DESTRIBATS CAMPBELL STAUB & SCHROTH, LLC

247 WHITE HORSE AVENUE · HAMILTON, NJ 08610-2699 · PHONE (609) 585-2443 · FAX (609) 585-9508
795 PARKWAY AVENUE, SUITE A3, EWING, NJ 08618
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ANTHONY J. DESTRIBATS *
BERNARD A. CAMPBELL, JR.
RAYMOND C. STAUB **
DAVID P. SCHROTH
KIMBERLY A. GREENBERG

ADAM LIPPS**

*MEMBER OF NJ & FL BAR
** MEMBER OF NJ & PA BAR

JAY G. DESTRIBATS 1969-2015
SE HABLA ESPAÑOL
PLEASE RESPOND TO THE HAMILTON OFFICE

alipps@destribatslaw.com

March 11, 2020

Michael Theokas
Director of Community Development
Bordentown Township
1 Municipal Drive
Bordentown, NJ 08505

Re: Villa Mannino/Mannino Specialties
73 Route 130
Trenton, Mercer Co., NJ
Block 28, Lot 4

Dear Mr. Theokas:

Per Ms. Maute's email of March 9, 2020, enclosed herein please find a check reflecting the escrow fees in the amount of $500.00, a check reflecting the application fees in the amount of $100.00, a check reflecting costs associated with obtaining the property owner list and the completed application which has also been forwarded to the Township's Board Planner, Engineer and Attorney. The W-9 and request for certification of paid taxes have previously been forwarded to your office via email.

Please advise of date of hearing and when Public Notice and Property Owner Notices should be sent. Thank you for your assistance in this matter.

Very truly yours,

Adam Lipps, Esq.
Attorney ID: 202412016

AL
Enclosures

Cc: Mannino Specialties
Frederick Turek, PE, PP, CME
Brian J. Carlin, Esq.
John P. Carman, RLA, FASLA, PP

TOWNSHIP OF BORDENTOWN
1 MUNICIPAL DRIVE
BORDENTOWN, NEW JERSEY 08505

PLANNING BOARD & ZONING BOARD APPLICATION FORM

The application, with supporting documentation, must be filed with the Township and must be delivered to the professionals for review *at least fifteen (15), but not more than twenty (20) business days prior to the meeting* at which the application is to be considered.

PROJECT NAME: Villa Manning 2nd Business Sign

To be completed by Township staff only.

Date Filed: _____ Application No.: PB-2020-02

Planning Board: _____ Application Fee: _____

Zoning Board of Adjustment: _____ Escrow No.: 990300

Escrow Deposit: _____

Scheduled for: Review for Completeness: _____ Hearing: _____

1. SUBJECT PROPERTY

Location: 73 Route 130, Trenton, NJ 08620

Tax Map Page: 352 Block: 28 Lot(s): 4

Page: _____ Block: _____ Lot(s): _____

Dimensions Frontage: _____ Depth: _____ Total Area: _____

Zoning District: 4A

2. APPLICANT

Name Manning Specialties

Address 73 Route 130
Trenton, NJ 08620

Telephone No. 609-298-9000 E-Mail villamanning@comcast.net

Applicant is a: Corporation ✓ Partnership _____ Individual _____

3. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1 the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 105 ownership criterion have been disclosed.
(Attach pages as necessary to fully comply.)

Name Marco Mannino Address 10 Bell Oriel Court Wrightstown, NJ 08562 Interest 33.33%

Name Maurizio Mannino Address 19 Edwards Drive Wrightstown NJ 08562 Interest 33.33%

Name Francesco Mannino Address 18 Rohill Road Wrightstown, NJ 08562 Interest 33.33%

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

4. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name N/A

Address _____

Telephone No. _____ E-Mail _____

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes (attach copies) _____ No ✓ Proposed _____

Note: All deed restrictions, covenants easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Restaurant

6. Applicant's Attorney Adam Lipps, Esq

Address 247 White Horse Avenue
Hamilton, NJ 08610

Telephone No. 609-585-2443 E-Mail alipps@destributslaw.com

FAX No. 609-585-9509

7. Applicant's Engineer _____

Address _____

_____

Telephone No. _____ E-Mail _____

FAX No. _____

8. Applicant's Planning Consultant _____

Address _____

_____

Telephone No. _____ E-Mail _____

FAX No. _____

9. Applicant's Traffic Engineer _____

Address _____

_____

Telephone No. _____ E-Mail _____

FAX No. _____

10. List any other Expert who will submit a report or who will testify for the Applicant:
(Attach additional sheets as may be necessary)

Name George Zienowicz (Zienowicz Signs)

Field of Expertise Sign Contractor

Address 202 E. Canal Street
Trenton, NJ 08609

Telephone No. 609-393-4064 E-Mail zsigns@verizon.net

FAX No. _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Minor Subdivision Approval

_____ Subdivision Approval (Preliminary)

_____ Subdivision Approval (Final)

Number of lots to be created _____ (including remainder lot)

Number of proposed dwelling units _____ (if applicable)

SITE PLAN:

_____ Minor Site Plan Approval

_____ Preliminary Site Plan Approval [Phases (if applicable) _____]

_____ Final Site Plan Approval [Phases (if applicable) _____]

_____ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet or acreage) _____

Number of proposed dwelling units (if applicable) _____

_____ Request for Waiver From Site Plan Review and Approval

Reason for request: _____

_____

_____ Informal Review

_____ Request for Rezoning and/or Amendment to Master Plan

_____ Appeal decision of an Administrative Officer [N.J.S.A. 40:55D-70a]

_____ Map or Ordinance Interpretation or Special Question [N.J.S.A. 40:55D-70b]

✓ Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]

_____ Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]

_____ Variance Relief (use) [N.J.S.A. 40:55D-70d]

_____ Conditional Use Approval [N.J.S.A. 40:55D-67]

_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]

_____ Direct issuance of a permit for a lot lacking street frontage [N.J.S.A. 40:55D-35]

_____ Other Relief (specify): _____

12. Section(s) of Ordinance from which a variance is requested:

§ 303-103

13. Waivers Requested of Development Standards and/or Submission Requirements:
(attach additional pages as needed)

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. **The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing.** An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]

Petitioner seeks an additional 16 sq ft sign depicting the name of the establishment. See attached sign proposal.

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose a well and septic system? N/A

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A

20. Are any off-tract improvements required or proposed? N/A

21. Is the subdivision to be filed by Deed or Plat? N/A

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? N/A

23. Other approvals which may be required and date plans submitted: N/A

	Yes	No	Date Plans Submitted
City of Bordentown Water Company		/	
Bordentown Sewerage Authority		/	
Bordentown Township Board of Health		/	
Burlington County Health Department		/	
Burlington County Planning Board		/	
Burlington County Soil Conservation District		/	
NJ Council on Affordable Housing		/	
DJ Department of Environmental Protection:			
Sewer Extension Permit		/	
Sanitary Sewer Connection Permit		/	
Stream Encroachment Permit		/	
Waterfront Development Permit		/	
Wetlands Permit		/	
Tidal Wetlands Permit		/	
Potable Water Construction Permit		/	
Other _____		/	
NJ Department of Transportation		/	
Public Service Electric & Gas Company		/	
_____			
_____			

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as

required for complete listing).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff (Engineer, Planning Consultant, Solicitor for the Board to which the application is submitted) for their review. The documentation must be **received** by the professional staff at least fifteen (15), but not more than twenty (20) business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

Quantity	Description of Item
1	Proposed Sign Location

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals (*Please specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional(s) listed).*

	Applicant's Professional	Reports Requested
	Attorney	
	Engineer	

CERTIFICATIONS

27. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

11 day of March, 20 20.

Adam Lippi — Adam Lippi Attorney at Law State of New Jersey
NOTARY PUBLIC

SIGNATURE OF APPLICANT

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

(If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

11 day of March, 20 20.

Adam Lippi — Adam Lippi Attorney at Law State of New Jersey
NOTARY PUBLIC

SIGNATURE OF OWNER

29. I understand that the sum of $ 100 has been paid to the Township of Bordentown as a Non-Refundable Application Fee.

3/11/20
DATE

SIGNATURE OF APPLICANT

29. I understand that the sum of $ 500 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Land Development Ordinance of the Township of Bordentown, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of applications for development, review and preparation of documents, inspection of improvements, the publication of the decision by the Board or other purposes under the provisions of the Municipal Land Use Law. Sums not utilized shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

3/11/20
DATE

SIGNATURE OF APPLICANT

proposed sign

existing sign

BORDENTOWN TOWNSHIP

REQUEST FOR CERTIFICATION OF PAID TAXES

NAME OF OWNER: Mannino Specialties

ADDRESS OF OWNER: 73 Route 130, Trenton, NJ 08620

BLOCK: 24 LOT (S): 4

LOCATION OF PROPERTY: 73 Route 130, Trenton, NJ 08620

APPLICANT'S NAME: Mannino Specialties

APPLICANT'S ADDRESS: 73 Route 130, Trenton, NJ 08620

TAXES DUE:	$ 0
ASSESSMENTS DUE:	$
TOTAL:	$ 0

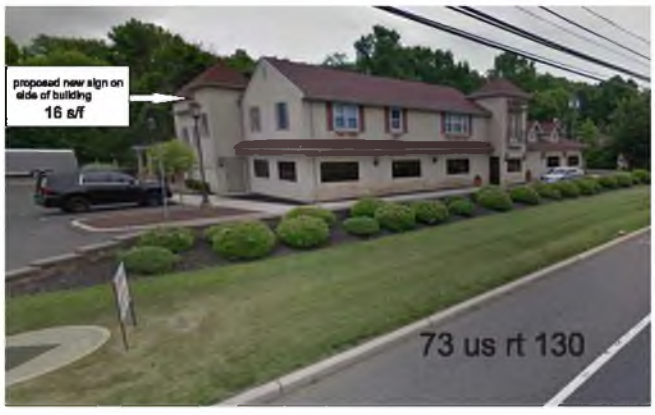
I hereby certify that the information stated above pertaining to the taxes and assessments on the property for which the application is made is true and correct.

COLLECTOR OF TAXES

3/17/20
DATE

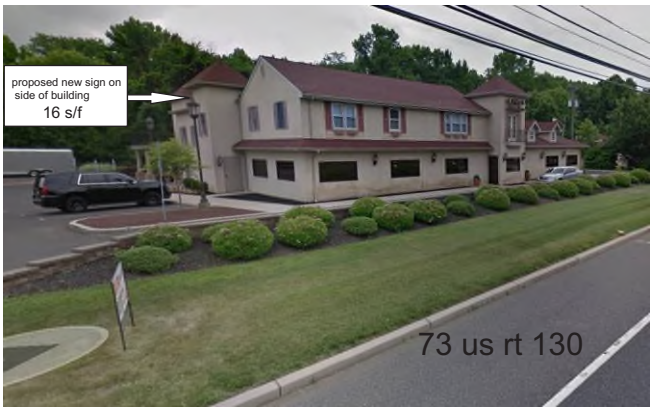
VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM

proposed sign



existing sign

proposed sign



internally illuminated LED
channel letters

Zienowicz
Signs
202 EAST CANAL STREET
TRENTON,NJ 08609
609-393-4068
WWW.ZSIGNS.COM

TOWNSHIP OF BORDENTOWN
1 MUNICIPAL DRIVE
BORDENTOWN, NEW JERSEY 08505

PLANNING BOARD & ZONING BOARD APPLICATION FORM

The application, with supporting documentation, must be filed with the Township and must be delivered to the professionals for review *at least fifteen (15), but not more than twenty (20) business days prior to the meeting* at which the application is to be considered.

PROJECT NAME: Upmanis

To be completed by Township staff only.

Date Filed: 1/2/20
Application No.: ZB-2020-01
Planning Board: _____
Application Fee: $100
Zoning Board of Adjustment: ✓
Escrow No.: 990000
Escrow Deposit: $500
Scheduled for: Review for Completeness: _____ Hearing: _____

1. SUBJECT PROPERTY

Location: 885 East Drive

Tax Map Page: _____ Block: 49.01 Lot(s): 14

Page: _____ Block: _____ Lot(s): _____

Dimensions Frontage: _____ Depth: _____ Total Area: _____

Zoning District: _____

2. APPLICANT

Name: Chris & Teresa Upmanis

Address: 3 Jacobstown-Cookstown Rd
Wrightstown NJ 08652

Telephone No. 609 234 6839 E-Mail Cju.60@hotmail

Applicant is a: Corporation _____ Partnership _____ Individual X

3. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1 the names and addresses of **all** persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 105 ownership criterion have been disclosed.
(Attach pages as necessary to fully comply.)

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

4. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name _____

Address _____

_____

Telephone No. _____ E-Mail _____

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes (attach copies) _____ No ✓ Proposed _____

Note: All deed restrictions, covenants easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Single Family Home

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Minor Subdivision Approval

_____ Subdivision Approval (Preliminary)

_____ Subdivision Approval (Final)

Number of lots to be created _____ (including remainder lot)

Number of proposed dwelling units _____ (if applicable)

SITE PLAN:

_____ Minor Site Plan Approval

_____ Preliminary Site Plan Approval [Phases (if applicable) _____]

_____ Final Site Plan Approval [Phases (if applicable) _____]

_____ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet or acreage) _____

Number of proposed dwelling units (if applicable) _____

_____ Request for Waiver From Site Plan Review and Approval

Reason for request: _____

_____

_____ Informal Review

_____ Request for Rezoning and/or Amendment to Master Plan

_____ Appeal decision of an Administrative Officer [N.J.S.A. 40:55D-70a]

_____ Map or Ordinance Interpretation or Special Question [N.J.S.A. 40:55D-70b]

✓ Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]

_____ Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]

_____ Variance Relief (use) [N.J.S.A. 40:55D-70d]

_____ Conditional Use Approval [N.J.S.A. 40:55D-67]

_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]

_____ Direct issuance of a permit for a lot lacking street frontage [N.J.S.A. 40:55D-35]

_____ Other Relief (specify): _____

12. Section(s) of Ordinance from which a variance is requested:

CODE / ITEM 25:405.D

INSTALL CONCRETE PATIO WITHIN 1' OF PROPERTY LINE.

13. Waivers Requested of Development Standards and/or Submission Requirements:
(attach additional pages as needed)

N/A

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. **The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing.** An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]

CONCRETE PAD 20' X 11'

See attached sheet

16. Is a public water line available? YES

17. Is public sanitary sewer available? YES

Christopher & Teresa Upmanis
321 Jacobstown Cookstown Road
Wrightstown, New Jersey 08562

December 31, 2019

Township of Bordentown
Office of Community Development
1 Municipal Drive
Bordentown, New Jersey 08505

Application No. 20190192

Block/Lot: 49.01/14

Property: 885 East Drive
Bordentown, New Jersey 08505

To Whom It May Concern:

We would like to apply for a variance for the concrete pad. The sunroom that is attached to the back of the house is below grade. Therefore, rain seeps into the area and creates standing water. The pad directs the water away from the house, reducing the risk for flood damage. Also, the concrete pad allows our disabled tenant the ability to utilize the patio and enjoy the outdoors.

Respectfully,

Christopher Upmanis
Property owner

18. Does the application propose a well and septic system? NO

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? NO

20. Are any off-tract improvements required or proposed? NO

21. Is the subdivision to be filed by Deed or Plat? _____

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? _____

23. Other approvals which may be required and date plans submitted: _____

	Yes	No	Date Plans Submitted
City of Bordentown Water Company			
Bordentown Sewerage Authority			
Bordentown Township Board of Health			
Burlington County Health Department			
Burlington County Planning Board			
Burlington County Soil Conservation District			
NJ Council on Affordable Housing			
DJ Department of Environmental Protection:			
Sewer Extension Permit			
Sanitary Sewer Connection Permit			
Stream Encroachment Permit			
Waterfront Development Permit			
Wetlands Permit			
Tidal Wetlands Permit			
Potable Water Construction Permit			
Other _____			
NJ Department of Transportation			
Public Service Electric & Gas Company			
_____			
_____			

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as

required for complete listing).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff (Engineer, Planning Consultant, Solicitor for the Board to which the application is submitted) for their review. The documentation must be **received** by the professional staff at least fifteen (15), but not more than twenty (20) business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

Quantity	Description of Item
12	Property Survey

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals (*Please specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional(s) listed).*

	Applicant's Professional	Reports Requested
	Attorney	
	Engineer	

CERTIFICATIONS

27. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

31st day of Dec, 2019.

NOTARY PUBLIC

CYNTHIA DZIURA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/10/2023

SIGNATURE OF APPLICANT

28. I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

(If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

_____ day of _____, 20___.

NOTARY PUBLIC

SIGNATURE OF OWNER

29. I understand that the sum of $ 100.00 has been paid to the Township of Bordentown as a **Non-Refundable** Application Fee.

DATE

SIGNATURE OF APPLICANT

29. I understand that the sum of $ 500.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Land Development Ordinance of the Township of Bordentown, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of applications for development, review and preparation of documents, inspection of improvements, the publication of the decision by the Board or other purposes under the provisions of the Municipal Land Use Law. Sums not utilized shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

12/31/19

DATE

SIGNATURE OF APPLICANT

BORDENTOWN TOWNSHIP

REQUEST FOR CERTIFICATION OF PAID TAXES

NAME OF OWNER: CHRISTOPHER & TERESA LUPMANIS

ADDRESS OF OWNER: 321 JACOBSTOWN-COOKSTOWN RD, WRIGHTSTOWN 08562

BLOCK: 49.01 LOT (S): 14

LOCATION OF PROPERTY: 885 EAST DRIVE

APPLICANT'S NAME: SAME AS ABOVE

APPLICANT'S ADDRESS: _____

TAXES DUE:	$ 0
ASSESSMENTS DUE:	$
TOTAL:	$ 0

I hereby certify that the information stated above pertaining to the taxes and assessments on the property for which the application is made is true and correct.

COLLECTOR OF TAXES

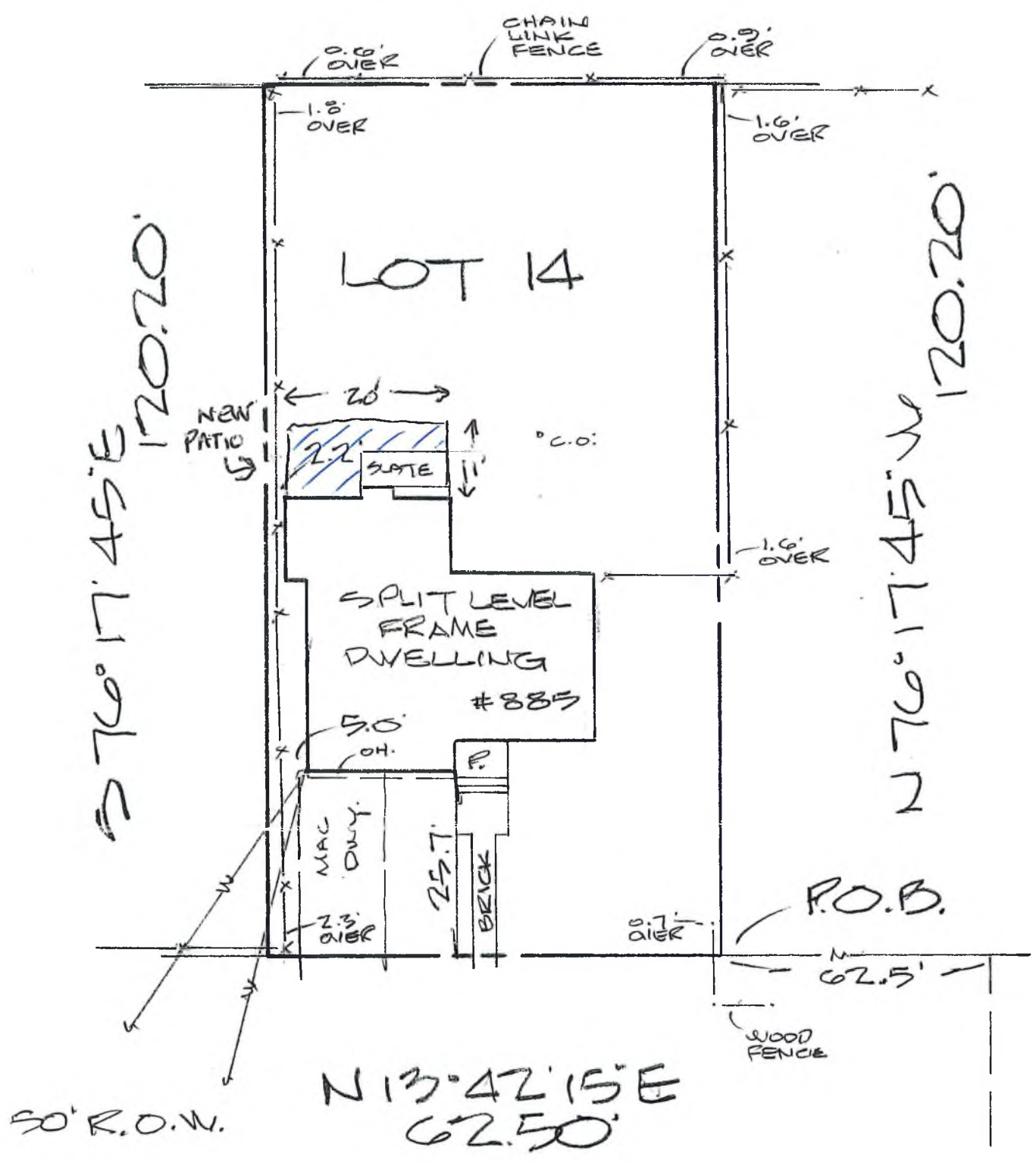
11/22/19
DATE

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM

BLOCK
49.01

DEED
1"=20'

S13°42'15"W
62.50'



REFERENCES:
DEED BOOK 1465, PG. 292; BORDENTOWN
TAX MAP SHT. 9

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(d.).

BRUNSWICK WEST, INC.
LICENSED LAND SURVEYORS
219 1/2 SOUTH MAIN STREET FLEMINGTON, NEW JERSEY 08822-1763
PHONE (908) 284-0888 FAX (908) 284-2818

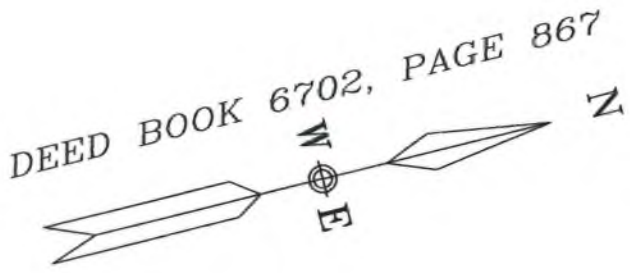
PLAN OF SURVEY

Christopher & Teresa Upmanis
Township of Bordentown
Burlington County, New Jersey
Block 49.01 Lot 14
C.I.A.I.- 24GA@8022700 Title# CTA-12258

Drawn by RSZ Job No. 09.10865 Date 11/12/09
Checked by DL Drawing No. _____ Scale 1"=20'

I hereby certify this survey to: Christopher Upmanis and Teresa Upmanis; Old Republic National Title Insurance Company; Crystal Title Agency, LLC: Advantage Financial Mortgage Services, Inc.| its successors an/dor assigns ATIMA

RICHARD S. ZINN
N.J.L.S. 34888



LEGEND

———000——— EXISTING CONTOUR

00.00 EXISTING SPOT ELEVATION

VERTICAL DATUM: 1988 NAVD

GRAPHIC SCALE

15 0 15 30

SCALE: 1"=15'

THIS SURVEY IS MADE FOR THE BENEFIT OF:

CHRISTOPHER UPMANIS and TERESA UPMANIS

I DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE ON APRIL 29, 2020, BY ME, OR UNDER MY IMMEDIATE SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 13:40–5.1, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH EASEMENTS, IF ANY, BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE.

NOTES:

DIMENSIONS SHOWN TO THE STRUCTURE ARE FROM THE FOUNDATION OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE (UNLESS OTHERWISE NOTED).

DIMENSIONS SHOWN TO TREES & SHRUBS ARE FROM THE CENTER OF THE TREE OR SHRUB PERPENDICULAR TO THE PROPERTY LINE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (N.J.S.A. 45:8–36.3) AND N.J.A.C. 13:40–5.1(d).

THIS SURVEY IS BASED ON THE FOLLOWING DOCUMENTS:

DEED BOOK 6679, PAGE 591
DEED BOOK ,2238 PAGE 189
DEED BOOK 3640, PAGE 281
DEED BOOK 6702, PAGE 867
DEED BOOK 3802, PAGE 151
DEED BOOK 13228, PAGE 4182

S 76°17'45" E 120.20'

LAND N/F FRANK A. CZEPIEL
DEED BOOK 3640, PAGE 281

603
504
03
602

PB-2020-01

RECEIVED
JUN - 3 2020
COMMUNITY DEVELOPMENT & CODE ENFORCEMENT

REVISIONS	DESCRIPTION	DATE	INITIALS

TEUNISEN SURVEYING & PLANNING CO., INC.
CERTIFICATE OF AUTHORIZATION No. GA 276928
RECORDS OF: L.T. CHURCHILL; C. ALFRED ENANDER; V. FASANO; ARTHUR LENNOX; GRANT H. LENNOX; WALTER A. KAFKA; ALBERT J. ST. LOUIS
319 SOUTH AVENUE FANWOOD, NEW JERSEY 07023
TELEPHONE: (908) 233–3550 E–MAIL: ED@TEUNISENSURVEYING.COM

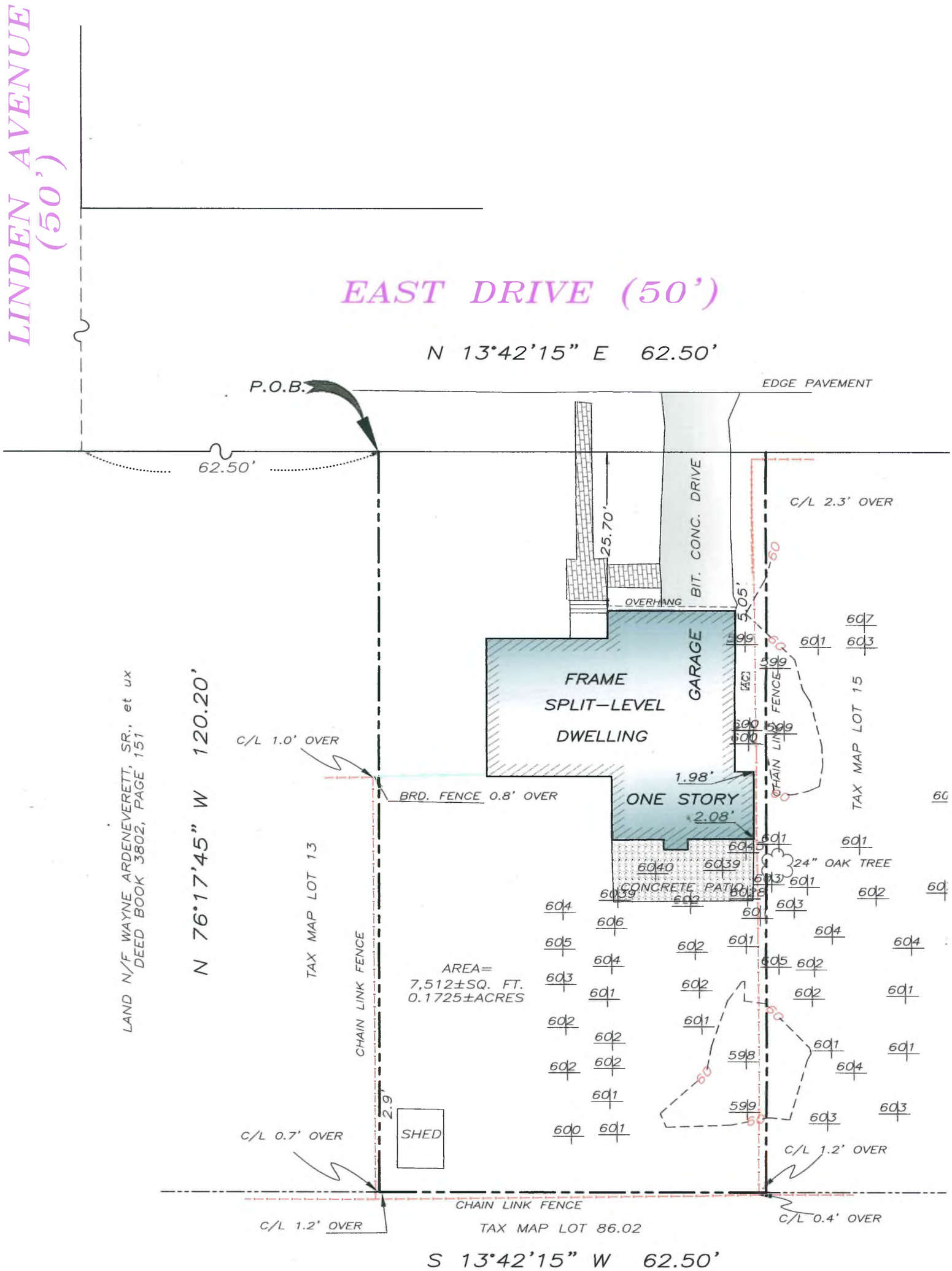
BOUNDARY RETRACEMENT & PARTIAL TOPOGRAPHICAL SURVEY OF
TAX MAP LOT 14 BLOCK 49.01
SITUATED IN THE
TOWNSHIP OF BORDENTOWN, BURLINGTON COUNTY, N. J.

Edward R. Teunisen 05-18-20

EDWARD R. TEUNISEN
NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 23140
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR No. 025234–E
NEW JERSEY PROFESSIONAL PLANNER No. 01893

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE IN RED INK AND HAS RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR.

DWG. BY:	CHECKED BY:	DATE:	SCALE:	TSP. No.	
L.A.T.	E.R.T.	05–11–20	1"=15'	30374	1/1


LINDEN AVENUE (50')
EAST DRIVE (50')
N 13°42'15" E 62.50'
P.O.B.
EDGE PAVEMENT
62.50'
25.70'
BIT. CONC. DRIVE
C/L 2.3' OVER
OVERHANG
5.05'
FRAME SPLIT-LEVEL DWELLING
GARAGE
FENCE
CHAIN LINK
TAX MAP LOT 15
C/L 1.0' OVER
BRD. FENCE 0.8' OVER
1.98'
ONE STORY
2.08'
24" OAK TREE
CONCRETE PATIO
N 76°17'45" W 120.20'
LAND N/F WAYNE ARDENEVERETT, SR., et ux
DEED BOOK 3802, PAGE 151
TAX MAP LOT 13
CHAIN LINK FENCE
AREA=
7,512±SQ. FT.
0.1725±ACRES
2.9'
SHED
C/L 0.7' OVER
C/L 1.2' OVER
C/L 1.2' OVER
CHAIN LINK FENCE
C/L 0.4' OVER
TAX MAP LOT 86.02
S 13°42'15" W 62.50'