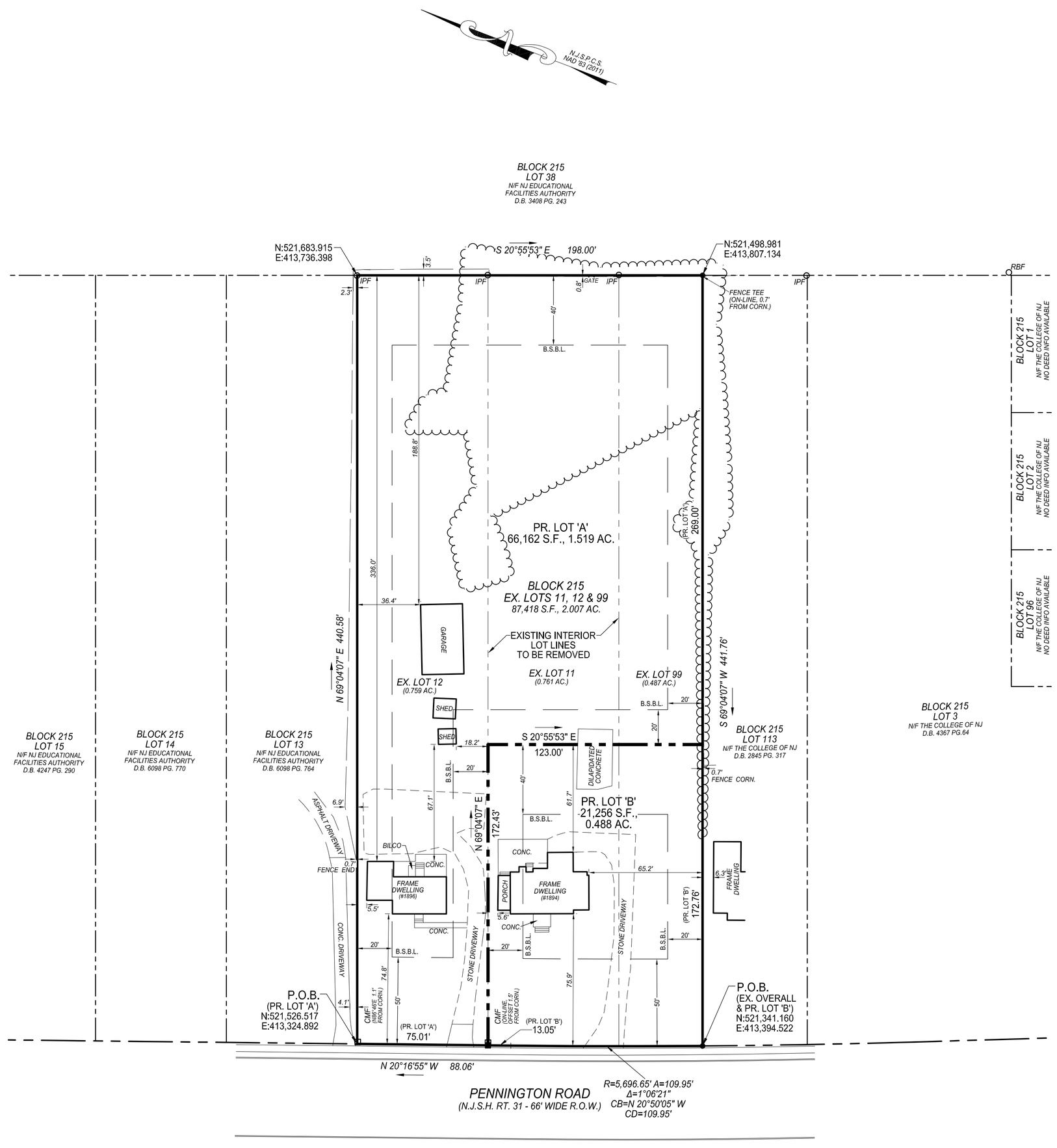
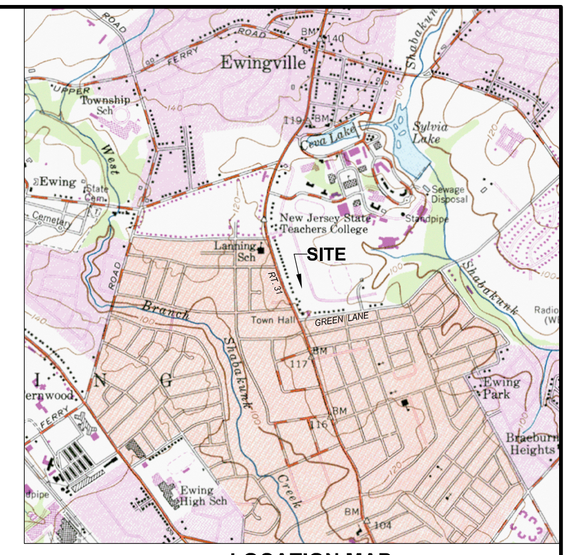


BULK REQUIREMENTS:

R-1 (RESIDENTIAL SINGLE FAMILY)

	REQUIRED	PR. LOT 'A'	PR. LOT 'B'
MIN. LOT SIZE (INTERIOR LOT)	18,750 S.F.	66,162 S.F.	21,256 S.F.
MIN. LOT SIZE (CORNER LOT)	22,500 S.F.	N/A	N/A
MIN. LOT WIDTH (INTERIOR LOT)	125'	75'*	123'*
MIN. LOT WIDTH (CORNER LOT)	150'	N/A	N/A
LOT FRONTAGE	125'	75.01'*	123'*
LOT DEPTH	125'	441'±	173'±
FRONT YARD SETBACK (PRINCIPAL BLDG.)	50'	74.8'	75.9'
SIDE YARD SETBACK (PRINCIPAL BLDG.)	20'	5.5'*	5.6'*
REAR YARD SETBACK (PRINCIPAL BLDG.)	40'	336.0'	61.7'
SIDE YARD SETBACK (ACCESSORY BLDG.)	10'	18.2'	N/A
REAR YARD SETBACK (ACCESSORY BLDG.)	10'	188.8'	10'
ACCESORY BLDG. TO PRINCIPAL BLDG.	20'	67.1'	N/A
MAX. BUILDING HEIGHT (PRINCIPAL BLDG.)	2.5 STORIES / 35'	2 STORIES / <35'	1.5 STORIES / <35'
MAX. BUILDING HEIGHT (ACCESSORY BLDG.)	1 STORIES / 15'	1 STORIES / <15'	N/A
BUILDING COVERAGE	15%	3.3%	6.6%
TOTAL LOT COVERAGE	22% / 24% W/ CONDITION	9.5%	20.0%

* - EXISTING NON-CONFORMING CONDITION



LOCATION MAP

AS TAKEN FROM THE USGS QUADRANGLE
PENNINGTON QUAD
SCALE: 1" = 2000'

PROPERTIES WITHIN 200' PER EWING TOWNSHIP TAX ASSESSOR

(DATED 10/20/2023 - NO OWNERS LISTED PER TOWNSHIP'S "DANIEL'S LAW" POLICY)

BLOCK / LOT	PROPERTY LOCATION ADDITIONAL LOT	PROPERTY CLASS	OWNER ADDRESS CITY, STATE	ZIP CODE
215 / 1	30 GREEN LA	15B	CURRENT OWNER PO BOX 7718 EWING, NJ	86280718.00
215 / 2	26 GREEN LA	15B	CURRENT OWNER PO BOX 7718 EWING, NJ	86280718.00
215 / 3	1880 PENNINGTON RD	15B	CURRENT OWNER PO BOX 7718 EWING, NJ	086280718
215 / 13	1898 PENNINGTON RD	15C	CURRENT OWNER 103 COLLEGE ROAD EAST PRINCETON, NJ	08540
215 / 14	1900 PENNINGTON RD	15C	CURRENT OWNER 103 COLLEGE ROAD EAST PRINCETON, NJ	08540
215 / 38	TRENTON STATE COLLEGE LIBRARY, PHELS AND	15B	CURRENT OWNER PO BOX 7718 EWING, NJ	08628
215 / 96	20 GREEN LA	15B	CURRENT OWNER TRENTON STATE COLLEGE EWING, NJ	086280718
215 / 113	1884 PENNINGTON RD	15B	CURRENT OWNER PO BOX 7718 EWING, NJ	086280718
215 / 138	68 GREEN LA	15B	CURRENT OWNER PO BOX 7718 EWING, NJ	086280718
246 / 5	1897 PENNINGTON RD	4C	CURRENT OWNER 500 NEW YORK BLVD SEA GIRT, NJ	08750
246 / 6	1895 PENNINGTON RD	4C	CURRENT OWNER 5435 BROOKSIDE COURT DOYLESTOWN, PA	18902
246 / 7	1891 PENNINGTON RD	2.00	CURRENT OWNER 376 ROCK ROAD EAST LAMBERTVILLE, NJ	08530
246 / 8	1889 PENNINGTON RD	2.00	CURRENT OWNER 1889 PENNINGTON ROAD EWING, NJ	08618
246 / 9	1901 PENNINGTON RD	2.00	CURRENT OWNER 5435 BROOKSIDE COURT DOYLESTOWN, PA	18902

SURVEY NOTES:

1. OWNER / APPLICANT: LEE PANFILI
   THE PRC GROUP
   141 WEST FRONT ST., SUITE 410
   RED BANK, NJ 07701
2. THIS SURVEY IS BASED IN PART ON A COMMITMENT FOR TITLE INSURANCE BY (A) FIRST AMERICAN TITLE INSURANCE COMPANY, AND (B) OLD REPUBLIC TITLE INSURANCE COMPANY, LISTED BELOW ALONG WITH ANY RECORD INSTRUMENTS CONTAINED THEREIN THAT AFFECT THE SUBJECT PROPERTIES:

   TITLE COMMITMENT 'A' - BLOCK 215 LOTS 11 & 99
   COMMITMENT NO. 160761CD-01 - EFFECTIVE DATE: 9/10/2023
   VESTING DEED: DEED BOOK 3992 PAGE 01

   11- SUBJECT TO THE COVENANTS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 823, PAGE 360. ***(RESTRICTIONS ARE REGARDING PLACEMENT AND COST OF ANY BUILDINGS TO BE ERECTED ON SITE ABOVE AND BEYOND ANY TOWNSHIP ZONING REQUIREMENTS)***

   TITLE COMMITMENT 'B' - BLOCK 215 LOT 12
   COMMITMENT NO. TA-131779 - EFFECTIVE DATE: 12/30/2015

   SCHEDULE B SECTION 2 CONTAINS NO RECORD INSTRUMENTS THAT ENCUMBER SUBJECT PROPERTY
3. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING SOURCES OF INFORMATION
   A -DEEDS OF RECORD
   B -AN ACTUAL FIELD SURVEY PERFORMED BY TAYLOR, WISEMAN & TAYLOR
   C- PLAN ENTITLED "TRENTON-PENNINGTON ROAD, GENERAL PROPERTY KEY MAP, SHOWING PROPERTIES TO BE ACQUIRED BETWEEN TRENTON AND PENNINGTON, TOWNSHIPS OF EWING-HOPEWELL & BORO OF PENNINGTON, MERCER COUNTY," PREPARED BY NJDOT, DATED JUNE 1926, MAP NO. 30-26.
   D- PLAN SET ENTITLED "AS BUILT PLANS OF ROUTE 31(1966), SECTION 2E, FROM PARKWAY AVENUE TO EWINGVILLE ROAD, AND ROUTE 95, SECTION 3L, RAMP 'M' FROM I-95 SOUTHBOUND TO ROUTE 31, RESURFACING, TOWNSHIPS OF EWING AND HOPEWELL, MERCER COUNTY," PREPARED BY NJDOT, DATED MARCH 1997
   D -PLAN ENTITLED "PLAN OF SURVEY OF LOT 13 BLOCK 215," PREPRED BY VAN NOTE-HARVEY ASSOXIATES, PC, DATED 3/12/2010, ORDER NO. 39643-110-11
4. BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY, PLATE # 22.
5. PLANIMETRIC FEATURES SHOWN ARE TAKEN FROM AN ACTUAL FIELD SURVEY PERFORMED BY TAYLOR WISEMAN & TAYLOR IN OCTOBER, 2023.
6. THIS SURVEY IS NOT INTENDED TO GUARANTEE OWNERSHIP.
7. SURVEY BASED ON N.J.S.P.C.S. NAD '83 (2011).
   VERTICAL DATUM: NAVD 1988
8. IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF ANY REGULATED ENVIRONMENTAL CONDITION ON OR NEAR THE SUBJECT PARCEL(S). UNDERGROUND EXPLORATIONS WERE NOT CONDUCTED OR UTILIZED DURING THE PREPARATION OF THIS SURVEY. CONCERNED PARTIES SHOULD PURSUE ANY ENVIRONMENTAL MATTERS SEPARATE AND APART FROM THIS SURVEY.
9. IT SHOULD NOT BE ASSUMED THAT ANY COPY OF THIS PLAN WITHOUT A RAISED IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL OR AN ORIGINAL COLORED IMPRESSION OF THE SURVEYOR'S STAMP SEAL IS A TRUE COPY OF THE ORIGINAL PLAN AS ISSUED BY THE SURVEYOR.
10. IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE LOCATION AND / OR EXISTENCE OF UNDERGROUND UTILITIES. THE STATE OF NEW JERSEY REQUIRES NOTIFICATION PRIOR TO ANY EXCAVATION BY UTILIZING THE NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000).
11. TRACT ZONING DISTRICT: R-1 (RESIDENTIAL SINGLE FAMILY) PER EWING ZONING MAP. SEE SITE DATA CHART.
12. ● INDICATES OUTBOUND CORNER MARKER TO BE SET
13. ■ INDICATES CONCRETE MONUMENT TO BE SET

LEGEND

These standard abbreviations, acronyms, symbols & linetypes will be found in the drawing.

- BOUNDARY LINE - OVERALL SUBJECT PROPERTY
- INTERIOR PROPERTY LINES (TO BE REMOVED)
- PROPOSED SUBDIVISION LINES
- ADJACENT PROPERTY LINES
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED BUILDING SETBACK LINE
- B.S.B.L. FENCELINE - CHAIN LINK
- CONC. CONCRETE
- EX. EXISTING
- PR. PROPOSED
- CMF □ CONCRETE MONUMENT FOUND
- IPF ○ IRON PIPE FOUND
- RBF ○ REBAR FOUND

MERCER COUNTY PLANNING BOARD

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

DATE _____ CHAIRMAN _____

TOWNSHIP ENGINEER CERTIFICATION

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

DATE _____ MUNICIPAL ENGINEER _____

EWING TOWNSHIP PLANNING BOARD

IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND WAS DULY APPROVED BY RESOLUTIONS OF THE EWING TOWNSHIP PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____. IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE MERCER COUNTY RECORDING OFFICER ON OR BEFORE _____.

DATE _____ CHAIRPERSON _____

DATE _____ SECRETARY _____

MUNICIPAL CLERK CERTIFICATION

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.40:55D-1 et seq.) OR LOCAL ORDINANCE.

DATE _____ MUNICIPAL CLERK _____

OWNER'S CERTIFICATION

I HEREBY CERTIFY TO BE THE OWNER OF THE LAND DELINEATED ON THIS MAP AND CONSENT TO THE FILING OF THE APPROVED MAP IN THE MERCER COUNTY CLERK'S OFFICE.

DATE _____ OWNER : _____

LEE PANFILI
THE PRC GROUP
141 WEST FRONT ST., SUITE 410
RED BANK, NJ 07701

SURVEYOR'S CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 01/04/2024 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 PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

1/4/24 _____
DATE N.J. PROFESSIONAL LAND SURVEYOR NO. 24GS03897600

SAMUEL S. PREVITERA

0' 40' 80' 120'
GRAPHIC SCALE

REVISIONS NO.	DATE

PLAN OF SURVEY AND MINOR SUBDIVISION

1894 & 1896 PENNINGTON ROAD
BLOCK 215, LOTS 11, 12 & 99
EWING TOWNSHIP
MERCER COUNTY, NEW JERSEY

CHECKED: SSP
DRAWN: RMR
CALC'D BY: SSP/RMR

Taylor Wiseman & Taylor
ENGINEERS / SURVEYORS / SCIENTISTS
SUBSURFACE UTILITY ENGINEERING
804 EAST GATE DRIVE, SUITE 100, MOUNT LAUREL, NJ 08054
TELEPHONE: (856) 235-7200 FAX: (856) 722-9250
www.taylorwiseman.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28032900

SCALE:	DATE:	DRAWING NO.	SHEET:
1" = 40'	01/04/2024	2023-07410-SUBD	1 OF 1

SHEET SIZE: 24" X 36"

Date: Jan 04, 2024, 12:49pm comvisun © 2022 TAYLOR, WISEMAN & TAYLOR

User ID: Lamblase File: Q:\CAD\07410-PenningtonRd_EwingTwp\Survey\Drawings\07410-Subd.dwg 24x36