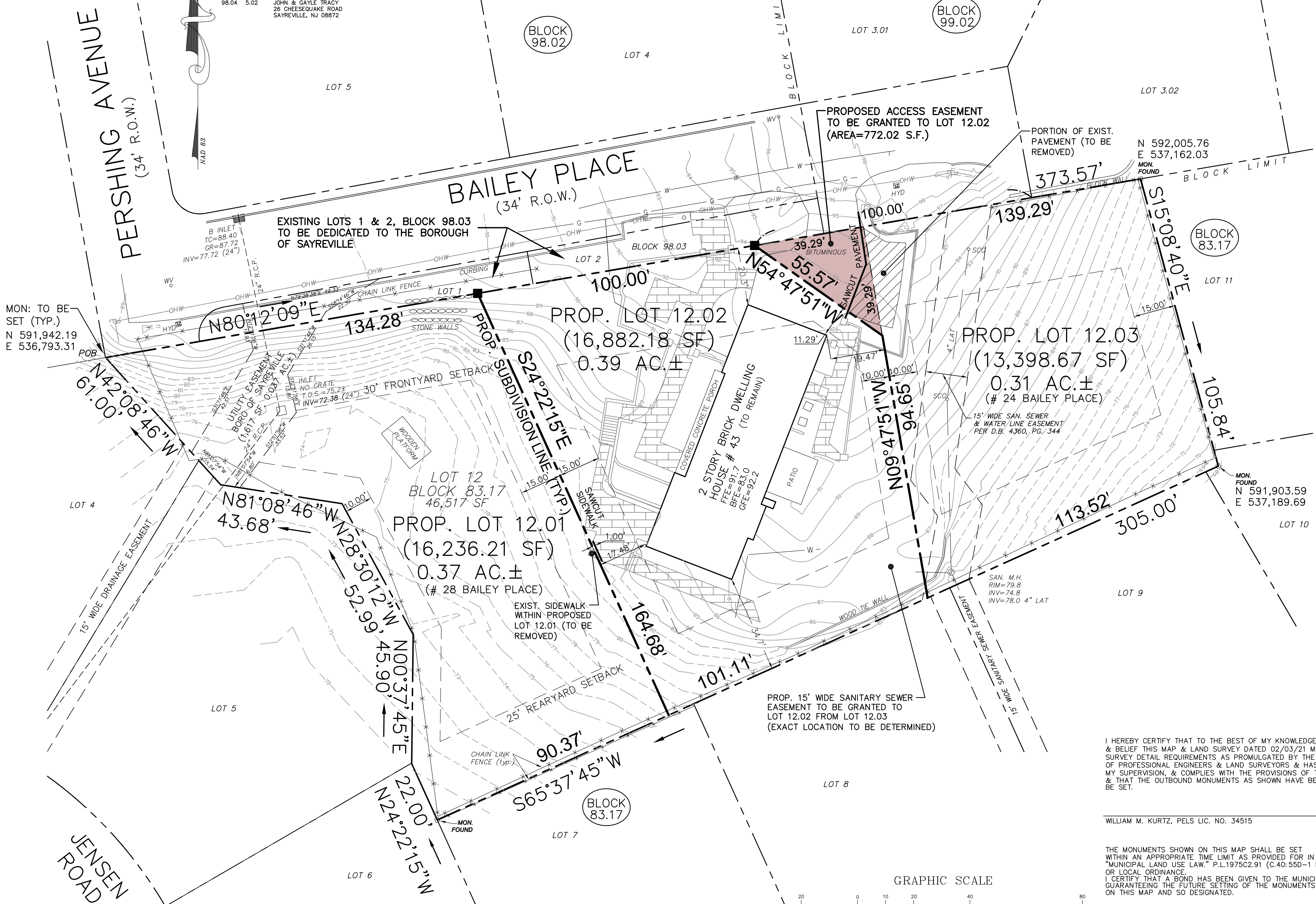
ATTEST: _____ CHAIRMAN

SECRETARY: _____ DATE: _____

APPROVED BY THE PLANNING BOARD OF THE COUNTY OF MIDDLESEX, NEW JERSEY.
DATE: _____

ATTEST: _____ CHAIRMAN

SECRETARY: _____ DATE: _____



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP & LAND SURVEY DATED 02/03/21 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS & HAS BEEN MADE UNDER MY SUPERVISION, & COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" & THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR TO BE SET.

WILLIAM M. KURTZ, P.E., L.S., P.P. DATE: _____

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. 1975:291 (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.

MUNICIPAL CLERK: _____ DATE: _____

NO.	DATE	REVISION	DESCRIPTION	CHK'D.	APP'D.
3.	06/03/24	REVISED PER CLIENT		D.E.	W.M.K.
2.	04/22/24	UPDATE PROPERTY OWNERS LIST		D.E.	W.M.K.
1.	07/13/21	REVISED PER CME PLAN REVIEW (06/23/21)		D.E.	W.M.K.

MINOR SUBDIVISION PLAN
"43 PERSHING AVENUE (AKA BAILEY PLACE)"
BLOCK 83.17, LOT 12 - TAX MAP SHEET #40
BOROUGH OF SAYREVILLE MIDDLESEX COUNTY NEW JERSEY

kurtz ENGINEERS, PLANNERS, LAND SURVEYORS
1903 ATLANTIC AVENUE
MIDDLETOWN, NJ 08876
732.292.0162
FAX: 732.292.0165

SCALE:	DATE:	JOB No.:	FIELD BOOK:	SHEET No.:	DESIGN:	DRAWN:	CHECK:	MAP No.:	DRAWER No.:
1" = 20'	02-03-21	04018	-	1 OF 1					
ACAD	D.E.	W.M.K.	04018SUB						

WILLIAM M. KURTZ, P.E., L.S., P.P.
N.J. PROFESSIONAL ENGINEER, LAND SURVEYOR, LIC. No. 34515
N.J. PROFESSIONAL PLANNER, LIC. No. 4369