

**PROPERTY OWNERS WITHIN 200':**

LOT	OWNER'S NAME & ADDRESS	LOT	OWNER'S NAME & ADDRESS
1.01	ROONEY AND LUCY ALBERTO 949 LACY ROAD FORCED RIVER, NJ 08731	72	JUNE WINZERTER 45 WILLIAM STREET OLD BRIDGE, NJ 08825
2	CHRISTINE OSMOND 43 BORDENTOWN AVENUE OLD BRIDGE, NJ 08857	73-76	SUSAN SALAMON 40 CHARLES STREET OLD BRIDGE, NJ 08857
3 & 3.01	N/A	77 & 78	DAVID JOHNSON & KYARAH DUMORAY 34 CHARLES STREET OLD BRIDGE, NJ 08857
4	STEVEN LAPITZKI 244 VAN KIRK AVENUE ATLANTIC HIGHLANDS, NJ 07716	79-84	N/A
5	ANNETTE SOMA 21 BORDENTOWN AVENUE OLD BRIDGE, NJ 08857	60-67 & 68.01	N/A
68.85, 130.01 & 132.02	N/A	88 & 89	MICHAEL R. FLORENTINE AND ROBERT 45 CHARLES STREET OLD BRIDGE, NJ 08857
39-49	N/A	90-95	N/A
39.01	ROONEY AND LUCY ALBERTO 949 LACY ROAD FORCED RIVER, NJ 08731	96 & 97	MICHAEL AND EILEEN DONAHUE 27 CHARLES STREET OLD BRIDGE, NJ 08857
50-51	ORIG & HEATHER PANELLA 16 JOHN STREET OLD BRIDGE, NJ 08857	21	N/A
52 & 53	JENNIFER L. ROGERS 29 WILLIAM STREET OLD BRIDGE, NJ 08857	9-13	SHERAN A. APPLGATE 28 WILLIAM STREET OLD BRIDGE, NJ 08857
60-67 & 68.01	N/A	14-18	N/A
68.02	IRVINE GEBEL 18 CHARLES STREET OLD BRIDGE, NJ 08857	2 & 3	N/A
70 & 71	N/A		

**GENERAL NOTES:**

- BOUNDARY & TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN IS FROM A SURVEY TITLED "BOUNDARY AND TOPOGRAPHICAL SURVEY OF TAX MAP 05 54, 55, 56, 57, 58, & 59 BLOCK 2 SITUATED IN BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY JUAN J. RODRIGUEZ NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 246504323000 OF AMERTECH ENGINEERING, INC. DATED JANUARY 6, 2023.
- TOPOGRAPHICAL INFORMATION SHOWN ON PLAN IS BASED ON NAVD 88 DATUM AND HORIZONTAL DATUM IN BASED ON NAD 83 DATUM.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIAL, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE AND FOR GRAPHICAL PURPOSES ONLY. PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF ANY BURIED UTILITY LINE. A FIELD MARKOUT MAY BE REQUESTED BY CALLING 1-800-272-1000.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS SHOULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- ALL STRUCTURES AND IMPROVEMENTS ON THE SUBJECT PROPERTY ARE TO BE REMOVED.
- DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- APPLICANT TO PERFORM SOIL TESTING ON SITE TO DETERMINE SEASONAL HIGH WATER TABLE. BASEMENT FLOOR TO BE SET AT A MINIMUM OF 1 FOOT HIGHER THAN THE SEASONAL HIGH WATER TABLE ELEVATION.
- AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "MIDDLESEX COUNTY, NEW JERSEY (ALL JURISDICTIONS), COMMUNITY PANEL NUMBER 340230016H, EFFECTIVE DATED JULY 6, 2010", PORTION OF THE SITE IS LOCATED IN ZONE AE, AND THE FLOOD HAZARD ELEVATION IS 13.
- ALL CLEARING & GRADING TO BE PERFORMED IN STRICT CONFORMANCE WITH APPLICABLE STATE AND BOROUGH CODES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED JANUARY 6, 2023 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLES WITH THE "MAP FLING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET. I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

JUAN J. RODRIGUEZ, P.L.S.  
NEW JERSEY LIC. NO. 246504323000  
(Affix seal)

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW, P.L.1975, c.291 (C.40:550-1et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

BOROUGH CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

BOROUGH ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AS A FINAL PLAT OF A MINOR SUBDIVISION BY THE BOROUGH OF SAYREVILLE PLANNING BOARD ON \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE MIDDLESEX COUNTY PLANNING BOARD

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT MUST BE FILED IN THE OFFICE OF THE CLERK OF MIDDLESEX COUNTY ON OR BEFORE \_\_\_\_\_ WHICH DATE IS NINETY-FIVE (95) DAYS AFTER THE DATE UPON WHICH THIS PLAT WAS SIGNED.

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOROUGH ENGINEER/LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON \_\_\_\_\_

AS MAP NUMBER \_\_\_\_\_ IN FILE NUMBER \_\_\_\_\_

I HEREBY CERTIFY THAT COLONIAL GARDENS BUILDERS, LLC ATTN: TODD KESSLER IS THE OWNER OF THE PROPERTY OR PROPERTIES SHOWN HEREON, AND AS OWNER I HEREBY APPROVE OF THE FLING OF THIS MAP IN THE MIDDLESEX COUNTY CLERK'S OFFICE.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_ COLONIAL GARDENS BUILDERS, LLC  
ATTN: TODD KESSLER  
6A SEAGLADE CIRCLE  
KEYPORT, NJ 07735

STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX  
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BEFORE ME, A NOTARY PUBLIC OR ATTORNEY AT LAW OF NEW JERSEY,  
PERSONALLY APPEARED WHO I AM SATISFIED IS THE PERSON WHO HAS SIGNED  
TO THE ABOVE CONSENT AND THERE UPON HAS ACKNOWLEDGE THAT THEY  
SIGNED, SEALED AND DELIVERED THIS MAP AS AND FOR THE VOLUNTARY ACT  
AND DEED AS OWNER.

NOTARY PUBLIC OR ATTORNEY AT LAW \_\_\_\_\_ (Affix seal)

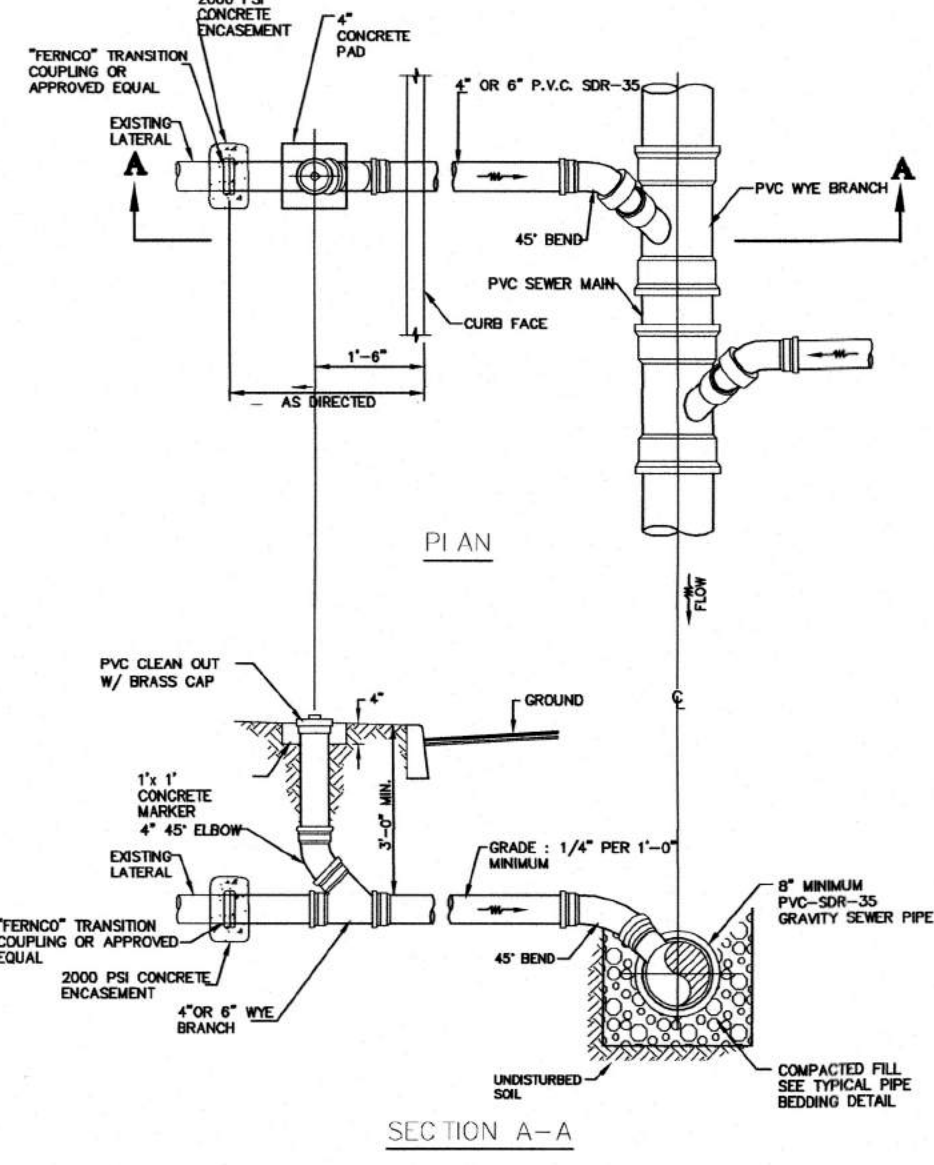
**ZONING DATA TABLE - R-7 ZONING DISTRICT**

SITE DATA	REQUIRED	PROPOSED LOT 54.01	PROPOSED LOT 54.02
LOT AREA	7,500 S.F.	9,375 S.F.	9,375 S.F.
MIN. LOT WIDTH	75 FT	75 FT	75 FT
MIN. LOT DEPTH	100 FT	125 FT	125 FT
MIN. FRONT YARD SETBACK	20 FT	33 FT	33 FT
MIN. SIDE YARD SETBACK	8 FT	10 FT	20 FT
MIN. SIDE YARD SETBACK(BOTH)	20 FT	45 FT	45 FT
MIN. REAR YARD SETBACK	25 FT	48.8 FT	48.8 FT
MAX. BUILDING HEIGHT	35'/2.5 STY	< 35 FT / 3 STY	< 35 FT / 3 STY
MAX. BUILDING COVERAGE	20%	13.3% (1,250 SF)	13.3% (1,250 SF)
MAX. IMPERVIOUS COVERAGE	45%	22% (2,060 SF)	22% (2,060 SF)

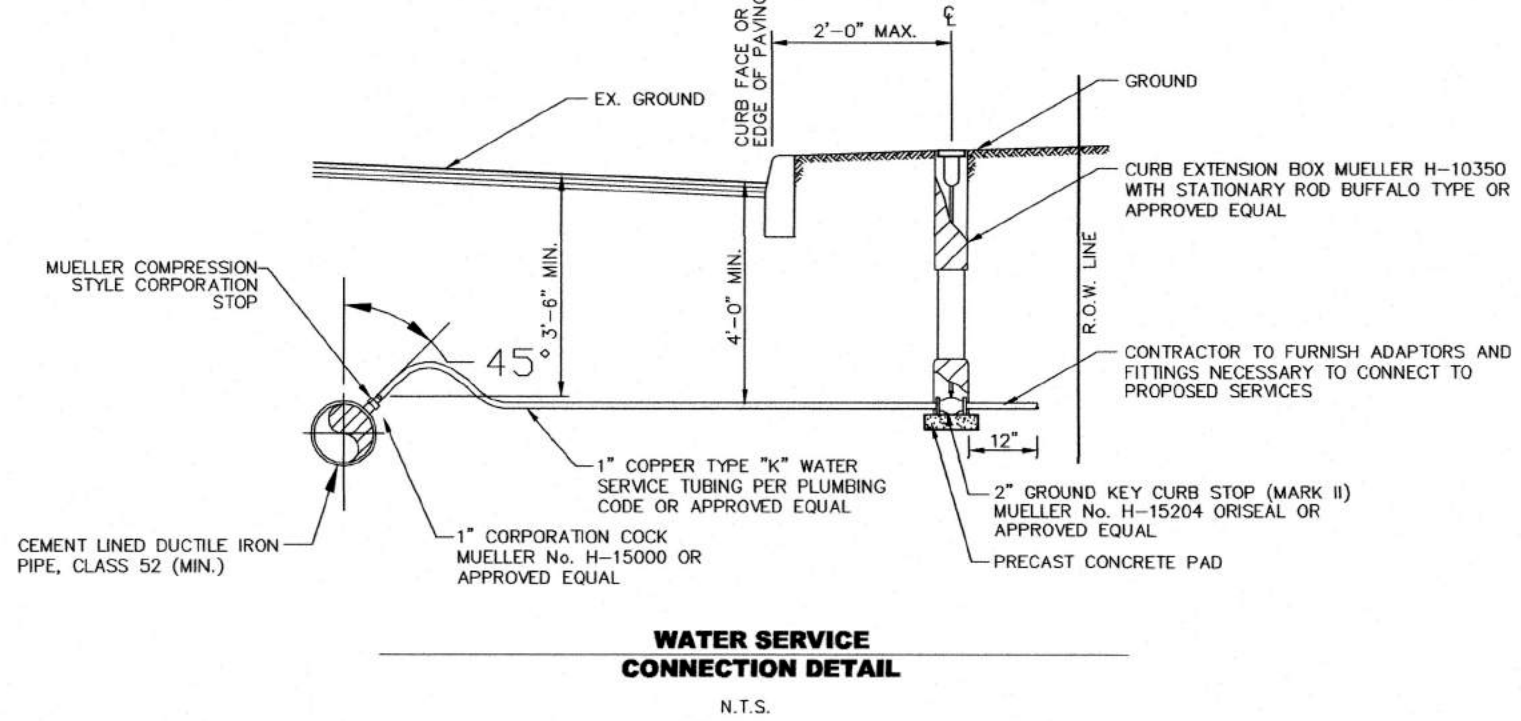
V = EXISTING CONDITION VARIANCE  
\* AS SPECIFIED IN SECT.205-66A

**VARIANCE / WAIVER LISTING**

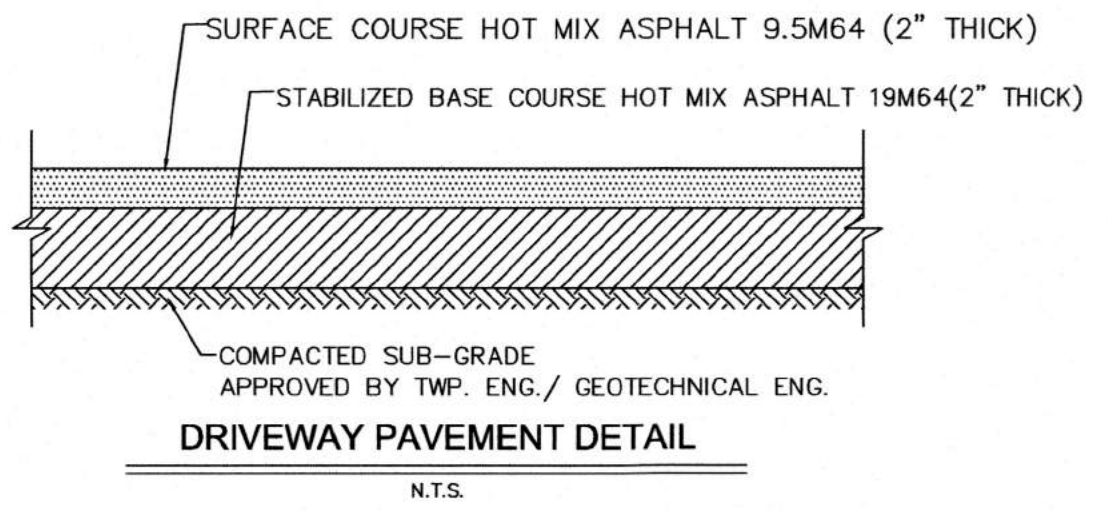
1) VARIANCE REQUESTED FOR BUILDING HEIGHT WHERE 2.5 STORIES ARE ALLOWED AND 3 STORIES ARE PROPOSED. [26-81.5]



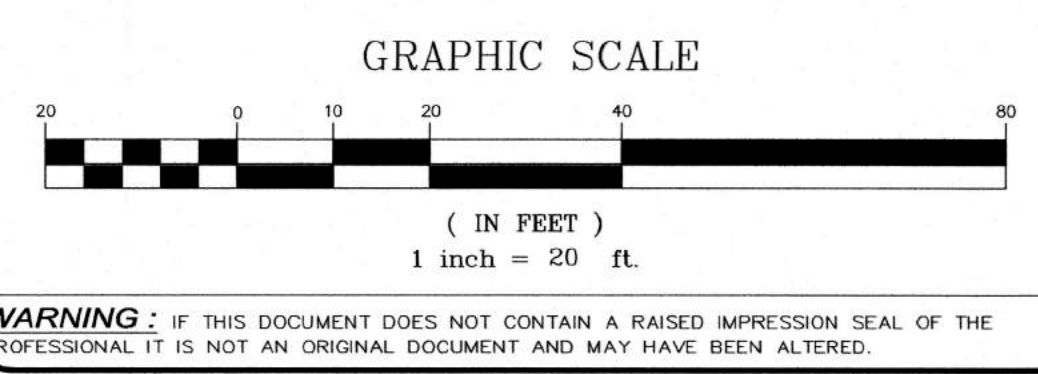
**PVC SANITARY SEWER LATERAL AND CLEANOUT**  
N.T.S.



**WATER SERVICE CONNECTION DETAIL**  
N.T.S.



**DRIVEWAY PAVEMENT DETAIL**  
N.T.S.



OWNER/APPLICANT  
COLONIAL GARDENS BUILDERS, LLC  
ATTN: TODD KESSLER  
6A SEAGLADE CIRCLE  
KEYPORT, NJ 07735

NO.	REVISION	DATE	Dr/Ck
1	ADDED TREES	7/31/2023	KP/SA

CAD#: 22-066 MIN. SUBJ. SA  
DESIGN BY: SA  
DATE: 5/24/2023  
DRAWN BY: KP  
SCALE: 1"=20'  
Checked by: SA  
FILE NO.: 22-066

**AMERTECH ENGINEERING, INC.**  
ENGINEERS, SURVEYORS AND PLANNERS  
717 BROADWAY, NORTH BRUNSWICK, NJ 08901  
(732) 239-3030 • (732) 239-2215 • FAX (732) 239-0859  
E-MAIL: info@amertechengineering.com  
CERTIFICATE OF AUTHORIZATION NO. CA23030000

**SHARIF H. ALY**  
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 34669

**JUAN J. RODRIGUEZ**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. GS43230

**MINOR SUBDIVISION PLAN**  
TAX MAP LOTS 54, 55, 56, 57,  
58, & 59 BLOCK 2  
BOROUGH OF SAYREVILLE  
MIDDLESEX COUNTY, NEW JERSEY  
TAX MAP SHEET No. 1

JOB #: 22-066  
1/1