

APPROVED AS A MINOR SUBDIVISION MAP BY THE LAWRENCE PLANNING BOARD ON \_\_\_\_\_ BY RESOLUTION # \_\_\_\_\_

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THE TOWNSHIP OF LAWRENCE PLANNING BOARD HAS APPROVED THIS MAP FOR FILING IN THE MERCER COUNTY CLERK'S OFFICE AND THAT IT COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" PROVIDED THAT THIS MAP IS FILED IN THE OFFICE OF THE MERCER COUNTY CLERK ON OR BEFORE \_\_\_\_\_ 20\_\_\_\_ WHICH DATE IS ONE HUNDRED NINETY (190) DAYS AFTER APPROVAL.

SECRETARY OF THE PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW" P.L. 1976, C. 291 (C. 40:55D-1 ET 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.

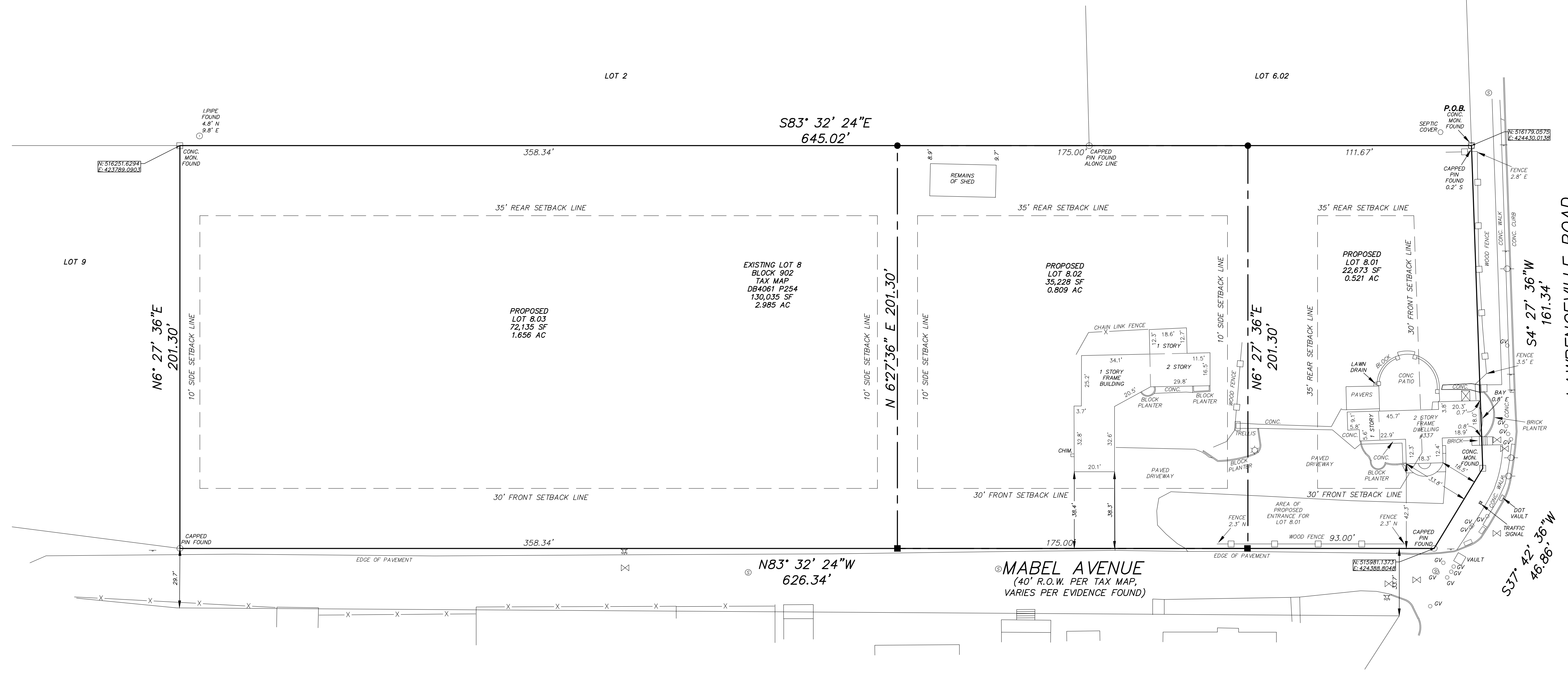
MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 1/18/23 HAS BEEN MADE UNDER MY SUPERVISION, AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH BOUNDARY CORNERS MARKED AS PROSLICATED 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 FILING LAW" AND THAT THE BOUNDARY CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

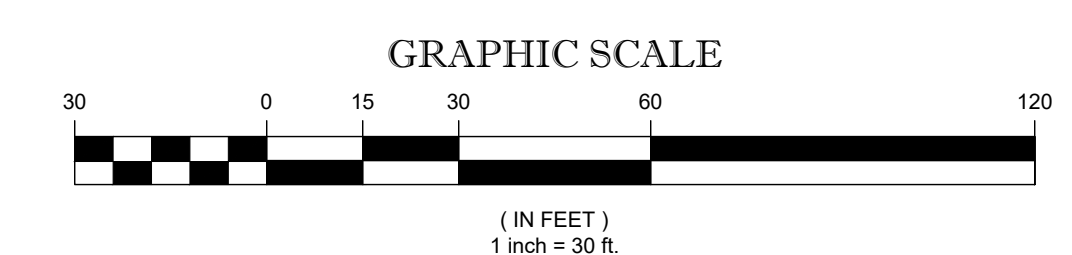
I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON WILL BE SET PRIOR TO THE FILING OF THIS MAP.

JOSEPH CANADA PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 43333 DATE \_\_\_\_\_

- GENERAL NOTES
- PROPERTY KNOWN AND DESIGNATED AS LOT 8, BLOCK 902 AS SHOWN ON THE TOWNSHIP OF LAWRENCE TAX MAP SHEET #9.
  - BOUNDARY INFORMATION IS AS SHOWN ON A SURVEY ENTITLED: "SURVEY OF PROPERTY, BLOCK 902, LOT 8, TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, SIGNED BY JOSEPH CANADA, N.J. LIC. NO. 43333, DATED 1/18/23.
  - COORDINATES SHOWN HEREON ARE IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM.
  - SURVEY ACCURACY EXCEEDS 1/10,000
  - OWNER/APPLICANT: JAMES G MCGUIRE & HUGH F MCGUIRE  
351 LAWRENCE ROAD  
LAWRENCE NJ 08648
  - ALL LOT LINES AND LABELS WITHIN THE SUBDIVISION ARE TO BE DELETED.
  - EXISTING USE: ONE RESIDENTIAL UNIT  
PROPOSED USE: THREE RESIDENTIAL UNITS
  - THERE ARE NO ENVIRONMENTAL CONSTRAINTS ON THE SUBJECT PROPERTY.
  - PROPERTY LIES IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NO. 34021C0138F, EFFECTIVE DATE: JULY 20, 2016.



LAWRENCEVILLE ROAD  
(60' R.O.W. PER TAX MAP)  
(E.K.A. OLD POST ROAD)  
(A.K.A. LAWRENCEVILLE (TRENTON - PRINCETON) ROAD)  
(A.K.A. U.S. ROUTE 206)



I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE LAND BEING SUBDIVIDED BY THIS MAP AND HEREBY CONSENT TO THE FILING OF THIS MAP WITH THE MERCER COUNTY CLERK'S OFFICE.

BE IT REMEMBERED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SCHEDULE OF BULK REQUIREMENTS  
R-4 ZONE RESIDENTIAL 4 DISTRICT

REQUIRED	EXISTING LOT 8	PROPOSED LOT 8.01	PROPOSED LOT 8.02	PROPOSED LOT 8.03
LOT AREA	7,500 SF	130,035 SF	22,673 SF	72,135 SF
LOT FRONTAGE	60 FT	634.54 FT	301.20 FT	358.34 FT
FRONT YARD SETBACK	30 FT	0.7 FT*	0.7 FT*	30 FT
SIDE YARD SETBACK	10 FT	N/A	10 FT	10 FT
REAR YARD SETBACK	35 FT	13.1 FT	35 FT	35 FT
ACCESSORY SETBACK	>BLDG HT	>BLDG HT	>BLDG HT	>BLDG HT
MAX. IMPERVIOUS COVERAGE	65 %	7.5 %	23.8 %	<65 %

\* EXISTS NON-CONFORMING

- LEGEND
- CAP/PIN SET
  - MONUMENT TO BE SET
  - TBR TO BE REMOVED

DATE:	JANUARY 19, 2024
SCALE:	1" = 30'
DESIGNED BY:	
DRAWN BY:	JDC
CHECKED BY:	JDC
JOB NO.:	22219

JOSEPH CANADA  
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 43333

DATE \_\_\_\_\_

**Van Cleef**  
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC  
1705 ROUTE 37 EAST, TOMS RIVER, NJ 08753  
WEB: WWW.VANCLEEFENGINEERING.COM  
PHONE: (732) 373-9400  
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways  
Construction Inspection  
Environmental  
Geotechnical/Dams  
Landscape Architecture  
Local/Regional Planning  
Municipal Engineering  
Site Development  
Surveying/Aerial Drones/GIS  
Water/Wastewater

MINOR SUBDIVISION PLAN  
BLOCK 902 LOT 8

TOWNSHIP OF LAWRENCE

MERCER COUNTY NEW JERSEY

1/1