

ZONING SCHEDULE

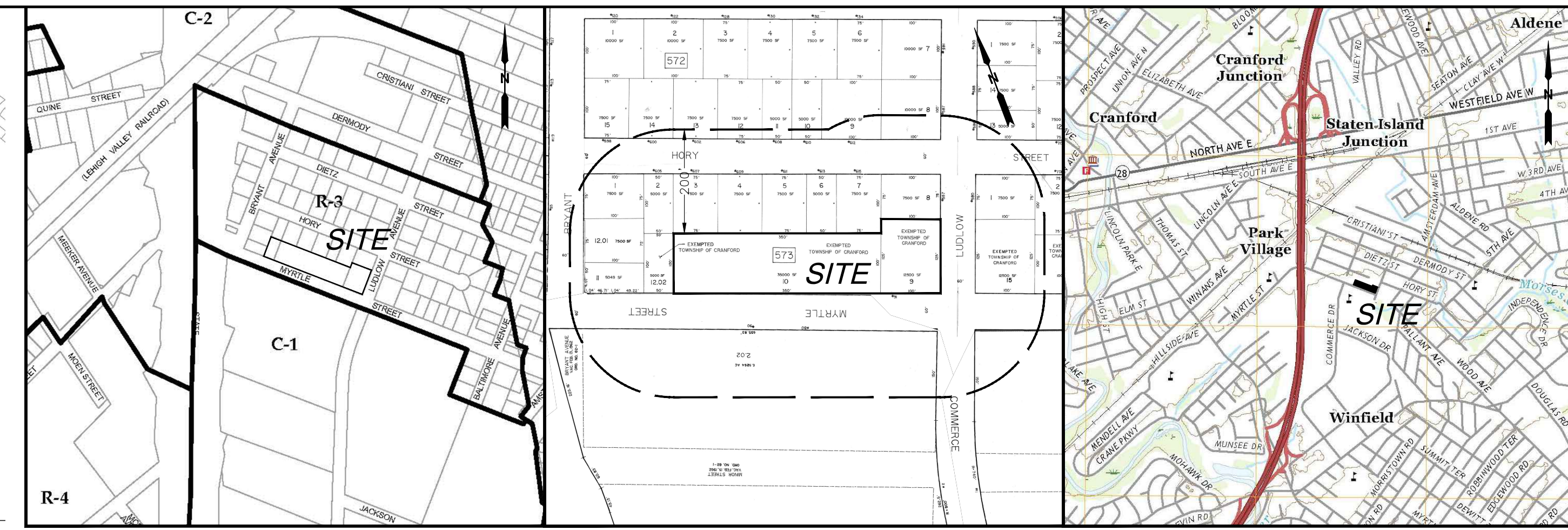
ORD. SECTION	R-3 RESIDENTIAL ZONING DISTRICT	PERMITTED OR REQUIRED	PROPOSED LOT 12.02	CONFORMITY STATUS	PROPOSED LOT 10	CONFORMITY STATUS	PROPOSED LOT 9	CONFORMITY STATUS
255-364(1)	USE	COMMUNITY RESIDENCES FOR DEVELOPMENTALLY DISABLED FOR 1-4 RESIDENTS, EXCLUDING SITES	VACANT	C	COMMUNITY RESIDENCES FOR DEVELOPMENTALLY DISABLED, 4 RESIDENTS	C	COMMUNITY RESIDENCES FOR DEVELOPMENTALLY DISABLED, 4 RESIDENTS	C
	MINIMUM LOT AREA	8,000 SF	10,000 SF	C	16,033 SF	C	26,467 SF	C
	MINIMUM LOT WIDTH (CORNER)	65'	100'	C	160.33'	C	239.67'	C
	MINIMUM FRONT YARD	7.5' (SEE NOTE 1)	N/A	C	N/A	C	N/A	C
	MINIMUM REAR YARD (ONE)	7.5' (SEE NOTE 2)	N/A	C	36'	C	36'	C
	MINIMUM SIDE YARD (BOTH)	19.5'	N/A	C	81'	C	N/A (CORNER)	C
	MAXIMUM IMPERVIOUS COVERAGE	38%	0%	C	7,279 SF (45.4%)	C	7,800 SF (29.4%)	C
	MAXIMUM BUILDING COVERAGE	28%	0%	C	16.7%	C	10.1%	C
	MAXIMUM BUILDING HEIGHT	2 1/2 STOREYS/32'	N/A	C	1 STORY/32'	C	1 STORY/32'	C
	MAXIMUM ACCESS BUILDING	1 STORY/16'	N/A	C	NA	C	N/A	C
	MAXIMUM LOT DEPTH (DISTANCE FROM LOT AREA MEASUREMENT)	125'	100'	C	100'	C	125'	C
	MINIMUM LOT DEPTH	100'	100'	C	100'	C	125'	C
	MINIMUM DISTANCE FROM BUILDING TO 1 OR 2 FAMILY RESIDENCE ZONE	N/A	N/A	C	N/A	C	N/A	C
255-350(4)	GENERATOR LOCATION	SIDE OR REAR YARD	N/A	C	SIDE YARD	C	FRONT YARD	C
255-440(5)	PARKING SPACE	REQUIRED FOR SINGLE FAMILY HOME	N/A	C	N/A	C	NOT PROPOSED	C

ZONING SCHEDULE NOTES:

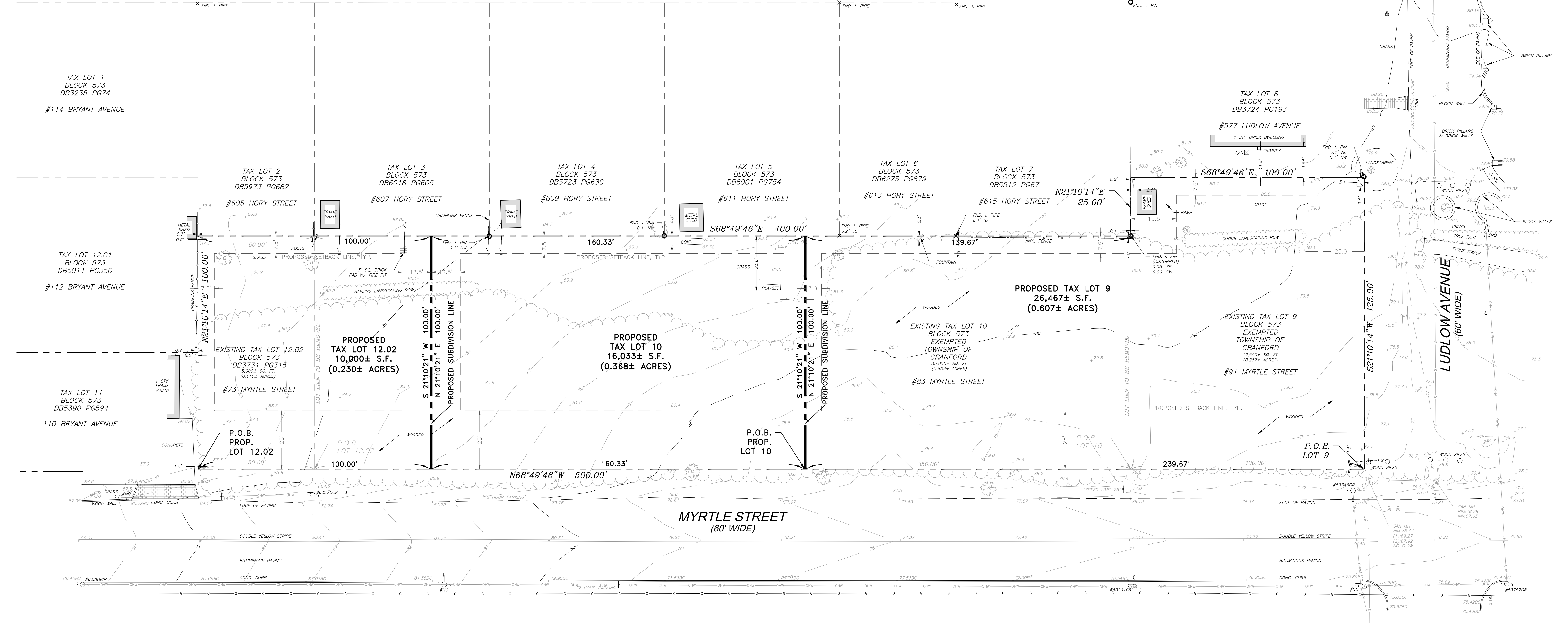
- WHERE PREVAILING SETBACKS WITHIN 200' OF LOT ARE LESS THAN 20', A MINIMUM 20' FRONT YARD IS REQUIRED.
- MINIMUM REAR YARD IS 30% OF REQUIRED FRONT YARD FOR SETBACKS LESS THAN 100'.
- TOTAL COMBINED COVERAGE BETWEEN LOTS 9 & 10 IS 14,610 SF OR 34.4%.

Zoning Designations

District Abbreviation	Zoning District
R-1	One-Family Detached Residence District
R-2	One-Family Detached Residence District
R-3	One-Family Detached Residence District
R-4	One-Family Detached Residence District
R-5	One-Family Detached Residence District
R-6	One-Family Detached Residence District
R-7	One-Family Detached Residence District
R-8	One-Family Detached Residence District
R-9	One-Family Detached Residence District
R-10	One-Family Detached Residence District
R-11	One-Family Detached Residence District
R-12	One-Family Detached Residence District
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R-98	One-Family Detached Residence District
R-99	One-Family Detached Residence District
R-100	One-Family Detached Residence District



HORY STREET (60' WIDE)



CERTIFICATIONS

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF THE TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE PLING THEREOF.

OWNER REPRESENTATIVE FOR THE TOWNSHIP OF CRANFORD DATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 1/24/2022 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS 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 PLING LAW AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND TO SET.

Michael R. Vargo 11/29/2022
MICHAEL R. VARGO, PLS. DATE
N.J. LAND SURVEYOR LICENSE NO. 33182

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF THE MAP PLING LAW AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND TO SET.

MUNICIPAL ENGINEER DATE

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE CRANFORD TOWNSHIP PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____ AND SHALL BE FILED ON OR BEFORE _____

I FURTHER CERTIFY THAT THE PLANNING BOARD IS THE PROPER CONSTITUTED AUTHORITY.

PLANNING BOARD SECRETARY DATE

PLANNING BOARD CHAIRMAN DATE

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

NOTES:

- PROPERTIES KNOWN AS TAX LOTS 9, 10 & 12.02, BLOCK 573 AS SHOWN ON SHEET 141 OF THE TAX ASSESSMENT MAPS OF CRANFORD TOWNSHIP, UNION COUNTY, NEW JERSEY.
- TOTAL AREA = 52,500± SQUARE FEET (1.205± ACRES).
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A REPORT OF TITLE AND IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A CURRENT REPORT OF TITLE WOULD DISCLOSE.
- BOUNDARY IS REFERENCED TO DEEDS AS NOTED HEREON, AS WELL AS THE TAX ASSESSMENT MAPS OF CRANFORD TOWNSHIP, UNION COUNTY, NEW JERSEY.
- REFERENCE MAPS:
5.A. SHEET 141 OF THE TAX ASSESSMENT MAPS OF CRANFORD TOWNSHIP, UNION COUNTY, NEW JERSEY.
5.B. PRELIMINARY AND FINAL SITE PLANS, 83 MYRTLE STREET SUPPORTIVE HOUSING, BLOCK 573, LOTS 9, 10 & 12.02, CRANFORD TOWNSHIP, UNION COUNTY, NEW JERSEY PREPARED BY SKULLD ENGINEERING SERVICES, LLC, DATED 5/9/2022.
- UTILITIES DEPICTED HEREON ARE BASED ON OBSERVABLE EVIDENCE AT THE TIME OF THE SURVEY. UNDERGROUND UTILITIES MAY NOT NECESSARILY BE COMPLETE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. PRIOR TO ANY GROUND DISTURBANCE AND/OR EXCAVATION CONTRACTOR AND/OR OWNER MUST CONTACT NEW JERSEY ONE CALL (811).
- HORIZONTAL DATUM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATES (NAD '83).
- VERTICAL DATUM IS REFERENCED TO NAVD '88.
- PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE 'X') AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR UNION COUNTY, NEW JERSEY, MAP NUMBER 34039C0032F, EFFECTIVE 09/20/2006.
- PHYSICAL FEATURES AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY 2022.
- SITE IS LOCATED IN ZONE R-3 RESIDENTIAL ZONING DISTRICT PER THE ZONING MAP OF THE TOWNSHIP OF CRANFORD, NJ.
- PROPOSED LOT NUMBERS AND ADDRESSES SHOWN HEREON WERE PROVIDED BY THE CHERRY HILL TOWNSHIP TAX ASSESSOR'S OFFICE.

LEGEND

	GAS VALVE		1' CONTOUR INTERVAL
	GUY WIRE		5' CONTOUR INTERVAL
	SIGN		CURB
	SPOT ELEVATION		EDGE OF PAVEMENT
	TREE		EDGE OF STONE
	UTILITY POLE		CHAIN LINK FENCE
	UTILITY POLE W/LIGHT		VINYL FENCE
	WATER VALVE		GAS LINE
	OVER-HEAD WIRES		PROPERTY LINE
	SANITARY SEWER LINE		SANITARY SEWER LINE
	WATER LINE		WATER LINE
	WOODS LINE/TREE ROW		BRICK PAVERS

OWNER
CRANFORD TOWNSHIP
8 SPRINGFIELD AVENUE
CRANFORD, NJ 07016

APPLICANT
AVID COMMUNITY SERVICES
92 BROADWAY, SUITE 101
DENVER, NJ 07834

MINOR SUBDIVISION PLAN

BOUNDARY AND TOPOGRAPHIC SURVEY
TAX LOTS 9 & 10, BLOCK 573
CRANFORD TOWNSHIP, UNION COUNTY, NJ
PREPARED FOR:
SCULLD ENGINEERING SERVICES, LLC

VARGO ASSOCIATES
Surveying and Mapping
P.O. Box 647, Franklinville New Jersey
08322 (856) 684-1716
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Certificate of Authorization # 2406802100

SCALE: 1"=20'
DRAWN BY: WNM DATE: 10/18/2022 FIELD BK./PC: 20006 SHEET NO: 1 OF 1

Michael R. Vargo
MICHAEL R. VARGO
N.J. Professional Land Surveyor Lic. No. 33182 & Planner Lic. No. QS-3927
PA. Professional Land Surveyor License No. SU-05513-E
DE. Professional Land Surveyor License No. 96-0008000

