

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY IS BASED UPON A PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY LOTS 1, 2.02, & 4, BLOCK 76 BOROUGH OF MILLTOWN, MIDDLESEX COUNTY, NEW JERSEY, T.M. SHEET #41" PREPARED BY AMERTECH ENGINEERING, INC., DATED 01/08/20, PREPARED BY JUAN J. RODRIGUEZ OF AMERTECH ENGINEERING, INC. AND MEETS THE MIN. SURVEY DETAIL REQ. WITH OUTBOUND CORNERS MARKED AS PROMULGATED BY 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 MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

JUAN J. RODRIGUEZ
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 246504323000
FOR AMERTECH ENGINEERING, INC.

APPROVED BY THE MIDDLESEX COUNTY PLANNING BOARD

PLANNING DIRECTOR _____ DATE _____

FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON _____
AS MAP NO. _____ IN FILE NO. _____

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

BOROUGH ENGINEER _____ DATE _____

APPROVED AS A FINAL PLAN BY A MINOR SUBDIVISION BY THE BOROUGH OF MILLTOWN PLANNING BOARD ON _____

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

THE INTERIOR 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 c.291 (C. 40:550-1) OR LOCAL ORDINANCE. I HEREBY CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE INTERIOR MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

I FURTHER CERTIFY THAT THE PUBLIC STREETS OR WAYS SHOWN HEREON HAVE BEEN APPROVED BY THE "PROPER AUTHORITY".

KEITH LATIMER _____ DATE _____
(MEMBER)

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 THEREUPON HAS ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THIS MAP AS AND FOR THE VOLUNTARY ACT AND DEED AS OWNER.

NOTARY PUBLIC OR ATTORNEY AT LAW _____ SEAL _____

NOTARY PUBLIC OR ATTORNEY AT LAW _____ SEAL _____

SECRETARY _____ DATE _____

BOROUGH ENGINEER/LAND SURVEYOR _____ DATE _____

I HEREBY CERTIFY THAT GERALD E. VANELLA IS THE OWNER OF LOT 2.02 AS SHOWN HEREON, AND AS OWNER OF THE PROPERTY I HEREBY APPROVE OF THE FILING OF THIS MAP IN THE MIDDLESEX COUNTY CLERK'S OFFICE.

GERALD E. VANELLA _____ DATE _____
VANELLA, GERALD E.
153 SOUTH MAIN STREET
MILLTOWN, NJ 08850

I HEREBY CERTIFY THAT JACK AND JOAN WHITMAN ARE THE OWNERS OF LOT 1 AS SHOWN HEREON, AND AS OWNERS OF THE PROPERTY I HEREBY APPROVE OF THE FILING OF THIS MAP IN THE MIDDLESEX COUNTY CLERK'S OFFICE.

JACK WHITMAN _____ DATE _____
WHITMAN, JACK & JOAN
493 PRINCETON AVENUE
BRICK, N.J. 08724

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 THEREUPON HAS ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THIS MAP AS AND FOR THE VOLUNTARY ACT AND DEED AS OWNER.

NOTARY PUBLIC OR ATTORNEY AT LAW _____ SEAL _____

NOTARY PUBLIC OR ATTORNEY AT LAW _____ SEAL _____

ZONING DATA TABLE

(AS NOTED IN SEC. 34-20.3, 34-20.5, 34-21.4, & 34-29.2 OF THE MILLTOWN LAND USE CHAPTER)

	R-8 ZONE - SINGLE FAMILY RESIDENTIAL ZONE		B-3 ZONE - LIMITED COMMERCIAL ZONE		R-8 & B-3 ZONE		B-3 ZONE		B-3 ZONE	
	MIN. LOT AREA	EX. CONDITIONS (LOT 1)	MIN. LOT WIDTH	EX. CONDITIONS (LOT 1)	MIN. LOT DEPTH	EX. CONDITIONS (LOT 1)	MIN. FRONT YARD	EX. CONDITIONS (LOT 1)	MIN. REAR YARD	EX. CONDITIONS (LOT 1)
MIN. LOT AREA	8,000 SF.	16,845 SF.	80'	(8) 69.84' (1)	100'	(8) 69.84' (1)	20'	(8) 8.94' (2)	20'	(8) 8.94' (2)
MIN. LOT WIDTH	80'	33,042 SF.	50'	(8) 34.33' (1)	100'	(8) 34.33' (1)	20'	(8) 14.04' (2)	20'	(8) 14.04' (2)
MIN. LOT DEPTH	100'	11,141 SF.	50'	(8) 24.37' (1)	100'	(8) 24.37' (1)	20'	(8) 169' (3)	20'	(8) 169' (3)
MIN. FRONT YARD	20'	5,000 SF.	20'	(8) 8.94' (2)	30'	(8) 8.94' (2)	20'	(8) 13.77' (2)	20'	(8) 13.77' (2)
MIN. REAR YARD	20'	24,605 SF.	30'	(8) 178.18' (3)	30'	(8) 178.18' (3)	20'	(8) 88.71' (4)	20'	(8) 88.71' (4)
MIN. SIDE YARD	10' (20' BOTH)	14,550 SF.	10' (20' BOTH)	(8) 10.18' (32.48')	10' (20' BOTH)	(8) 10.18' (32.48')	10'	(8) 2.50' (73.78')	10'	(8) 2.50' (73.78')
MAX. LOT COVERAGE	50%	8.3%	30%	4.2%	30%	4.2%	30%	3.7%	30%	3.7%
MAX. IMPERVIOUS COVER	80%	12.1%	50%	27.6%	50%	27.6%	50%	27.4%	50%	27.4%
MAX. BUILDING HEIGHT	35'/2.5 STY	<35'/2.5 STY	35'/2.5 STY	<35'/2.5 STY	35'/2.5 STY	<35'/2.5 STY	35'/2.5 STY	<35'/2.5 STY	35'/2.5 STY	<35'/2.5 STY
MIN. DISTANCE BETWEEN BUILDINGS	20'	13.83' ± (4)	20'	23.43' ±	20'	13.83' ± (4)	20'	16.42' ± (4)	20'	16.42' ± (4)
MIN. GFA/DU	1000 SF.	1,395 SF.	1000 SF.	1,395 SF.	1000 SF.	1,395 SF.	1000 SF.	922 SF. (5)	1000 SF.	922 SF. (5)
MAX. DU/BUILDING	1	1	1	1	1	1	1	1	1	1
MIN. OFF-STREET PARKING/DU	2	≥ 2	2	≥ 2	2	≥ 2	2	≥ 2	2	≥ 2
ACCESSORY BUILDINGS										
MIN. SIDE YARD	5'	16.67'	5'	16.67'	5'	N/A	5'	2.84' (6)	5'	2.84' (6)
MIN. REAR YARD	5'	108.75'	5'	108.75'	5'	N/A	5'	94.17'	5'	≥ 5', 39.75'
MAX. HEIGHT	15'	<15'	15'	<15'	15'	N/A	15'	<15'	15'	<15'

(1) = MIN. LOT WIDTH VARIANCE, EXISTING CONDITION (4) = MIN. DISTANCE BETWEEN BUILDINGS, EXISTING CONDITION
 (2) = MIN. FRONT YARD SETBACK VARIANCE, EXISTING CONDITION (5) = MIN. GFA/DU, EXISTING CONDITION
 (3) = MIN. SIDE YARD SETBACK VARIANCE, EXISTING CONDITION (6) = MIN. ACCESSORY BUILDING SIDE YARD SETBACK, EXISTING CONDITION

PROPERTY OWNERS WITHIN 200':

BLOCK	LOT	OWNER'S NAME & ADDRESS	BLOCK	LOT	OWNER'S NAME & ADDRESS	BLOCK	LOT	OWNER'S NAME & ADDRESS
75.02	3	Bertino, Shiley & Graben, 10 Nicholas CT Milltown, NJ 08850	76	7	Leske, Frank S. 177 South Main St Milltown, NJ 08850	77	4	Heritage of Milltown 149 South Main St Milltown, NJ 08850
75.02	4	Langey, Charles F. & Mary 11 Nicholas Ct Milltown, NJ 08850	76	8	Ditech Financial LLC 2100 E. Elgin Rd Bldg 9 Tempe, AZ 85294	77	5	Heritage of Milltown 149 South Main St Milltown, NJ 08850
75.05	5	Henry, Stephanie 6 Nicholas Ct Milltown, NJ 08850	76	22	Mkhali, Magd & Sadek, Khaleel E. Brunswick, NJ 08816	77	6	Heritage of Milltown 149 South Main St Milltown, NJ 08850
75	23	Heritage of Milltown LLC 4-08 Towne Center Dr North Brunswick, NJ 08902	76	23	Mkhali, Magd & Sadek, Khaleel E. Brunswick, NJ 08816	77	7	Heritage of Milltown 149 South Main St Milltown, NJ 08850
75	25.05	Heritage of Milltown LLC 4-08 Towne Center Dr North Brunswick, NJ 08902	76	24	Godalini, Thomas Jr 59 No Wilson Ave Milltown, NJ 08850	77	8	Abrams, Edward & Jacqueline 7 Henry St Milltown, NJ 08850
75	26	Heritage of Milltown LLC 4-08 Towne Center Dr North Brunswick, NJ 08902	76	25	Godalini, Thomas Jr 59 No Wilson Ave Milltown, NJ 08850	77	9	Abrams, Edward & Jacqueline 7 Henry St Milltown, NJ 08850
75	27	Heritage of Milltown LLC 4-08 Towne Center Dr North Brunswick, NJ 08902	76	26	Godalini, Thomas Jr 59 No Wilson Ave Milltown, NJ 08850	77	10	Abrams, Edward & Jacqueline 7 Henry St Milltown, NJ 08850
75	28	Whitman, Jack & Joan 493 Princeton Ave Brick, NJ 08724	76	27	Godalini, Thomas Jr 59 No Wilson Ave Milltown, NJ 08850	77	11	Abrams, Edward & Jacqueline 7 Henry St Milltown, NJ 08850
75	29	Whitman, Jack & Joan 493 Princeton Ave Brick, NJ 08724	77.01	13.01	O'Brien Esther 5 Henry St Milltown, NJ 08850	77	12	Abrams, Edward & Jacqueline 7 Henry St Milltown, NJ 08850
76	1	Whitman, Jack & Joan 493 Princeton Ave Brick, NJ 08724	77.01	13.02	Paglia, Robert & Erin 3 Henry St Milltown, NJ 08850	78.02	1.01	Perrino Chris & Lucy 8 Henry St Milltown, NJ 08850
76	2.02	Vanello, Gerald E., Jr & Marianne 16 Canada Goose Dr Atomsbury, NJ 07840	77.01	14	Paglia, Robert & Erin 3 Henry St Milltown, NJ 08850	89.03	6.01	Antico, David 23 Kunitz Ave Milltown, NJ 08850
76	3.02	Clayton, Frederick P. III & Anne M 2 Nelson Drive Milltown, NJ 08850	77.01	14.01	Paglia, Robert & Erin 3 Henry St Milltown, NJ 08850	89.03	6.02	Gerardino, Eileen 6 Dale Rd Milltown, NJ 08850
76	4	LWM at 161 South Main LLC 161 S. Main St Milltown, NJ 08850	77.01	1	Heritage of Milltown 149 South Main St Milltown, NJ 08850	89.03	6.05	Milltown Apartments LLC 51 Cleveland St Hackensack, NJ 07601
76	5	Bucklew, Dorothy M 167 South Main St Milltown, NJ 08850	77	2	Heritage of Milltown 149 South Main St Milltown, NJ 08850	89.03	6.06	Milltown Apartments LLC 51 Cleveland St Hackensack, NJ 07601
76	6	Dubuck, John & Scioia, Anthony 272 Crestwood Dr Milltown, NJ 08850	77	3	Heritage of Milltown 149 South Main St Milltown, NJ 08850	90	1.02	Pogans, Estelle Trustee 2 Clayton Ct Milltown, NJ 08850

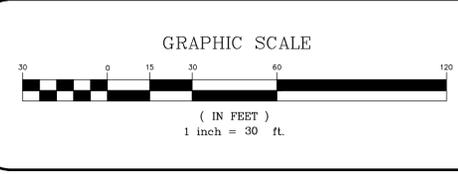
UTILITY COMPANIES WITHIN 200':

Middlesex Co Planning Board
Middlesex County Office of Planning
Middlesex County Administration Building
John F. Kennedy Square
75 Bayard St - 5th Floor
New Brunswick, NJ 08901

East Brunswick Water/Sewer Utility
Daniel Lock
25 Harts Lane
East Brunswick, NJ 08816

Borough of Milltown
39 Washington Avenue
Milltown, NJ 08850

NJ Turnpike Authority
P.O. Box 5062
Woodbridge, NJ 07095



OWNER (LOT 1):
WHITMAN, JACK & JOAN
493 PRINCETON AVENUE
BRICK, NJ 08724

OWNER (LOT 2.02):
VANELLO, GERALD E.
161 SOUTH MAIN STREET
MILLTOWN, NJ 08850

OWNER (LOT 4):
LWM AT 161 SOUTH MAIN, LLC
161 SOUTH MAIN STREET
MILLTOWN, NJ 08850

APPLICANT:
HERITAGE OF MILLTOWN, LLC
149 SOUTH MAIN STREET
MILLTOWN, NJ 08850

NO.	REVISION	DATE	Dr/Ck

CAD#:	DESIGN BY:	DATE:
16-066 MINOR	MEB	JANUARY 17, 2020
PB#:	DRAWN BY:	SCALE:
		1" = 30'
BOOK#:	Checked by:	FILE NO.:
	JR	16-066

AMERTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS

257 RODERICK AVENUE, NORTH BRANCOCK, NJ 08901
(732) 338-3333 • (732) 338-3334
E-MAIL: info@amertechengineering.com
CERTIFICATE OF AUTHORIZATION NO. 246504323000

JUAN J. RODRIGUEZ
NEW JERSEY PROFESSIONAL LAND SURVEYOR LIC. NO. 246504323000

LOTS 1, 2.02 & 4, Block 76
Borough of Milltown
Middlesex County, New Jersey
T.M. Sheet #41

MINOR SUBDIVISION PLAN

JOB #:
16-066

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