

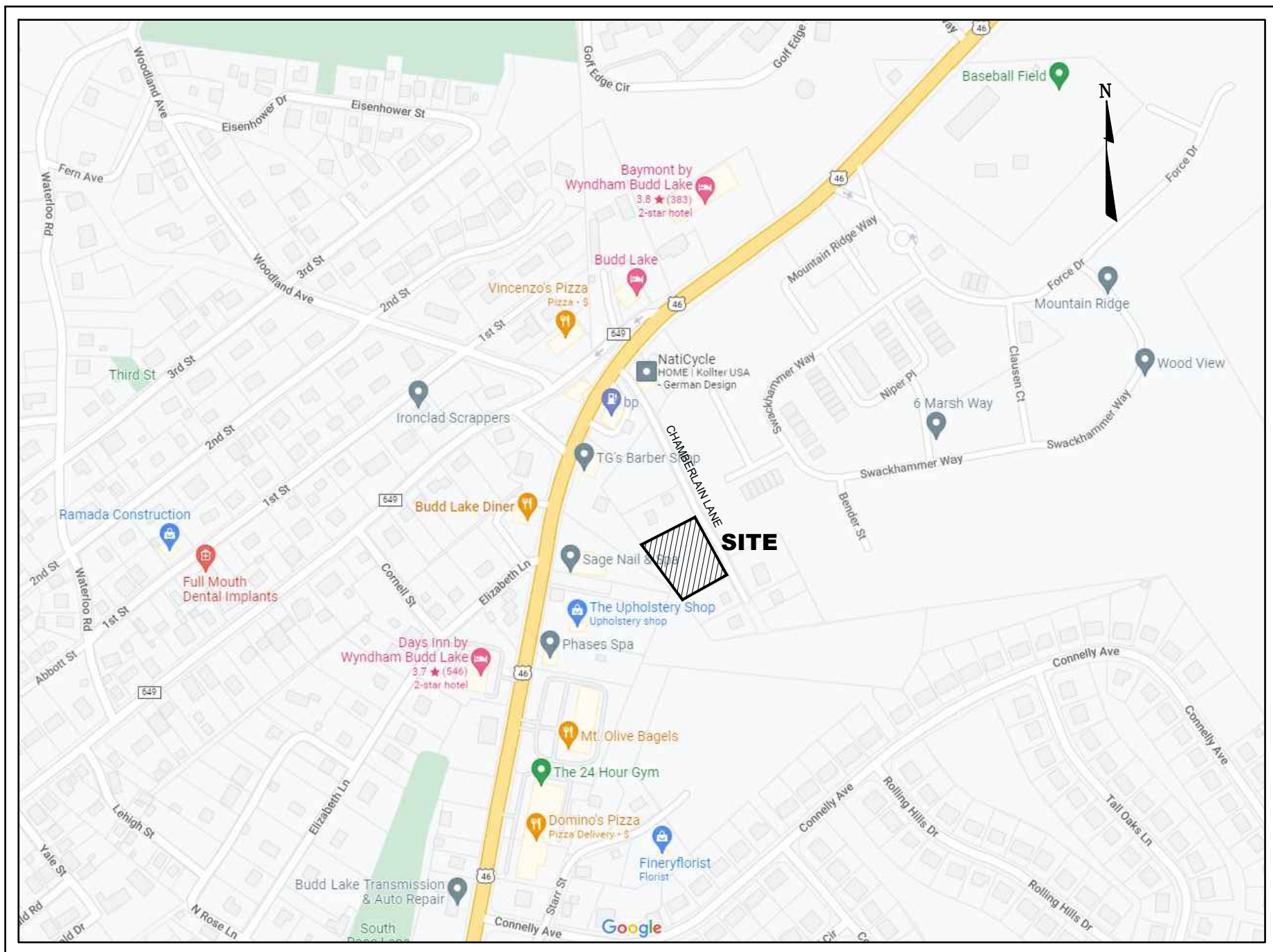
MINOR SUBDIVISION PLAN

FOR

14 CHAMBERLAIN LANE SUBDIVISION

BLOCK 4100, LOTS 73.01 & 73.02

MOUNT OLIVE TOWNSHIP, MORRIS COUNTY, NEW JERSEY



LOCATION MAP



CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200'

PROPERTY OWNERS LIST CERTIFIED BY JACK MARCHIONE, TAX ASSESSOR. DATE: JANUARY 20, 2023.

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1427_4100_12	5.2130	17-1 CONNELLY AVE REAR	COUNTRY OAKS HOMEOWNERS ASSN	PO BOX 424 BUDD LAKE, NJ 078281405
1427_4100_58	1.3400	13 STARR ST	DATTOLO, PASQUALE	141 ROUTE 46 UNIT 10 BUDD LAKE, NJ 07828
1427_4100_64	0.7208	133 ROUTE 46	EDGAR REALTY LIMITED LIABILITY CO	133 ROUTE 46 BUDD LAKE, NJ 07828
1427_4100_65	1.1501	131 ROUTE 46	KAIKAS, COSTAS	2604 WOOLLEY RD WALL, NJ 07719
1427_4100_68	1.1750	125 ROUTE 46	NIMA PROPERTIES, LLC	39 WINCHESTER TER RANDOLPH, NJ 07869
1427_4100_69	4.3200	119 ROUTE 46	HAGLEW PROPERTIES LLC	2 TERRILL DR CALIFON, NJ 07830
1427_4100_71	0.9200	8 CHAMBERLAIN LN	MFC MOUNTAIN RIDGE ESTATES LLC	9 WESTERN DR COLTS NECK, NJ 07722
1427_4100_72	0.4591	10 CHAMBERLAIN LN	SMITH, BERNADETTE	201 HUDSON CT HACKETTSTOWN, NJ 07840
1427_4100_73	0.8600	14 CHAMBERLAIN LN	MFC MOUNTAIN RIDGE ESTATES LLC	9 WESTERN DR COLTS NECK, NJ 07722
1427_4100_74	0.3604	18 CHAMBERLAIN LN	SORRENTINO, RALPH L & PATRICIA	18 CHAMBERLAIN LN BUDD LAKE, NJ 07828
1427_4100_75	0.3306	20 CHAMBERLAIN LN	EISENMANN, CARMEN	20 CHAMBERLAIN LN BUDD LAKE, NJ 07828
1427_4100_77	0.1791	21 CHAMBERLAIN LN	MT OLIVE TOWNSHIP	PO BOX 450 BUDD LAKE, NJ 07828
1427_4100_78	0.1894	19 CHAMBERLAIN LN	TATE, REGINALD L	19 CHAMBERLAIN LN BUDD LAKE, NJ 07828
1427_4100_79	0.3444	17 CHAMBERLAIN LN	DUARTE, STEVEN/DEBORAH/ET ALS	17 CHAMBERLAIN LN BUDD LAKE, NJ 07828
1427_4100_80	53.4600	12 FORCE DR	MFC MOUNTAIN RIDGE ESTATES	9 WESTERN DR COLTS NECK, NJ 07722
1427_4100_80_C158	0.0000	8 SEDICAVAGE WAY	TIERNEY, THOMAS J/SUZANNA	8 SEDICAVAGE WAY BUDD LAKE, NJ 07828
1427_4100_80_C159	0.0000	10 SEDICAVAGE WAY	TIRKEY, JOHNSON/ANUPAM	10 SEDICAVAGE WAY BUDD LAKE, NJ 07828
1427_4100_80_C160	0.0000	12 SEDICAVAGE WAY	MUSTO, ANTON & REBECCA	12 SEDICAVAGE WAY BUDD LAKE, NJ 07828
1427_4100_80_C161	0.0000	14 SEDICAVAGE WAY	ROBERTS, MICHELLE JANICE	14 SEDICAVAGE WAY BUDD LAKE, NJ 07828
1427_4100_80_C162	0.0000	16 SEDICAVAGE WAY	ADLURU, PRADEEP/CHAMARTHI, SUMASREE	16 SEDICAVAGE WAY BUDD LAKE, NJ 07828
1427_4100_80_C163	0.0000	18 SEDICAVAGE WAY	HERMANDEZ, VICTOR/MONTEAGUDO, SYLVIA	18 SEDICAVAGE WAY BUDD LAKE, NJ 07828
1427_4100_80_C164	0.0000	20 SEDICAVAGE WAY	PANDIT, VEDANT/TRIVEDI, KHUSHALI	20 SEDICAVAGE WAY BUDD LAKE, NJ 07828

THE FOLLOWING ENTITIES HAVE REQUESTED THAT THEY BE NOTIFIED OF MATTERS COMING BEFORE THE PLANNING BOARD OR BOARD OF ADJUSTMENT:

Bruce D. Smith
Hackettstown Municipal Utilities Authority
P.O. Box 450
Hackettstown, NJ 07840

R. Albanese
New Jersey Natural Gas
1415 Wyckoff Road
Wall, NJ 07719

Bruce Reynolds
Columbia Gas Transmission Corp
1470 Poorhouse Road
Downingtown, PA 19335-342

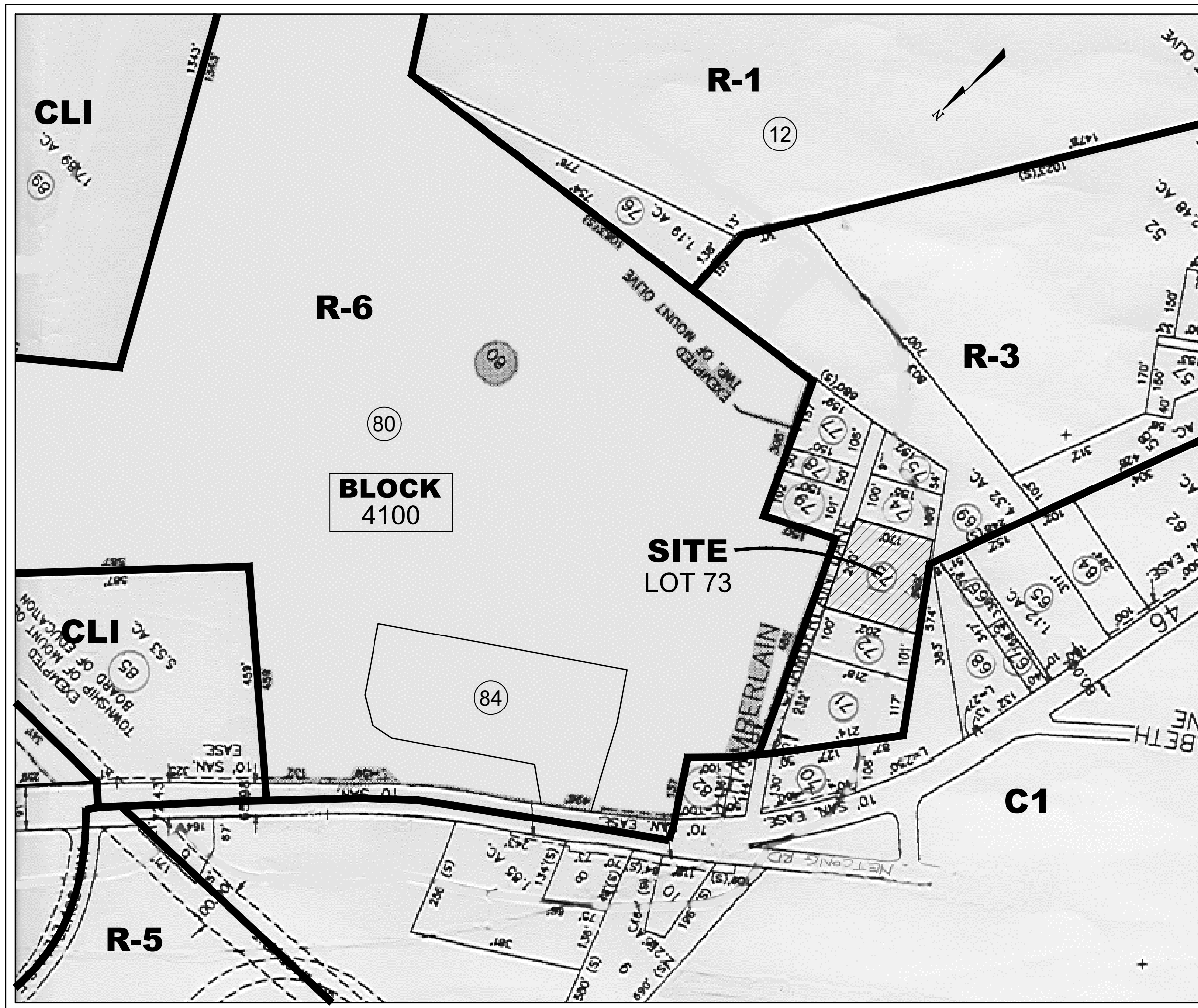
Mt Olive Township, Water & Sewer Department
P.O. Box 450
204 Flanders-Drakestown Road
Mt Olive, NJ 07828

N.J. Department of Transportation
1035 Parkway Dr CN 600
Trenton, NJ 08625

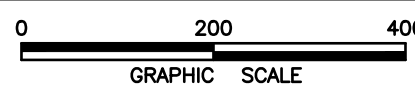
Public Service Electric & Gas Company
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

New Jersey – American Water Co. Inc
P.O. Box 5627
Cherry Hill, New Jersey 08034

Applied Wastewater Management
2 Clerico Lane
Hillsborough, NJ 08844



TAX & ZONING MAP



LEGEND:

R-1 RESIDENTIAL 1 DU/1 ACRE
R-3 RESIDENTIAL 3 DU/1 ACRE
R-5 RESIDENTIAL MULTI-FAMILY
R-6 AGE RESTRICTED RESIDENTIAL DISTRICT
C-1 COMMERCIAL
C-LI COMMERCIAL/LIGHT INDUSTRIAL

SITE ZONING ANALYSIS

LOCATION - 14 CHAMBERLAIN AVENUE
TAX MAP INFORMATION - BLOCK 4100, LOTS 73.01 & 73.02
ZONING - R-3 RESIDENTIAL (DETACHED DWELLINGS WITH SEWER)
AREA - 35,818 SQ. FT. / 0.8223 ACRES
EXISTING - VACANT
PROPOSED - 2 LOT SUBDIVISION

R-3 RESIDENTIAL (DETACHED DWELLINGS)

	REQUIRED	EXISTING LOT 73	PROPOSED LOT 73.01	PROPOSED LOT 73.02	CONDITION
MIN. LOT AREA	15,000 SQ. FT.	35,818 SQ. FT.	18,634 SQ. FT.	17,184 SQ. FT.	CONFORMING
MIN. LOT WIDTH	80 FT.	200 FT.	100 FT.	100 FT.	CONFORMING
MIN. LOT DEPTH	N/A	N/A	N/A	N/A	N/A
PRINCIPAL STRUCTURE/BUILDING SETBACKS	MIN. FRONT YARD	40 FT.	N/A	40 FT.	CONFORMING
	MIN. SIDE YARD	20 FT.	N/A	30 FT.	CONFORMING
	MIN. REAR YARD	40 FT.	N/A	88.24 FT.	CONFORMING
ACCESSORY STRUCTURE/BUILDING SETBACKS	FRONT LOT LINE	60 FT.	N/A	N/A	N/A
	OTHER LOT LINE	5 FT.	N/A	N/A	N/A
	PRINCIPAL BUILDING	15 FT.	N/A	N/A	N/A
MAX. BUILDING COVERAGE	20%	N/A	11.81%	12.80%	CONFORMING
MAX. LOT COVERAGE	30%	N/A	16.19%	18.01%	CONFORMING
MAX. BLDG HEIGHT, PRINCIPAL	35 FT.	N/A	<35 FT.	<35 FT.	CONFORMING
FLOOR AREA RATIO	N/A	N/A	N/A	N/A	N/A

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	MINOR SUBDIVISION PLAN (HARBOR CONSULTANTS INC.)
3	CONCEPTUAL SITE PLAN
4	CONCEPTUAL GRADING PLAN

APPLICANT / OWNER

MFC MOUNTAIN RIDGE ESTATES LLC
9 WESTERN DRIVE
COLTS NECK, NJ 07722
PH: 732-547-9194

IT IS HEREBY CERTIFIED THAT THE LANDS SHOWN IN THIS APPLICATION ARE OWNED BY TITLE OF RECORD AND THAT CONSENT OF THE APPROVAL OF SAID APPLICATION IS GIVEN.

APPLICANT / OWNER DATE
HAL SIMOFF - PARTNER

APPROVALS

TOWNSHIP OF MOUNT OLIVE BOARD APPROVALS

CHAIRMAN DATE

SECRETARY DATE

COVER SHEET

FOR
14 CHAMBERLAIN LANE SUBDIVISION
BLOCK 4100, LOTS 73.01 & 73.02
MOUNT OLIVE TOWNSHIP, MORRIS COUNTY, NEW JERSEY

SCALE AS INDICATED

DRAWN: GD
CHECKED: HS
FILE No: 22-113

SHEET: 1

OF: 4



Simoff Engineering Associates

2 Shunpike Road Madison New Jersey 07940
Phone: (973) 966-9000 Fax: (973) 805-2310 WWW.SIMOFF.COM
HAL SIMOFF P.E., P.P.

PROF. ENGINEER N.J. LIC. 28228, N.Y. LIC. 61069
PROFESSIONAL PLANNER N.J. LIC. 2664
NEW JERSEY CERTIFICATE OF AUTHORIZATION #: 24GA28062300

02/09/23

DATE

REVISION & DATE

1/2022 165 - 8.14 and 17 Chamberlain Lane, Mount Olive Survey/2022 165 SURVEY.dwg, 2/1/2023 6:01:40 AM, JCK AutoCAD PDF General Documentation.pc3

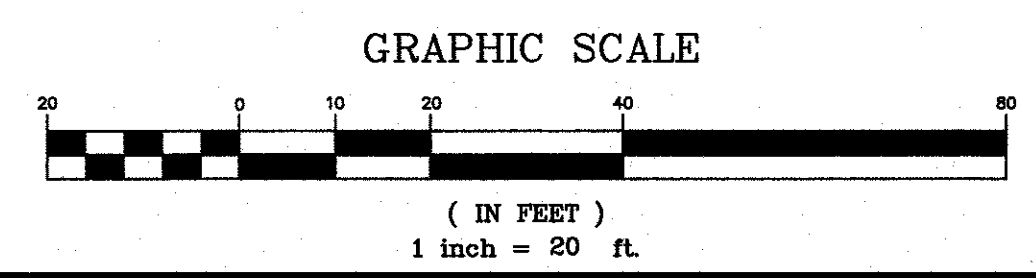
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- LEGEND**
- | | |
|----------------------|-----------------------|
| STREET SIGN | IRON BAR FOUND |
| CLEANOUT | MAILBOX |
| SANITARY MANHOLE | STREET TREE |
| DRAINAGE MANHOLE | EXIST. SPOT ELEVATION |
| CATCH BASIN | EXISTING CONTOUR LINE |
| CATCH BASIN | GAS LINE |
| SOIL BORING | WATER LINE |
| GUY WIRE | GAS VALVE |
| UTILITY POLE | WATER VALVE |
| P.K. NAIL FOUND | FIRE HYDRANT |
| CONC. MONUMENT FOUND | LIGHT POST |

CERTIFICATION:-
I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE ON NOVEMBER 25, 2022, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS."
THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.
SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
TO: HAL SMOFF

DESCRIPTION:-
BEING KNOWN AND DESIGNATED AS LOT 73 IN BLOCK 4100 ON THE TOWNSHIP OF MOUNT OLIVE TAX ASSESSMENT MAP.
BEING MORE COMMONLY KNOWN AS No. 14 CHAMBERLAIN LANE TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY

NOTES:-
1. REFERENCE WAS MADE TO DEED BOOK 23246, PAGE 474
2. AT THE REQUEST OF THE OWNERS, PROPERTY CORNERS WERE NOT SET AT THIS TIME. PURSUANT TO ARTICLE 13-40-5.1 OF THE N.J.A.C., A WRITTEN WAIVER FROM THE SETTING OF CORNER MARKERS HAS BEEN OBTAINED.
3. DIMENSIONS AS SHOWN ARE NOT INTENDED FOR THE CONSTRUCTION OF FENCES OR PERMANENT STRUCTURES.
4. OFFSETS SHOWN ARE MEASURED FROM THE FRAME OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A BASED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.



GENERAL NOTES:-
1. THE PREMISES SHOWN HEREON WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO SUCH FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE. THE PROPERTY ALSO MAY BE SUBJECT TO THE FOLLOWING:
A.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION SHOWN BY THE PUBLIC RECORD.
B.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD.
C.) EASEMENTS OR CLAIMS OF EASEMENTS, SHOWN BY THE PUBLIC RECORD.
D.) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
2. NO DETERMINATIONS HAVE BEEN MADE REGARDING UNDERGROUND UTILITIES WHICH MAY EXIST, UNLESS AS SHOWN.
3. NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIAL CONDITIONS.
4. NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATION.
5. PLANNIMETRIC FEATURES SHOWN HEREON HAVE BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., ON NOVEMBER 25, 2022.

REV.		DATE	DESCRIPTION	CHK'D.	APP'V'D
Harbor Consultants Inc. Engineers & Surveyors 320 NORTH AVENUE EAST CRANFORD, N.J. 07016 Phone (908) 278-2715 Fax (908) 709-1738 Email: info@hcteg.net					
BOUNDARY SURVEY MINOR SUBDIVISION PLAN No. 14 CHAMBERLAIN LANE LOT 73, BLOCK 4100 TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY NEW JERSEY					
SCALE: 1"=20'	DATE: 11/30/2022	DESIGNED BY: V.E.V.	DRAWN BY: R.A.R.	WORK FILE: T:\2022165\SURVEY	CERTIFICATE OF AUTHORIZATION No. 240A27962100 PROJECT No. 2022165

2 of 4

VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34480

