

# STRATFORD BOROUGH CERTIFIED PROPERTY OWNER LIST - DATED 11-9-2022

| BLOCK | LOT   | OWNER                                                                             |
|-------|-------|-----------------------------------------------------------------------------------|
| 30    | 13.01 | DALE & DAWN DAYWALT<br>103 HARVARD AVE.<br>STRATFORD, NJ 08084                    |
| 37    | 8     | DANIEL L. PITTMAN & HALEY M. BITTNER<br>100 HARVARD AVENUE<br>STRATFORD, NJ 08084 |
| 37    | 11    | BRUCE BARRETT<br>110 HARVARD AVE.<br>STRATFORD, NJ 08084                          |
| 37    | 9     | WAYNE SMOOT & JUDITH A. OWENS<br>104 HARVARD AVE.<br>STRATFORD, NJ 08084          |
| 33    | 1     | RITA J. BOWMAN<br>104 RAVEN COURT<br>BERLIN, NJ 08009                             |
| 38    | 11    | BRIAN J. & MANDY F. CONWAY<br>110 PRINCETON AVE.<br>STRATFORD, NJ 08084           |
| 32    | 6     | NEAL EDELMAN<br>20 HARVARD AVE.<br>STRATFORD, NJ 08084                            |
| 33    | 18.01 | LARRY A. & DIANE SCHEURENBRAND<br>16 PRINCETON AVE.<br>STRATFORD, NJ 08084        |
| 30    | 13    | MATTHEW BALOG & EMILY RIGILANO<br>101 HARVARD AVE.<br>STRATFORD, NJ 08084         |
| 37    | 10    | STEVEN C. LINN & BARBARA A.<br>108 HARVARD AVE.<br>STRATFORD, NJ 08084            |
| 37    | 6     | HAROLD R. JR. & KAREN M. COX<br>107 PRINCETON AVE.<br>STRATFORD, NJ 08084         |
| 38    | 9     | RICHARD A. & LISA E. BUARNE<br>100 PRINCETON AVE.<br>STRATFORD, NJ 08084          |
| 37    | 4     | MARICA E. LAVONE & PAUL SIMMONS<br>113 PRINCETON AVE.<br>STRATFORD, NJ 08084      |
| 37    | 5     | RACHEL STIEG<br>109 PRINCETON AVE.<br>STRATFORD, NJ 08084                         |
| 32    | 5     | DAVID G. & LISA-JO DONNELLY<br>16 HARVARD AVE.<br>STRATFORD, NJ 08084             |
| 38    | 12    | PATRICK C. JR. & LAURA E. WEISGERBER<br>114 PRINCETON AVE.<br>STRATFORD, NJ 08084 |
| 38    | 10    | LISANDRO ORTIZ & LUZ RODRIGUEZ<br>108 PRINCETON AVE.<br>STRATFORD, NJ 08084       |
| 30    | 12    | TERRY ARMBRUSTER & GERARD DELURATE<br>107 HARVARD AVE.<br>STRATFORD, NJ 08084     |
| 37    | 3     | HOWARD C. CHANG<br>117 PRINCETON AVE.<br>STRATFORD, NJ 08084                      |
| 32    | 8     | LUZ RODRIGUEZ<br>21 PRINCETON AVE.<br>STRATFORD, NJ 08084                         |
| 32    | 7     | CAMA SDIRA LLC<br>122 E. BUTLER AVE #100<br>AMBLER, PA 19002                      |
| 37    | 12    | DAYNA TOWNSEND & JUSTIN MCDERMOTT<br>116 HARVARD AVE.<br>STRATFORD, NJ 08084      |
| 32    | 9     | DAVID BURKE & KATE GOODMAN<br>17 PRINCETON AVE.<br>STRATFORD, NJ 08084            |
| 37    | 12.01 | GREG & KARA MEEHAN<br>114 HARVARD AVE.<br>STRATFORD, NJ 08084                     |

## UTILITY COMPANIES

NJ AMERICAN WATER COMPANY  
515 GROVE STREET  
HADDON HEIGHTS, NJ 08035

SOUTH JERSEY GAS CO.  
CORPORATE HEADQUARTERS  
1 S. J. PLAZA  
FOLSOM, NJ 08037

COMCAST CABLE TV  
1250 HADDONFIELD-BERLIN ROAD  
CHERRY HILL, NJ 08034

CAMDEN COUNTY MUNICIPAL UTILITIES AUTHORITY  
P.O. BOX 1105  
BELLMAWR, NJ 08099

ATLANTIC CITY ELECTRIC  
REAL ESTATE DEPARTMENT  
5100 HARDING HIGHWAY  
SUITE 599  
WAYS LANDING, NJ 08330

CAMDEN COUNTY PLANNING BOARD  
2311 EGO HARBOR ROAD  
LINDENWOLD, NJ 08021

VERIZON COMMUNICATIONS  
ATTN: LAND USE MATTERS  
650 PARK AVENUE  
EAST ORANGE, NJ 07017

COMMISSIONER OF TRANSPORTATION  
C/O NJ DOT  
1035 PARKWAY AVE.  
TRENTON, NJ 08625

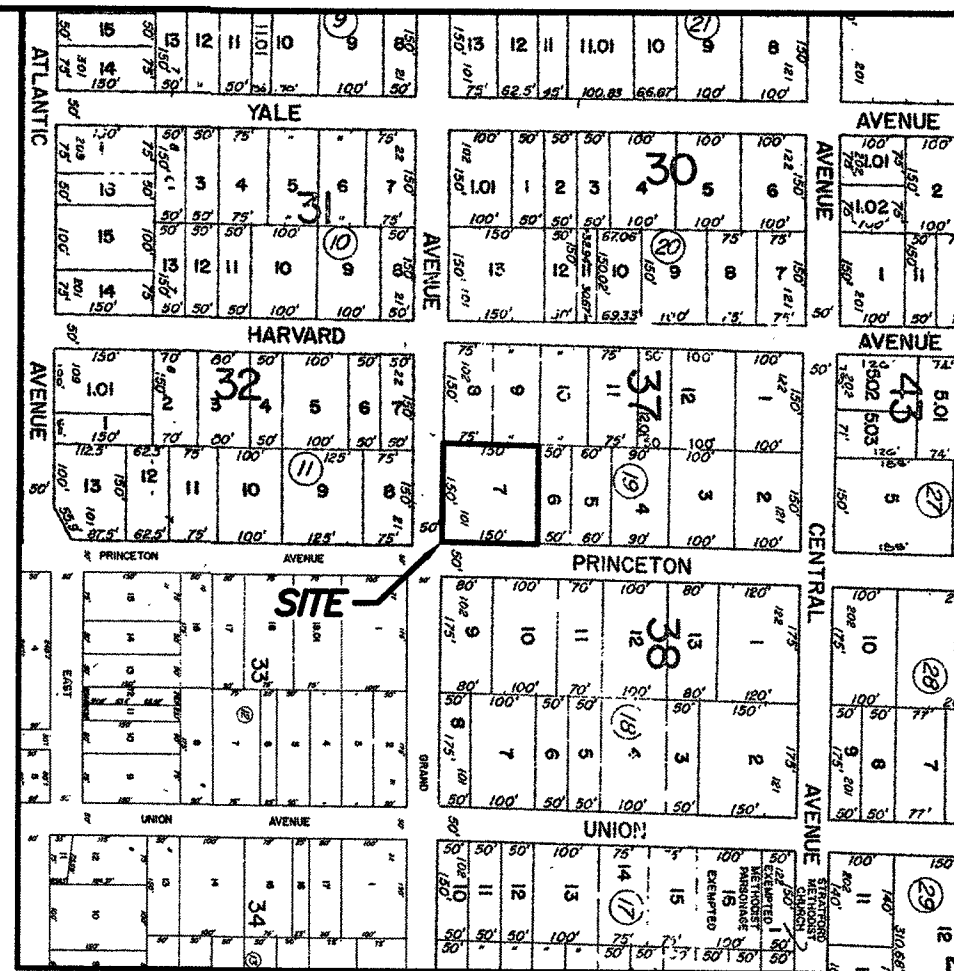
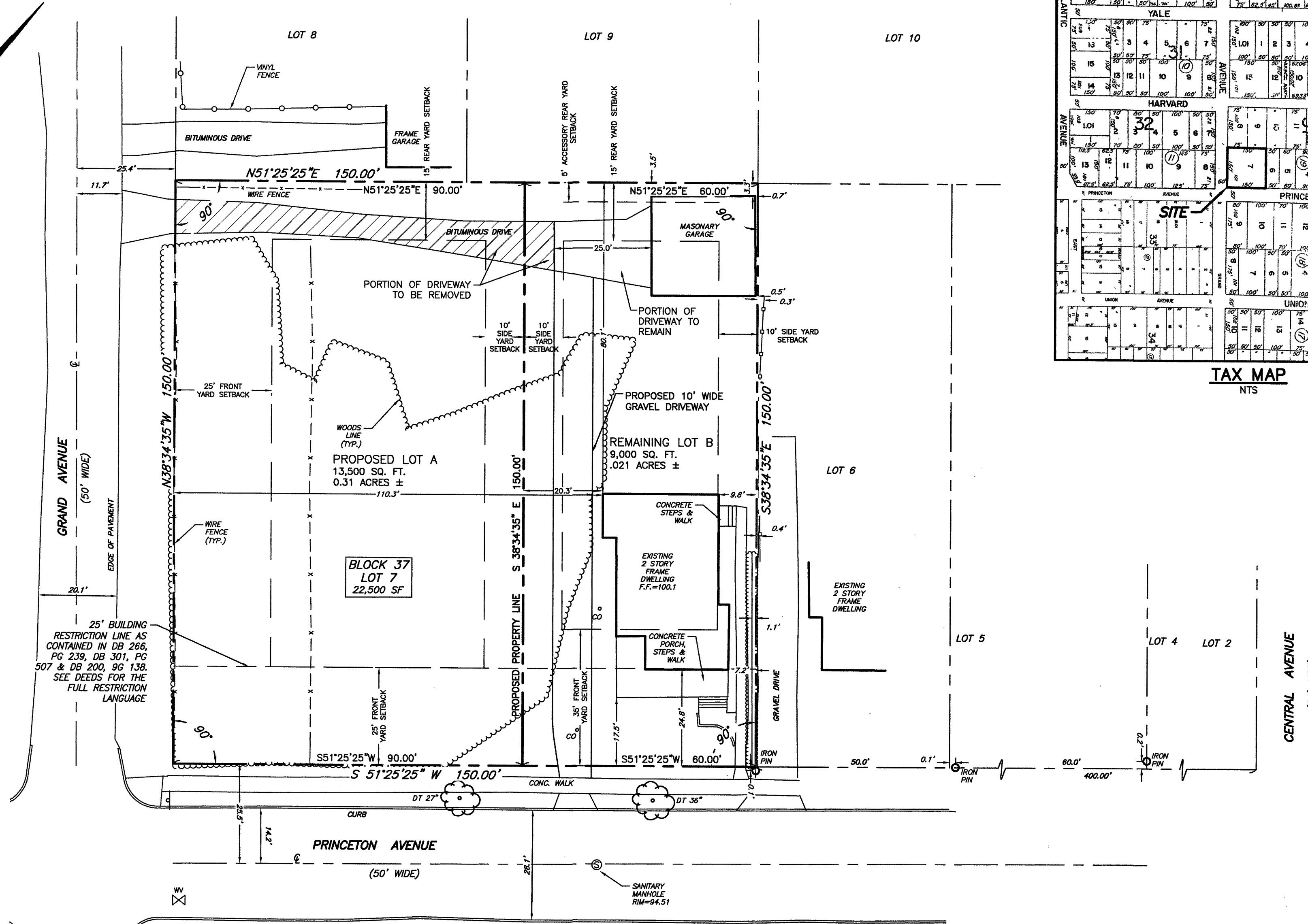
## ZONING DATA

ZONE: R-1: SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT  
PROPOSED USE: RESIDENTIAL

| STANDARD SUBDIVISION ZONING CRITERIA                                   | R-1 ZONE REQUIREMENTS INSIDE LOTS | R-1 ZONE REQUIREMENTS CORNER LOTS | EXISTING LOT 7 | PROPOSED LOT A | REMAINING LOT B   |
|------------------------------------------------------------------------|-----------------------------------|-----------------------------------|----------------|----------------|-------------------|
| MINIMUM LOT AREA (SF)                                                  | 8,250                             | 9,900                             | 22,500         | 13,500         | 9,000             |
| MINIMUM LOT WIDTH (FT)                                                 | 70                                | 90                                | 150            | 90             | 60 (2)            |
| MINIMUM FRONT YARD (FT)                                                | 25                                | 25                                | 24.8 (1)       | ≥25            | 24.8 (1)          |
| MINIMUM REAR YARD (FT)                                                 | 15                                | 15                                | 80.1           | ≥15            | 80.1              |
| MINIMUM SIDE YARD (FT)                                                 | 10/25 AGG.                        | 10/25 AGG.                        | 7.2 (1)        | ≥10/25 AGG.    | 7.2/27.5 AGG. (1) |
| MAXIMUM OCCUPIED AREA OF LOTS (%)                                      | 30                                | 30                                | 16             | ≤30            | 29 (3)            |
| MINIMUM BUILDING COVERAGE (SF)                                         | -                                 | -                                 | 1208           | -              | 1208              |
| 1 BEDROOM DWELLING (SF)*                                               | 700                               | 700                               | -              | -              | -                 |
| 2 BEDROOM DWELLING (SF)*                                               | 800                               | 800                               | -              | -              | -                 |
| 3 BEDROOM DWELLING (SF)*                                               | 900                               | 900                               | -              | -              | -                 |
| EACH ADDITIONAL BEDROOM (SF)*                                          | 100                               | 100                               | -              | -              | -                 |
| MAXIMUM BUILDING HEIGHT (FT)                                           | 35                                | 35                                | ≤35            | ≤35            | ≤35               |
| (1) EXISTING NON-CONFORMING                                            |                                   |                                   |                |                |                   |
| (2) REQUESTING VARIANCE                                                |                                   |                                   |                |                |                   |
| (3) EXCLUDES PROPOSED GRAVEL DRIVEWAY                                  |                                   |                                   |                |                |                   |
| * FOR REFERENCE PURPOSES ONLY                                          |                                   |                                   |                |                |                   |
| ACCESSORY STRUCTURE CRITERIA (MIN. 101 SQ. FT.)                        |                                   |                                   |                |                |                   |
| MINIMUM REAR YARD (SF)                                                 | 5                                 | 5                                 | 3.3 (4)        | -              | 3.3 (4)           |
| MINIMUM SIDE YARD (SF)                                                 | 10                                | 10                                | 0.5 (4)        | -              | 0.5 (4)           |
| (4) EXISTING NON-CONFORMING, FOR EXISTING 25' X 27' (675 SQ FT) GARAGE |                                   |                                   |                |                |                   |

## LEGEND

|                         |     |
|-------------------------|-----|
| PROPERTY LINE           | --- |
| ADJOINING PROPERTY LINE | --- |
| PROPOSED PROPERTY LINE  | --- |
| EXISTING WOODS LINE     | --- |
| AREA TO BE REMOVED      | --- |



TAX MAP  
NTS

## GENERAL NOTES

- ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
- DO NOT SCALE FROM PHOTO-COPIED PRINTS OF THIS PLAN.
- BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
- DISTANCES ARE SHOWN IN FEET.
- THE FOLLOWING INFORMATION WAS USED IN PREPARING THIS PLAN
  - PLAN ENTITLED "OUTBOUND & TOPOGRAPHIC SURVEY, 105 PRINCETON AVENUE, BLOCK, LOT 7, 105 PRINCETON AVENUE, BOROUGH OF STRATFORD, CAMDEN COUNTY, NEW JERSEY" DATED 11/1/22. PREPARED BY PETERMAN MAXCY ASSOCIATES, LLC.
- UNDERGROUND UTILITIES IF SHOWN ON THIS PLAN ARE BASED ON VISIBLE SURFACE FEATURES AND/OR SUPPLIED PLANS AND SHOULD NOT BE ASSUMED TO BE COMPLETE. OTHER UNDERGROUND IMPROVEMENTS AND UTILITIES MAY EXIST THAT ARE NOT SHOWN AND SHOULD NOT BE ASSUMED TO BE NON-EXISTENT BECAUSE OF THIS PLAN. THE LOCATION FOR THE UNDERGROUND IMPROVEMENTS SHOWN ARE APPROXIMATE. PRIOR TO ANY EXCAVATION ALL UTILITY COMPANIES SERVING THE AREA AND THE NJ ONE CALL UTILITY LOCATION SERVICE SHOULD BE CONTACTED FOR PROPER MARKOUTS.
- BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAP BOROUGH OF GIBBSBORO, CAMDEN COUNTY, NEW JERSEY. SHEET No. 6.
- EXISTING USE: EXISTING SINGLE FAMILY DWELLING.
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
- BEARINGS ARE BASED ON NOTE 5A.
- THE OWNER OR HIS/HER REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C.5:23-2.21 9e OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
- THE PROPOSED MINOR SUBDIVISION WILL BE FILED BY DEED.
- THE PROPOSED LOT TO BE SERVICED BY PUBLIC WATER & SEWER.
- ALL PROPOSED UTILITY CONNECTIONS TO BE UNDERGROUND.
- ANY CURB DAMAGE DURING CONSTRUCTION SHALL BE REPLACED.
- A SEPARATE PLOT PLAN/GRADING PLAN SHALL BE PREPARED AND SUBMITTED FOR REVIEW PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE NEW HOME CONSTRUCTION. LOT GRADING SHALL BE SUCH THAT NO RUNOFF WILL ADVERSELY IMPACT ADJACENT PROPERTIES.
- ADEQUATE OFF-STREET PARKING SHALL BE PROVIDED FOR EACH NEW HOME CONSTRUCTION TO MEET RESIDENTIAL SITE IMPROVEMENT STANDARDS.

## SUBDIVISION DECLARATION

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF STRATFORD

|                |      |
|----------------|------|
| CHAIRMAN       | DATE |
| SECRETARY      | DATE |
| BOARD ENGINEER | DATE |

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE BOND HAS BEEN POSTED IN ACCORDANCE WITH \_\_\_\_\_ OF THE BOROUGH ORDINANCES.

TOWNSHIP CLERK DATE

SUBDIVISION PLAN APPROVAL GRANTED ON \_\_\_\_\_ BY THE BOROUGH OF STRATFORD PLANNING BOARD.

SECRETARY DATE

## COUNTY APPROVALS

CAMDEN COUNTY PLANNING BOARD DATE

CAMDEN COUNTY ENGINEER DATE

## OWNER/APPLICANT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN.

MR. CHUCK INSALACO  
P.O. BOX 635  
MOUNT LAUREL, NJ 08054

DATE

BOROUGH APPLICATION No.

JOSEPH W. MAXCY  
N.J. PROFESSIONAL LAND SURVEYOR  
LICENSE No. 32652

PETERMAN • MAXCY ASSOCIATES, LLC  
ENGINEERING • SURVEYING • PLANNING  
189 S. LAKEVIEW DRIVE, SUITE 101  
GIBBSBORO, NJ 08026  
PHONE (856) 382-7444 FAX (856) 382-7443  
CERTIFICATE OF AUTHORIZATION 24GA28131700



MINOR SUBDIVISION PLAN  
105 PRINCETON AVENUE  
BLOCK 37, LOT 7

105 PRINCETON AVENUE  
BOROUGH OF STRATFORD, CAMDEN COUNTY, NEW JERSEY

|           |         |
|-----------|---------|
| JOB No:   | 22140   |
| DATE:     | 11/4/22 |
| SCALE:    | 1"=20'  |
| DRAWN BY: | RJB     |
| SHEET:    | 1 OF 1  |