

**PROPERTY OWNERS WITHIN 200'**

BLOCK	LOT	OWNER
703	1	JESSIE SCHROEDER - ACP JERSEY ASSOC 200 ROUTE 73 NORTH WEST BERLIN, NJ 08091
706	2.01	CLARENCE H III & STACI LACLAIRE 359 MINCK AVENUE WEST BERLIN, NJ 08091
706	3	MICHELLE T KAPRAL 363 MINCK AVENUE WEST BERLIN, NJ 08091
707	2.01	RONALD & CATHERINE SHOVER 381 MINCK AVENUE WEST BERLIN, NJ 08091
707	4.01	KAUR PRITAM & SINGH BALINDER 385 MINCK AVE WEST BERLIN, NJ 08091
710	2	HA & HAI NGUYEN 353 FISKE AVENUE WEST BERLIN, NJ 08091
710	3	MICHELLE T KAPRAL 636 MINCK AVENUE WEST BERLIN, NJ 08091
710	9	ESTABAN SOBRADO 368 THURMAN AVENUE WEST BERLIN, NJ 08091
711	1	ANDREW, KALINAY, & JEREMY ROSSI 140 POTTER AVENUE WEST BERLIN, NJ 08091
711	2.01	DOUGLAS HICKS 4902 WILLACOCHEE HWY DOUGLAS, GA 31535
711	2.02	SHELEANA PEREZ 378 THURMAN AVENUE WEST BERLIN, NJ 08091
711	2	ROBERT & KATHLEEN 382 THURMAN AVENUE WEST BERLIN, NJ 08091
711	3	WILLIAM & ANN LYNCH 104 ESTATE DRIVE INMAN, KS 76546
711	6	VINCENT OZDZINSKI 370 THURMAN AVENUE WEST BERLIN, NJ 08091
711	7	PETER TRALIES 374 THURMAN AVENUE WEST BERLIN, NJ 08091
711	8	SHELEANA PEREZ 378 THURMAN AVENUE WEST BERLIN, NJ 08091
711	9	ROBERT & KATHLEEN PETTERS 382 THURMAN AVENUE WEST BERLIN, NJ 08091
711	10	MATTHEW CUSUMANO 386 THURMAN AVENUE WEST BERLIN, NJ 08091

**BERLIN TOWNSHIP PLANNING BOARD APPROVAL:**

THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE BERLIN TOWNSHIP, NEW JERSEY

DATE \_\_\_\_\_ PLANNING BOARD CHAIRMAN

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON \_\_\_\_\_ AND SHALL BE FILED ON OR BEFORE \_\_\_\_\_ I FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY

DATE \_\_\_\_\_ PLANNING BOARD SECRETARY

**TOWNSHIP CLERK:**

I HEREBY CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION AND WIDTH AND NAMES BY THE PROPER AUTHORITY.

DATE \_\_\_\_\_ TOWNSHIP CLERK

PRINT NAME \_\_\_\_\_

**TOWNSHIP ENGINEER:**

I HAVE HEREBY CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS TO THE PROVISIONS OF THE MAP FILING LAW AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO

DATE \_\_\_\_\_ TOWNSHIP ENGINEER

PRINT NAME \_\_\_\_\_

**CAMDEN COUNTY PLANNING BOARD APPROVAL:**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
SUBDIVISION \_\_\_\_\_  
CAMDEN COUNTY PLANNING BOARD ON THE BASIS THAT THE SUBDIVISION PORTRAYS ALL ITEMS REQUIRED UNDER REVIEW RESOLUTION.  
FILE NO. \_\_\_\_\_

**OWNER CERTIFICATION:**

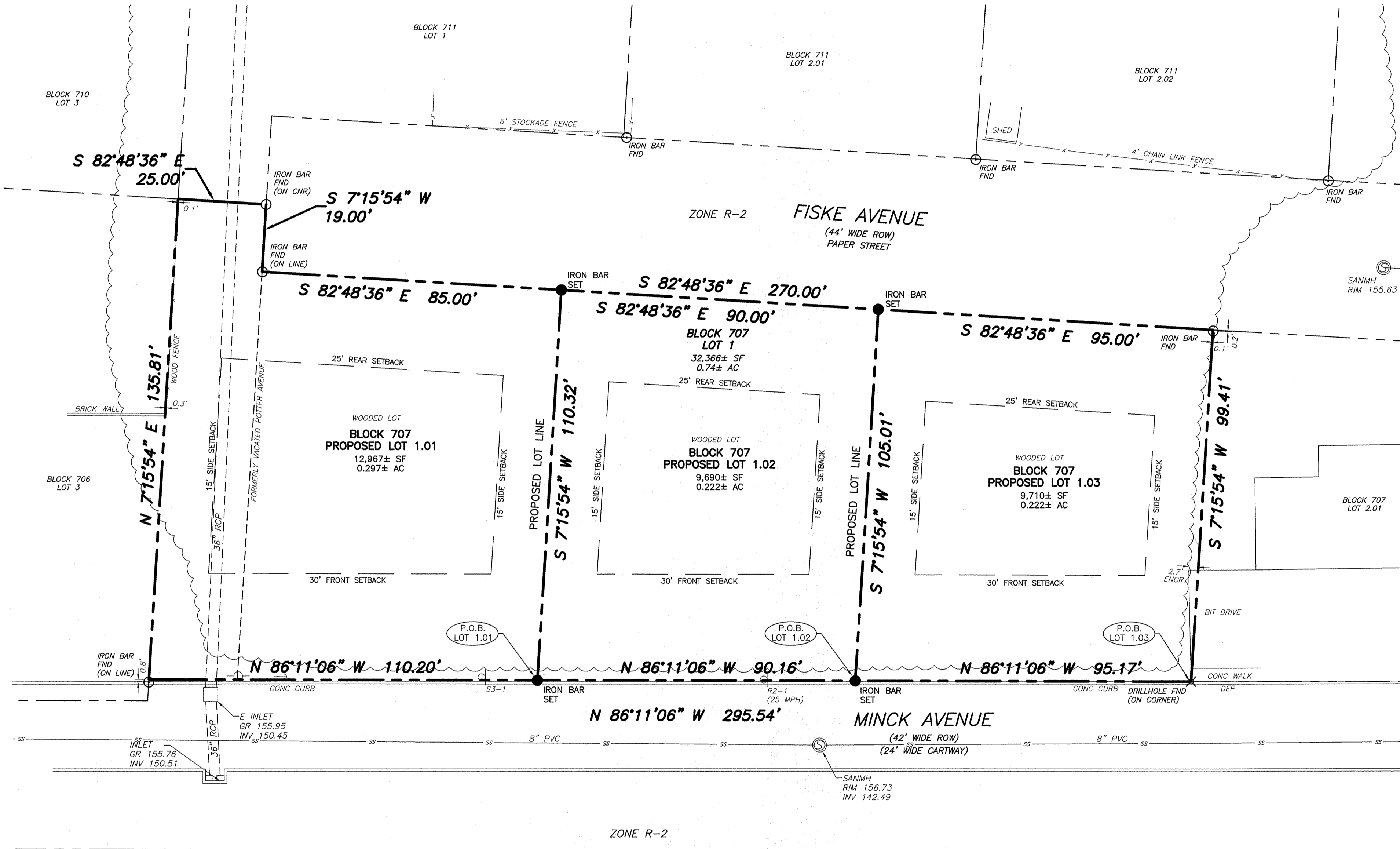
IT IS CERTIFIED THAT LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID PLAN IS GIVEN.

OWNER/APPLICANT  
TIM SCHAEFFER

**SURVEYORS CERTIFICATION:**

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 4/21/21 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 COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

*Adm*  
ADAM R. GRANT  
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 24GS04335700

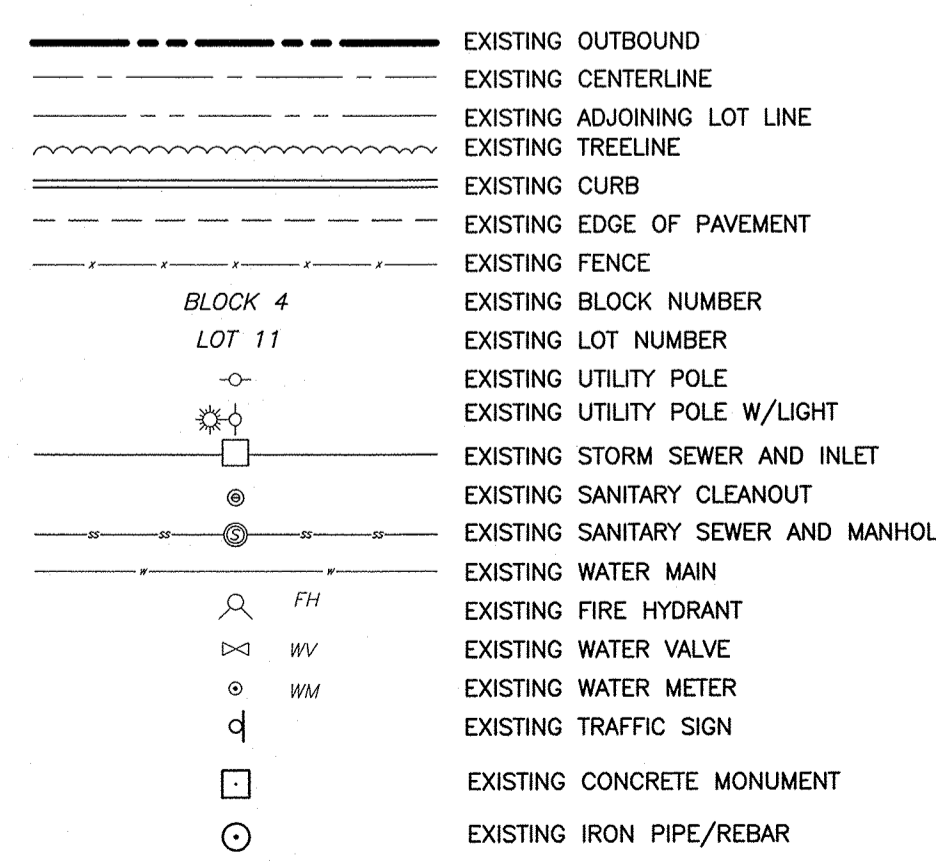


**BULK REQUIREMENTS: R-2 SINGLE FAMILY DETACHED RESIDENTIAL ZONE**

DESCRIPTION	REQUIRED	EXISTING LOT 1	PROPOSED LOT 1.01	PROPOSED LOT 1.02	PROPOSED LOT 1.03
MINIMUM LOT AREA	9,375 SF	32,366 SF	12,967 SF	9,690 SF	9,710 SF
MINIMUM LOT FRONTAGE	75 FT	295.54 FT	110.20 FT	90.16 FT	95.17 FT
MINIMUM FRONT YARD	30 FT	30 FT	30 FT	30 FT	30 FT
MINIMUM REAR YARD	25 FT	25 FT	25 FT	25 FT	25 FT
MINIMUM SIDE YARD	15 FT	15 FT	15 FT	15 FT	15 FT
MAXIMUM LOT COVERAGE	50%	<50%	<50%	<50%	<50%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT
MINIMUM LOT DEPTH	100 FT	99.14 FT*	110.32 FT	105.01 FT	99.14 FT*

\* EXISTING NON-COMFORMANCE

**LEGEND**

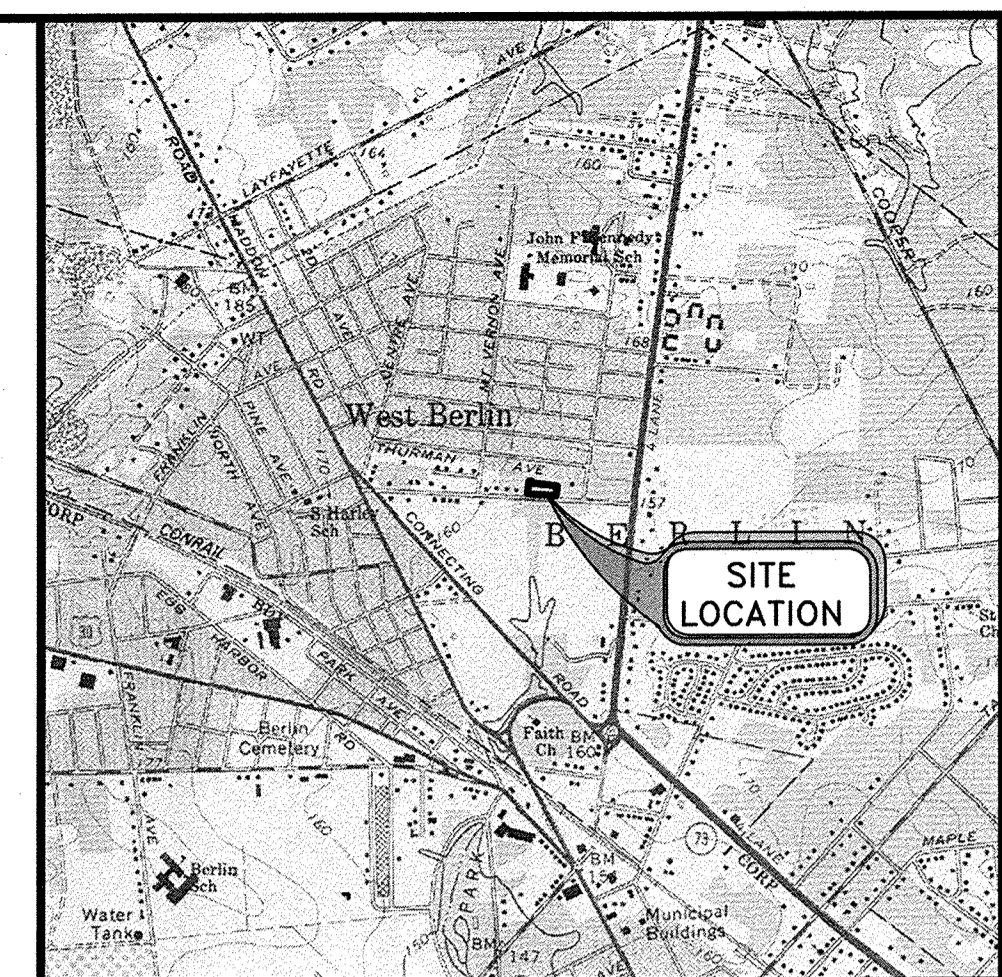
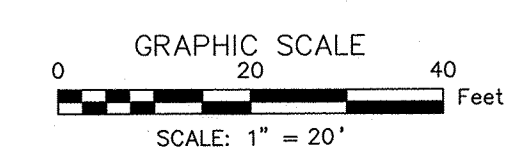


**SITE SUMMARY**

- SUBJECT PROPERTY BEING KNOWN AS PLATE 7, BLOCK 707, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BERLIN TOWNSHIP, CAMDEN COUNTY, NEW JERSEY.
- TOTAL TRACT AREA: 0.74± AC (32,366± SF)
- EXISTING AND PROPOSED USE:  
EXISTING LAND USE: RESIDENTIAL  
PROPOSED LAND USE: RESIDENTIAL
- LOT SUMMARY:  
EXISTING NO. OF LOTS: 1  
PROPOSED NO. OF LOTS/DWELLINGS: 3
- APPLICANT:  
TIM SCHAEFFER DEVELOPMENT CORP.  
PO BOX 558  
BERLIN, NJ 08009
- THERE IS NO DEVELOPMENT PROPOSED AS PART OF THIS SUBDIVISION. FUTURE DEVELOPMENT WILL REQUIRE APPROVALS AT THAT TIME.
- LOT NUMBERS AND ADDRESSES HAVE BEEN APPROVED BY THE TOWNSHIP TAX ASSESSOR.  
LOT 1.01 - 369 MINCK AVENUE  
LOT 1.02 - 373 MINCK AVENUE  
LOT 1.03 - 377 MINCK AVENUE

**NOTES:**

- THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP. DOCUMENTS OF RECORD WHICH HAVE BEEN REVIEWED AND CONSIDERED AS PART OF THIS PLAN OF MINOR SUBDIVISION ARE NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON HAVE BEEN OBTAINED BY CONSULTING ENGINEER SERVICES. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
- EXISTING FEATURES, TOPOGRAPHY, PROPERTY LINES, RIGHT-OF-WAYS AND EASEMENTS IS BASED ON A PLAN ENTITLED: "PLAN OF SURVEY AND TOPOGRAPHY", 367-379 MINCK AVENUE, TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY AS PREPARED BY CONSULTING ENGINEER SERVICES DATED 7/31/20.
- ONLY COPIES FROM THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED A VALID COPY.
- BLOCK AND LOT NUMBERS AS SHOWN HEREON ARE BASED UPON THE TAX MAP OF BERLIN TOWNSHIP, CAMDEN COUNTY, AS REVISED TO DATE.
- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH THIS PROPERTY IS SUBJECT TO WHICH MAY BE DISCLOSED BY A CURRENT TITLE REPORT.
- CONSULTING ENGINEER SERVICES IS NOT RESPONSIBLE FOR UNDERGROUND UTILITY INFORMATION UNOBTAINABLE FROM ABOVE GROUND OBSERVATION, UTILITY INFORMATION PROVIDED BY OTHERS AND/OR ANY CHANGES AFTER THE DATE OF THE FIELD SURVEY.
- LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON; WHEREAS ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF PREPARING THIS SURVEY TO LOCATE BURIED UTILITIES OF STRUCTURES.
- BEFORE ANY EXCAVATIONS ARE BEGUN, THE UNDERGROUND UTILITIES LOCATION SERVICE AT 1-800-272-1000 SHALL BE CONTACTED AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR EXCAVATION ACTIVITIES, IN ACCORDANCE WITH APPLICABLE LAWS, RULES AND REGULATIONS.
- HORIZONTAL DATUM SHOWN HEREON IS NJPCS (NAD83) BASED ON GPS OBSERVATIONS.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" WHICH ARE AREAS DETERMINED TO HAVE A MINIMAL FLOOD HAZARD BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWN ON FLOOD INSURANCE RATE PANEL NO. 5407010141E BERLIN TOWNSHIP, STATE OF NEW JERSEY, LAST REVISED 09/28/2017 WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- ALL PROPOSED UTILITIES CONNECTIONS SHALL BE UNDERGROUND. PROPOSED SANITARY LATERAL LOCATION TO BE DETERMINED IN FIELD.



**KEY MAP**  
SCALE: 1"=2000'

DATE: 05/11/2021  
ADAM R. GRANT  
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 24GS04335700

**PLAN OF MINOR SUBDIVISION**  
367-379 MINCK AVENUE  
PLATE 7, BLOCK 707, LOT 1  
BERLIN TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

PREPARED BY:  
**CONSULTING ENGINEER SERVICES**  
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS  
645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NJ 08091  
PHONE (609) 486-2046 FAX (609) 486-2047  
WWW.CONSULTINGENGINEERSERVICES.COM  
DRAWN BY: MJS  
FILE NO.: 389A-MJSD1  
SCALE: 1" = 20'  
DATE: 05/11/21

