

LIST OF UTILITIES

COMCAST
830 ROUTE 37 WEST
TOMS RIVER, NJ 08755
732-286-2971

CONECTIV (FORMERLY ATLANTIC ELECTRIC)
REAL ESTATE DEPARTMENT
457 US HWY 9
WEST CREEK, NJ 08092
609-286-8114

BARNEGAT WATER & SEWER UTILITY
900 WEST BAY AVE
BARNEGAT, NJ 08005
609-698-0080

SOUTH JERSEY GAS
1 SOUTH JERSEY PLAZA
FOLSOM, NJ 08037

GPI ENERGY (FORMERLY JOPAL CO)
P.O. BOX 16001 REAL ESTATE DEPT
READING, PA 19640-0001
610-921-6201

VERIZON
54 BROAD ST, ROOM 305
NEWARK, NJ 07101

NU NATURAL GAS
1415 WYCKOFF ROAD
P.O. BOX 1484
WALL, NJ 0779
732-938-1096

OCEAN COUNTY UTILITY AUTHORITY
501 HICKORY LANE, P.O. BOX P
BAYVILLE, NJ 08721
732-269-4500

TOWNSHIP OF OCEAN DEPT OF UTILITIES
50 WILDLAND AVE
WARETOWN, NJ 08758
609-693-3668

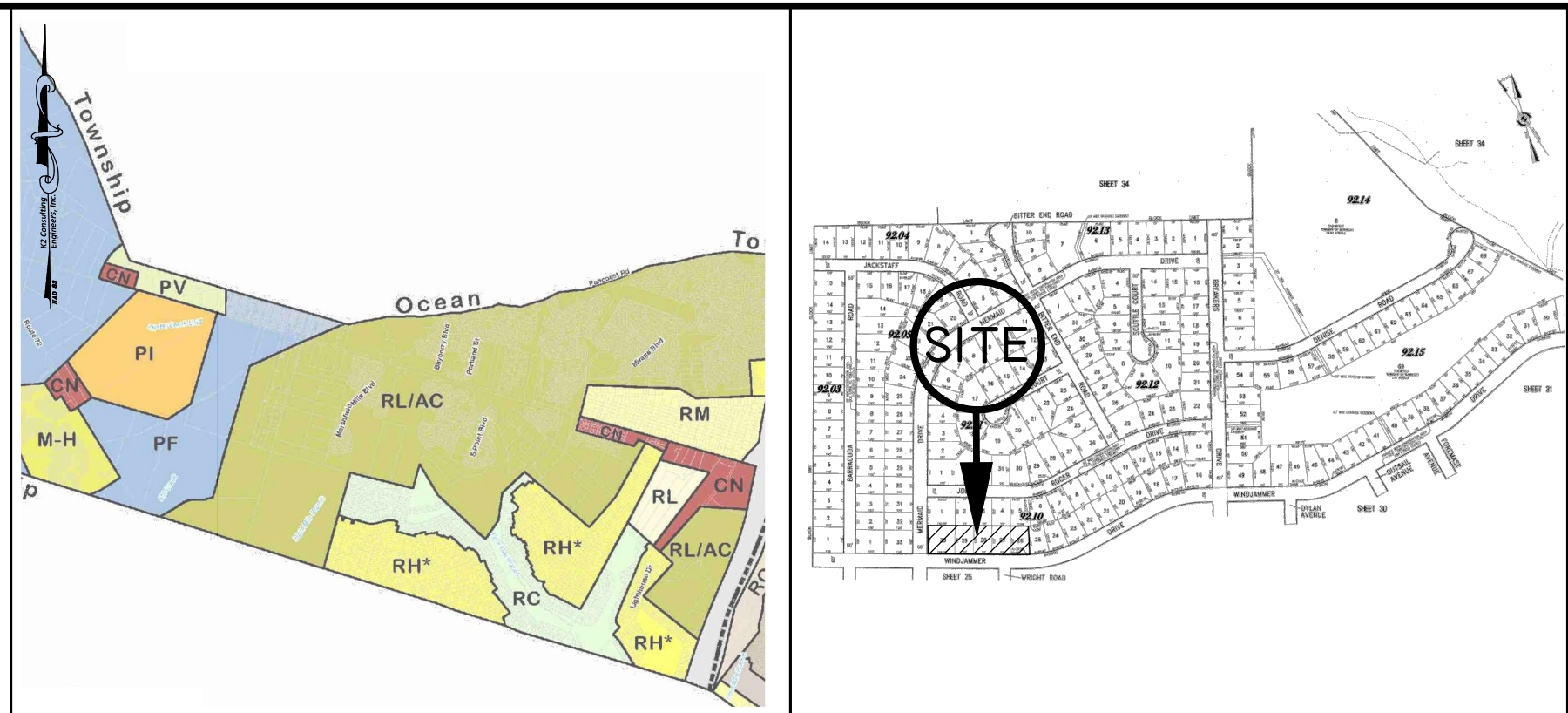
OWNER & ADDRESS REPORT - LOT 22 & 23 IN BLOCK 92.09 - BARNEGAT TOWNSHIP CERTIFIED 200 FOOT LIST			
BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
92.09	14	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	541 MERMAID DRIVE
92.09	15	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	543 MERMAID DRIVE
92.09	16	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	125 WINDJAMMER DRIVE
92.09	17	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	123 WINDJAMMER DRIVE
92.09	18	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	31 WRIGHT ROAD
92.10	1	NARDI, THOMAS F & WENDY C 842 BERKELEY AVE TRENTON, NJ 08610	29 JOLLY ROGER DRIVE
92.10	2	NARDI, THOMAS F & WENDY C 842 BERKELEY AVE TRENTON, NJ 08610	27 JOLLY ROGER DRIVE
92.10	3	GET PARTNERS LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	25 JOLLY ROGER DRIVE
92.10	4	GET PARTNERS LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	23 WINDJAMMER DRIVE

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
92.10	5	BARNEGAT TOWNSHIP 900 W BAY AVE BARNEGAT, NJ 08005	21 JOLLY ROGER DRIVE
92.10	6	QUINN, JOHN J JR & CHAD 135 SWEET BIRCH LANE WOMELSDORF, PA 19567	19 JOLLY ROGER DRIVE
92.10	7	QUINN, JOHN J JR & CHAD 135 SWEET BIRCH LANE WOMELSDORF, PA 19567	17 JOLLY ROGER DRIVE
92.10	23	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	114 WINDJAMMER DRIVE
92.10	24	GET PARTNERS LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	116 WINDJAMMER DRIVE
92.10	25	MCDONALD, EVELYN 11542 OLD LAWYERS ROAD UNIONVILLE, VA 22567	118 WINDJAMMER DRIVE
92.11	1	HALL, ARAMENTA 19 ROBSON ROAD APT A EASTAMPTON, NJ 08060	551 MERMAID DRIVE
92.11	29	BARNEGAT TOWNSHIP 900 W BAY AVE BARNEGAT, NJ 08005	18 JOLLY ROGER DRIVE
92.11	30	BARNEGAT TOWNSHIP 900 W BAY AVE BARNEGAT, NJ 08005	20 JOLLY ROGER DRIVE

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
92.11	31	BARNEGAT TOWNSHIP 900 W BAY AVE BARNEGAT, NJ 08005	22 JOLLY ROGER DRIVE
92.11	32	BARNEGAT TOWNSHIP 900 W BAY AVE BARNEGAT, NJ 08005	24 JOLLY ROGER DRIVE
92.11	33	TROLD, CAMERON & JEAN 7/4 TIMBERLINE PO BOX 291 19067 WADLEY, PA 19067	26 JOLLY ROGER DRIVE
92.17	14.01	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	28 WRIGHT ROAD
92.17	15	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	30 WRIGHT ROAD
92.17	16.01	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	119 WINDJAMMER DRIVE
92.17	17.01	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	117 WINDJAMMER DRIVE
92.17	18.01	WALTERS DEVELOPMENT CO LLC 500 BARNEGAT BLVD N #100 BARNEGAT, NJ 08005	115 WINDJAMMER DRIVE

ZONING SCHEDULE						
ZONING DISTRICT: "RH" DISTRICT						
CATEGORY	REQUIRED	LOT 26	LOT 27	LOT 28	LOT 29	LOT 30
MINIMUM LOT AREA	10,000 SQ. FT.	9,067 SQ. FT.*	10,001 SQ. FT.	10,001 SQ. FT.	10,001 SQ. FT.	11,872 SQ. FT.
MINIMUM LOT WIDTH	75 FT.	77.40 FT.	83.34 FT.	83.34 FT.	83.34 FT.	100.05 FT.
MINIMUM LOT FRONTAGE	2/3 OF LOT WIDTH	79.21 FT.	83.34 FT.	83.34 FT.	83.34 FT.	209.34 FT.
MINIMUM LOT DEPTH	120 FT.	120.00 FT./119.31 FT.*	120.00 FT.	120.00 FT.	120.00 FT.	120.00 FT./100.05 FT.*
PRINCIPAL BUILDING						
MINIMUM FRONT YARD	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
MINIMUM REAR YARD	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
MINIMUM SIDE YARD	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.
MINIMUM SIDE YARD (TOTAL)	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.
ACCESSORY BUILDING						
MINIMUM REAR YARD	5 FT.	5 FT.	5 FT.	5 FT.	5 FT.	5 FT.
MINIMUM SIDE YARD	5 FT.	5 FT.	5 FT.	5 FT.	5 FT.	5 FT.
MAXIMUM BUILDING HEIGHT	35 FEET/2.5 STORIES	35 FEET/2.5 STORIES	35 FEET/2.5 STORIES	35 FEET/2.5 STORIES	35 FEET/2.5 STORIES	35 FEET/2.5 STORIES
MAXIMUM BUILDING COVER	30 %	30 %	30 %	30 %	30 %	30 %
* VARIANCE REQUIRED						

* VARIANCE REQUIRED



BARNEGAT TOWNSHIP ZONING MAP
NOT TO SCALE

TAX MAP SHEET 26
NOT TO SCALE



- NOTES
- OWNER/APPLICANT: THE WALTERS GROUP
21 E. ELWOOD AVENUE, SUITE 200
HADDONFIELD, NJ 08033
 - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. SHOULD ADDITIONAL TITLE/BOUNDARY INFORMATION BECOME AVAILABLE, K2 CONSULTING ENGINEERS, INC. RESERVES THE RIGHT TO AMEND AND/OR REVISE THIS PLAN.
 - BASE INFORMATION TAKEN FROM A PLAN OF LOTS, OCEAN ACRES, SECTION NO. 27, UNION TOWNSHIP, OCEAN COUNTY, NEW JERSEY, DATED MAY 5, 1972, JULY FILED.
 - BEING KNOWN AS LOT 26 THRU LOT 30 IN BLOCK 92.10 ON TAX MAP SHEET 26 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BARNEGAT, OCEAN COUNTY, NEW JERSEY.
 - WE ARE NOT EXPERTS IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES; THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL SAME.
 - FRESHWATER WETLANDS, IF ANY, ARE NOT LOCATED BY THIS PLAN.
 - THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP.
 - EXCEPT AS STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN THOSE EVENT AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - PROPERTIES ARE TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
 - HORIZONTAL INFORMATION BASED ON AN ASSUMED DATUM.
 - VERTICAL INFORMATION BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - EXISTING LOT LINES WITHIN THE SUBDIVISION ARE TO BE ELIMINATED WITH THE FILING OF THIS PLAN.

LOT AREA TABLE		
LOT	EXISTING LOT AREA	PROPOSED LOT AREA
26	9,171 SF 0.211 ACRES	9,067 SF 0.208 ACRES
27	9,240 SF 0.212 ACRES	10,001 SF 0.230 ACRES
28	9,240 SF 0.212 ACRES	10,001 SF 0.230 ACRES
29	9,240 SF 0.212 ACRES	10,001 SF 0.230 ACRES
30	14,184 SF 0.325 ACRES	11,872 SF 0.272 ACRES

CURVE TABLE			
Curve #	Length	Radius	Chord Direction/Chord Length
C1	39.27'	25.00'	N20° 05' 10"W 35.36'
C2	30.08'	500.00'	N75° 48' 35"W 30.08'

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

LOT 26 - LOT 30 - WALTERS DEVELOPMENT CO LLC
500 BARNEGAT BLVD N #100
BARNEGAT, NJ 08005

SWORN TO AND SUBSCRIBED BEFORE ME.

NOTARY _____ DATE _____

APPROVED AS A MINOR SUBDIVISION BY THE BARNEGAT TOWNSHIP PLANNING BOARD.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

I CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" P.L. 2011, CHAPTER 217, AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF OCEAN COUNTY BY THE PLANNING BOARD OF BARNEGAT TOWNSHIP.

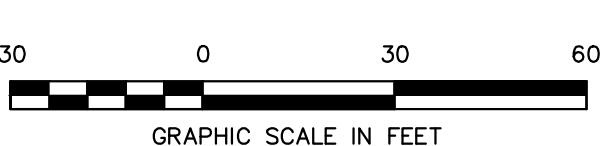
THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID COUNTY CLERK ON OR BEFORE _____ DAY OF _____

SECRETARY _____ DATE _____

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 THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER _____ DATE _____

LEGEND	
---	EXISTING PROPERTY BOUNDARY
---	EXISTING ADJACENT LOT LINE
---	PROPOSED LOT LINE
---	SETBACK LINE
28	LOT NUMBER PER TAX MAP
92.10	BLOCK NUMBER PER TAX MAP
○	CORNER TO BE SET



REVISIONS	

DATE: 12/09/2019
DRAWN BY: TLM
CHECKED BY: JRG
SCALE: 1"=30'
JOB NO.: PD19-050
SHEET 1 OF 1

HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED DECEMBER 9, 2019 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH THE OUTBOUND CORNERS MARKED, 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 FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS, AS SHOWN, HAVE BEEN FOUND OR SET.

Jeffrey R. Gelenthin
JEFFREY R. GELLENTHIN, P.L.S.
Professional Land Surveyor, NJ License No. GS-36730

K2
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MINOR SUBDIVISION PLAN
OF
WALTERS HOMES
LOT 26 THRU LOT 30 IN BLOCK 92.10
ON TAX MAP SHEET 26
SITUATE IN THE
TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY