

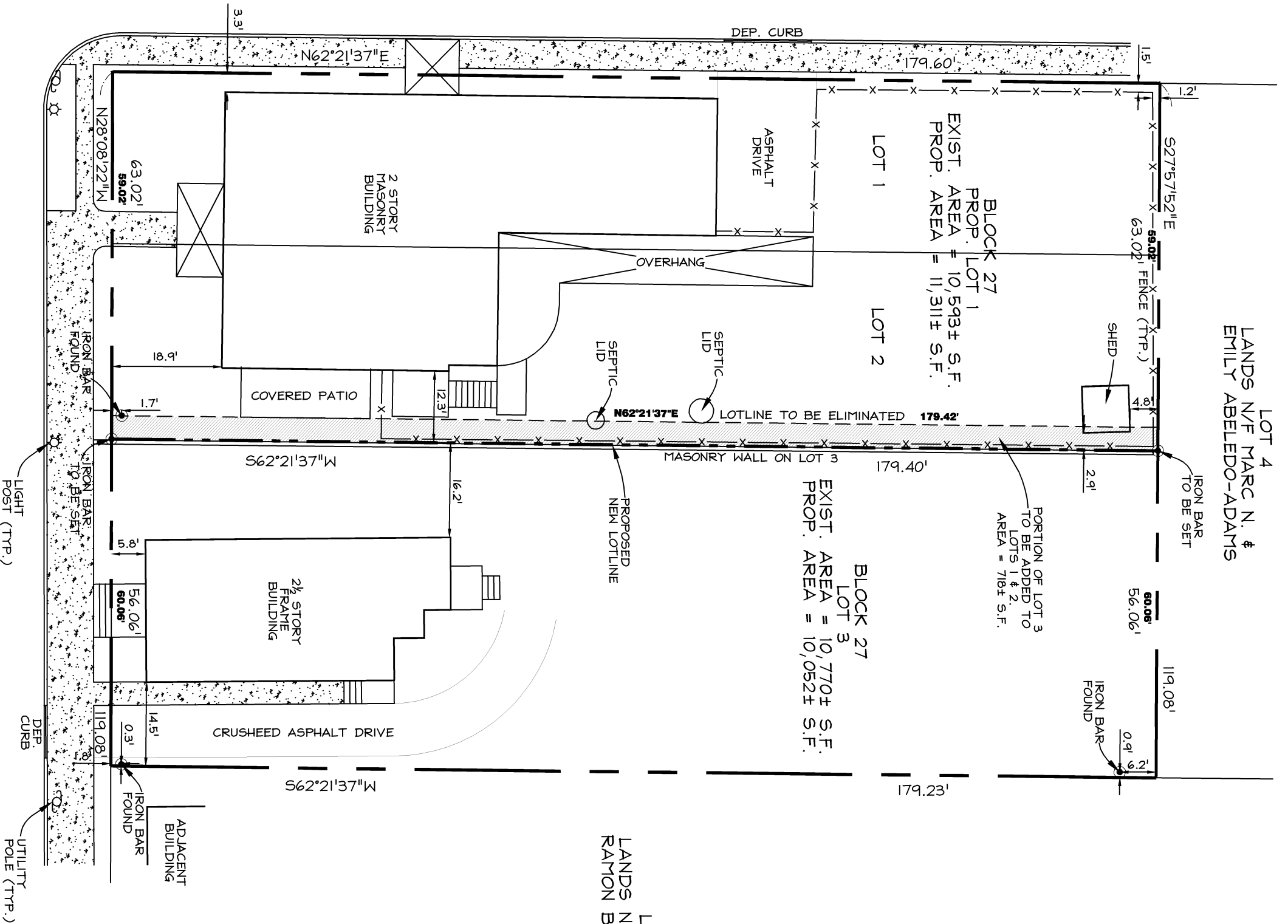
KEY MAP  
(1" = 200')

- GENERAL NOTES:
1. BLOCK AND LOT NOS. REFER TO TAX MAP
  2. NO NEW LOTS WILL BE CREATED AS PART OF THIS PLAN. THIS IS A LOTLINE ADJUSTMENT ONLY. OUTBOUND INFORMATION OF THE LOTS IS BASED ON A SURVEY BY HENRY V. ENGEL, III, DATED 10-06-2020
  3. THE TOTAL AREA OF THE TRACT IS 21,363± S.F.
  4. THE OWNER OF LOTS 1 & 2 AND APPLICANT IS: CARRERE INVESTMENT, LLC.
  5. THE OWNER OF LOT 3 IS: ELMER NJ 08318 PO BOX 615 KAY JIANNONE
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  7. THE APPLICANT HAS MADE APPLICATION TO THE SALEM COUNTY PLANNING BOARD FOR APPROVAL.
  8. THIS PLAN SHOWS ALL CORNERS TO BE SET AS PER WRITTEN CONTRACTUAL AGREEMENT WITH THE OWNER.

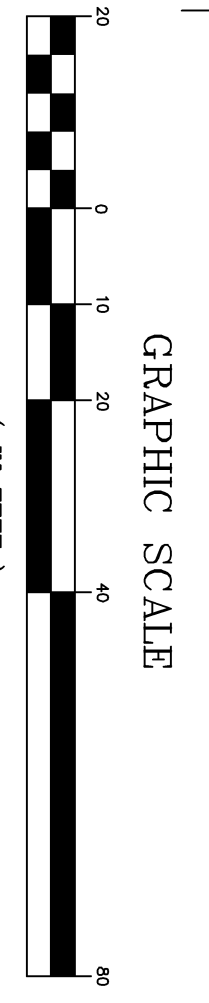
ZONING INFORMATION			
PROPERTY ZONED 'GB'	MINIMUM REQUIREMENTS		
AREA	WIDTH	DEPTH	
REQUIRED 12,000 SF.	80'	125'	
PROPOSED LOTS 1 & 2 11,911± SF. *	63.02' *	179.5'	
PROPOSED LOT 3 10,052± SF. *	56.06' *	179.9'	
YARD DIMENSIONS			
FRONT	SIDE	REAR	
REQUIRED 30'	15'	50'	
PROPOSED LOTS 1 & 2 3.3/16.6' **	12.9' *	76.6'	
PROPOSED LOT 3 5.6' **	14.5' **	121'	
ACCESSORY BUILDING MINIMUM			
FRONT	SIDE	REAR	
REQUIRED 30'	10'	20'	
PROPOSED LOTS 1 & 2 N/A	2.9' *	4.9' **	
PROPOSED LOT 3 N/A	N/A	N/A	
MAX. & MIN. STANDARDS			
MAX. BLDG. COVERAGE (EXIST.)	REQUIRED	LOTS 1 & 2	PROP. LOT 3
20%	20%	29.53%*	11.0%
MAX. BLDG. COVERAGE (PROP.)	20%	27.48%*	11.8%
MAX. LOT COVERAGE (EXIST.)	20%	98.48%*	14.0%
MAX. LOT COVERAGE (PROP.)	35'	97.53%*	14.8%
MAX. BLDG. HEIGHT	35'	35'	35'

\*\* INDICATES A VARIANCE IS REQUESTED.  
\* INDICATES A PRE-EXISTING, NON-CONFORMING CONDITION.

CHURCH STREET  
(41.25' WIDE PER TAX MAP)



SOUTH MAIN STREET  
(60' WIDE)



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

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING BOARD ENGINEERS CERTIFICATION  
IT IS HEREBY CERTIFIED THAT THE LAND SUBDIVIDED BY THIS MAP MEETS THE REQUIREMENTS OF THE BOROUGH OF ELMER MUNICIPAL ORDINANCE AND I HAVE NO OBJECTION TO ITS APPROVAL.

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON \_\_\_\_\_ AND SHALL BE FILED ON OR BEFORE \_\_\_\_\_ I HEREBY CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

PLANNING BOARD APPROVAL  
THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF ELMER.

TOWNSHIP ENGINEER	DATE	SECRETARY OF THE PLANNING BOARD	DATE

SCALE:	REVISIONS	LOTLINE ADJUSTMENT PLAN	DATE
1" = 20'		SITUATE IN	

DATE:		BOROUGH OF ELMER	
10-12-2020	01-20-21: MISC.	SALEM CO., NEW JERSEY	

DRAWN BY:			
J.L. SMITH		BLOCK 27 LOTS 1, 2 & 3	

PROJ NO:			
11,827			

ENGEL LAND SURVEYING  
HENRY V. ENGEL III  
PROFESSIONAL LAND SURVEYOR  
NJ LICENSE # 35833

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