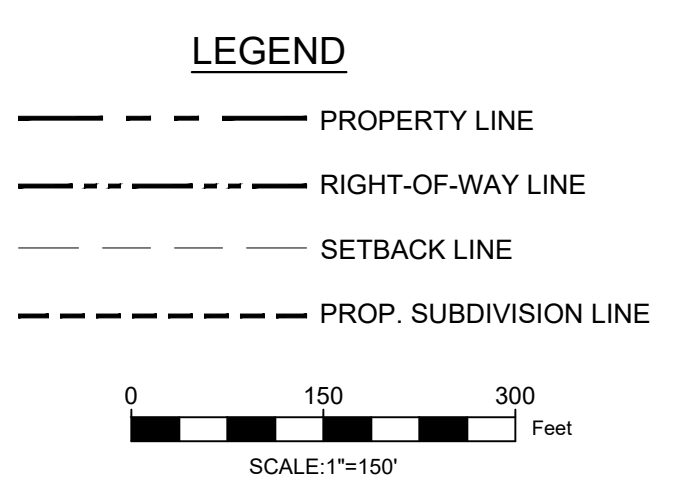
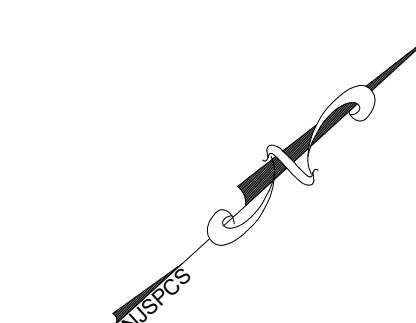
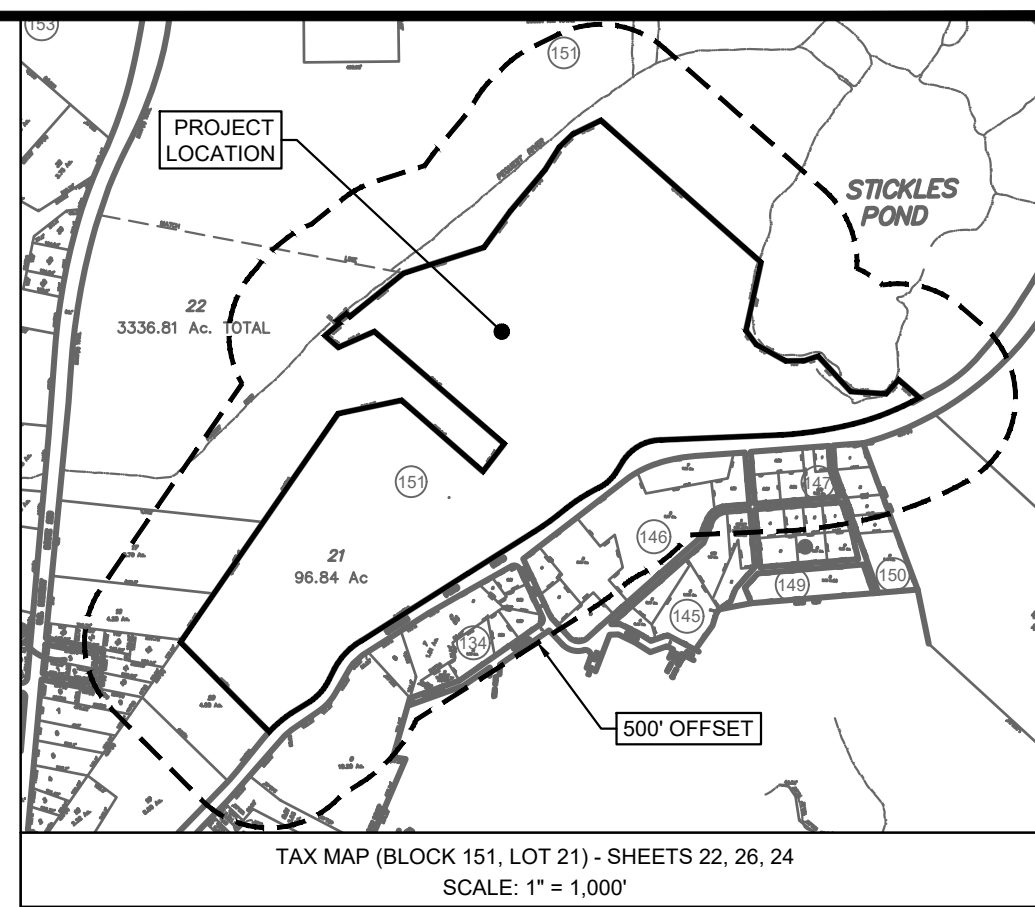
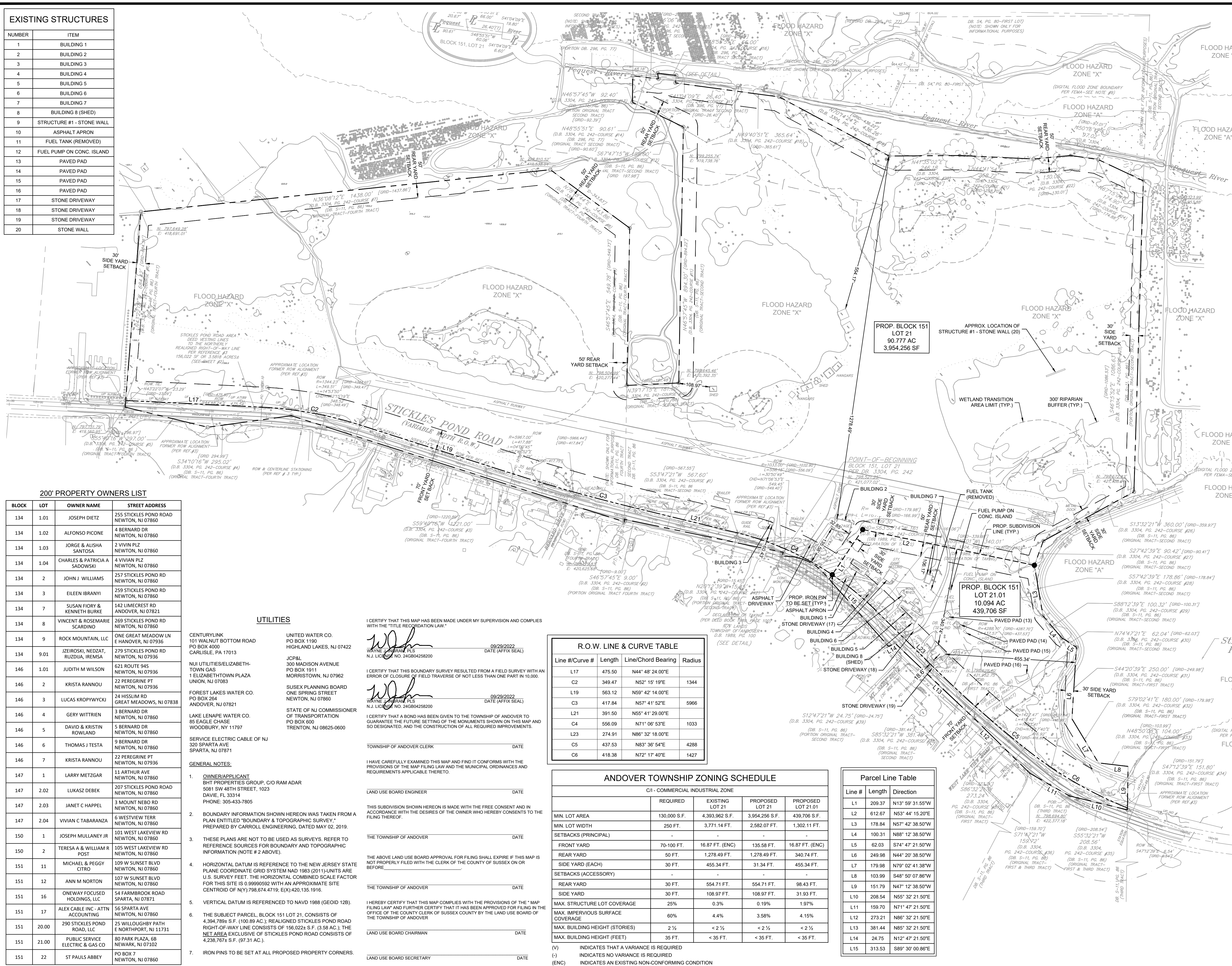


EXISTING STRUCTURES	
NUMBER	ITEM
1	BUILDING 1
2	BUILDING 2
3	BUILDING 3
4	BUILDING 4
5	BUILDING 5
6	BUILDING 6
7	BUILDING 7
8	BUILDING 8 (SHED)
9	STRUCTURE #1 - STONE WALL
10	ASPHALT APRON
11	FUEL TANK (REMOVED)
12	FUEL PUMP ON CONC. ISLAND
13	PAVED PAD
14	PAVED PAD
15	PAVED PAD
16	PAVED PAD
17	STONE DRIVEWAY
18	STONE DRIVEWAY
19	STONE DRIVEWAY
20	STONE WALL



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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO. 24GB04258200 EXP. 8/31/2024

NO.	REVISION	BY	DATE
2.	REV. PER ENGINEERS COMMENTS	KRR	02/09/23
1.	REV. PER ENGINEERS COMMENTS	KRR	01/03/23

DATE: 02/09/23
DATE (AFFIX SEAL): 09/29/2022
WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT: BHT PROPERTIES
248 STICKLES POND ROAD
BLOCK 151, LOT 21
ANDOVER TOWNSHIP
SUSSEX COUNTY NEW JERSEY
TITLE: MINOR SUBDIVISION PLAT

JOB NO.:	0119134	DRAWING NO.:	1
SCALE:	1"=150'	DESIGNED:	AA
CHECKED:	CRN	FILENAME:	MINOR SUBDIVISION PLAT.DWG
DATE:	10/03/2022		2

200' PROPERTY OWNERS LIST

BLOCK	LOT	OWNER NAME	STREET ADDRESS
134	1.01	JOSEPH DIETZ	255 STICKLES POND ROAD NEWTON, NJ 07860
134	1.02	ALFONSO PICONE	4 BERNARD DR NEWTON, NJ 07860
134	1.03	JORGE & ALISHA SANTOSA	2 WIVIN PLZ NEWTON, NJ 07860
134	1.04	CHARLES & PATRICIA A SADOWSKI	4 WIVIAN PLZ NEWTON, NJ 07860
134	2	JOHN J WILLIAMS	257 STICKLES POND RD NEWTON, NJ 07860
134	3	EILEEN IBRANYI	259 STICKLES POND RD NEWTON, NJ 07860
134	7	SUSAN FIORY & KENNETH BURKE	142 LIMECREST RD ANDOVER, NJ 07821
134	8	VINCENT & ROSEMARIE SCARDINO	269 STICKLES POND RD NEWTON, NJ 07860
134	9	ROCK MOUNTAIN, LLC	ONE GREAT MEADOW LN E HANOVER, NJ 07936
134	9.01	JZEIROSKI, NEDZAT, RUZDIA, IREMSA	279 STICKLES POND RD NEWTON, NJ 07936
146	1.01	JUDITH M WILSON	621 ROUTE 945 NEWTON, NJ 07936
146	2	KRISTA RANNOU	32 PEREGRINE PT NEWTON, NJ 07936
146	3	LUCAS KROPPWYCKJ	24 HISSUM RD GREAT MEADOWS, NJ 07838
146	4	GERY WITTRIN	3 BERNARD DR NEWTON, NJ 07860
146	5	DAVID & KRISTIN ROWLAND	5 BERNARD DR NEWTON, NJ 07860
146	6	THOMAS J TESTA	9 BERNARD DR NEWTON, NJ 07860
146	7	KRISTA RANNOU	22 PEREGRINE PT NEWTON, NJ 07936
147	1	LARRY METZGAR	11 ARTHUR AVE NEWTON, NJ 07860
147	2.02	LUKASZ DEBEK	207 STICKLES POND ROAD NEWTON, NJ 07860
147	2.03	JANET C HAPPEL	3 MOUNT NEBO RD NEWTON, NJ 07860
147	2.04	VIVIAN C TABARANZA	6 WESTVIEW TERR NEWTON, NJ 07860
150	1	JOSEPH MULLANEY JR	101 WEST LAKEVIEW RD NEWTON, NJ 07860
150	2	TERESA A & WILLIAM R POST	105 WEST LAKEVIEW RD NEWTON, NJ 07860
151	11	MICHAEL & PEGGY CITRO	109 W SUNSET BLVD NEWTON, NJ 07860
151	12	ANN M NORTON	107 W SUNSET BLVD NEWTON, NJ 07860
151	16	ONEWAY FOCUSED HOLDINGS, LLC	54 FARMBROOK ROAD SPARTA, NJ 07871
151	17	ALEX CABLE INC - ATTN ACCOUNTING	56 SPARTA AVE NEWTON, NJ 07860
151	20.00	290 STICKLES POND E NORTHPORT, NJ 11731	
151	21.00	PUBLIC SERVICE ELECTRIC & GAS CO	80 PARK PLAZA, 68 NEWARK, NJ 07102
151	22	ST PAULS ABBEY	PO BOX 7 NEWTON, NJ 07860

UTILITIES

UTILITY	LOCATION / PROVIDER
CENTURYLINK	101 WALNUT BOTTOM ROAD PO BOX 4000 CARLISLE, PA 17013
NUI UTILITIES/ELIZABETH-TOWN GAS	300 MADISON AVENUE PO BOX 1911 MORRISTOWN, NJ 07962 UNION, NJ 07083
FOREST LAKES WATER CO.	SUSEX PLANNING BOARD ONE SPRING STREET NEWTON, NJ 07860
LAKE LENAPE WATER CO.	85 EAGLE CHASE WOODBURY, NY 11797 TRENTON, NJ 08625-0600
STATE OF NJ COMMISSIONER OF TRANSPORTATION	PO BOX 600 TRENTON, NJ 08625-0600
SERVICE ELECTRIC CABLE OF NJ	300 SPARTA AVE SPARTA, NJ 07871

- GENERAL NOTES:**
- OWNER/APPLICANT: BHT PROPERTIES GROUP, C/O RAM ADAR 5081 SW 48TH STREET, 1023 DAVIE, FL 33314 PHONE: 305-433-7805
 - BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY," PREPARED BY CARROLL ENGINEERING, DATED MAY 02, 2019.
 - THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
 - HORIZONTAL DATUM IS REFERENCE TO THE NEW JERSEY STATE PLANE COORDINATE GRID SYSTEM NAD 1983 (2011) UNITS ARE U.S. SURVEY FEET. THE HORIZONTAL COMBINED SCALE FACTOR FOR THIS SITE IS 0.9990592 WITH AN APPROXIMATE SITE CENTROID OF N(1)798.674 4719; E(X)420.135.1916.
 - VERTICAL DATUM IS REFERENCE TO NAVD 1988 (GEOID 12B).
 - THE SUBJECT PARCEL, BLOCK 151 LOT 21, CONSISTS OF 4.394789 AC (100.89 AC), REALIGNED STICKLES POND ROAD RIGHT-OF-WAY LINE CONSISTS OF 156.022± S.F. (3.58 AC), THE NET AREA EXCLUSIVE OF STICKLES POND ROAD CONSISTS OF 4.23876± S.F. (97.31 AC).
 - IRON PINS TO BE SET AT ALL PROPOSED PROPERTY CORNERS.

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLETES WITH THE "TITLE RECORDATION LAW."

WAYNE J. INGRAM, PLS
N.J. LICENSE NO. 24GB04258200
DATE (AFFIX SEAL): 09/29/2022

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE TOWNSHIP OF ANDOVER TO GUARANTEE THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED, AND THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS.

WAYNE J. INGRAM, PLS
N.J. LICENSE NO. 24GB04258200
DATE (AFFIX SEAL): 09/29/2022

TOWNSHIP OF ANDOVER CLERK DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

LAND USE BOARD ENGINEER DATE

THIS SUBDIVISION SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER WHO HEREBY CONSENTS TO THE FILING THEREOF.

THE TOWNSHIP OF ANDOVER DATE

THE ABOVE LAND USE BOARD APPROVAL FOR FILING SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE CLERK OF THE COUNTY OF SUSSEX ON OR BEFORE

THE TOWNSHIP OF ANDOVER DATE

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF SUSSEX COUNTY BY THE LAND USE BOARD OF THE TOWNSHIP OF ANDOVER

LAND USE BOARD CHAIRMAN DATE

LAND USE BOARD SECRETARY DATE

R.O.W. LINE & CURVE TABLE

Line #/Curve #	Length	Line/Chord Bearing	Radius
L17	475.50	N44° 48' 24.00"E	
C2	349.47	N52° 15' 19"E	1344
L19	563.12	N59° 42' 14.00"E	
C3	417.84	N57° 41' 52"E	5966
L21	391.50	N55° 41' 29.00"E	
C4	556.09	N71° 06' 53"E	1033
L23	274.91	N86° 32' 18.00"E	
C5	437.53	N83° 36' 54"E	4288
C6	418.38	N72° 17' 40"E	1427

ANDOVER TOWNSHIP ZONING SCHEDULE

C1 - COMMERCIAL INDUSTRIAL ZONE

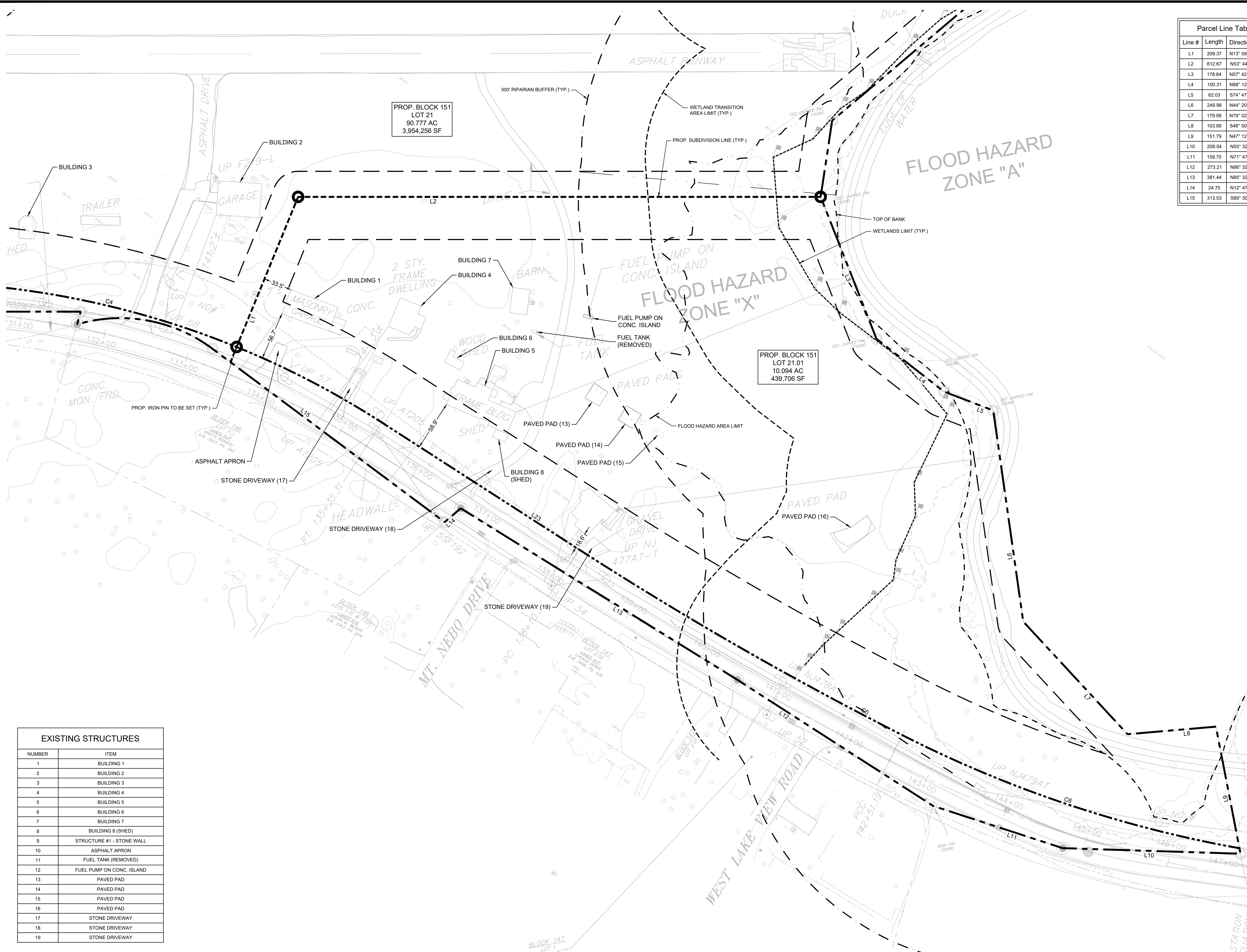
	REQUIRED	EXISTING LOT 21	PROPOSED LOT 21	PROPOSED LOT 21.01
MIN. LOT AREA	130,000 S.F.	4,393,962 S.F.	3,954,256 S.F.	439,706 S.F.
MIN. LOT WIDTH	250 FT.	3,771.14 FT.	2,582.07 FT.	1,302.11 FT.
SETBACKS (PRINCIPAL)	-	-	-	-
FRONT YARD	70-100 FT.	16.87 FT. (ENC)	135.58 FT.	16.87 FT. (ENC)
REAR YARD	50 FT.	1,278.49 FT.	1,278.49 FT.	340.74 FT.
SIDE YARD (EACH)	30 FT.	455.34 FT.	31.34 FT.	455.34 FT.
SETBACKS (ACCESSORY)	-	-	-	-
REAR YARD	30 FT.	554.71 FT.	554.71 FT.	98.43 FT.
SIDE YARD	30 FT.	108.97 FT.	108.97 FT.	31.93 FT.
MAX. STRUCTURE LOT COVERAGE	25%	0.3%	0.19%	1.97%
MAX. IMPERVIOUS SURFACE COVERAGE	60%	4.4%	3.58%	4.15%
MAX. BUILDING HEIGHT (STORIES)	2 ½	< 2 ½	< 2 ½	< 2 ½
MAX. BUILDING HEIGHT (FEET)	35 FT.	< 35 FT.	< 35 FT.	< 35 FT.

(V) INDICATES THAT A VARIANCE IS REQUIRED
(-) INDICATES NO VARIANCE IS REQUIRED
(ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

Parcel Line Table

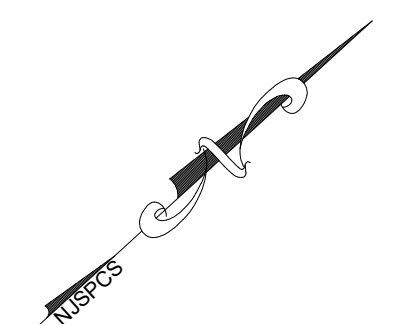
Line #	Length	Direction
L1	209.37	N13° 59' 31.55"W
L2	612.67	N53° 44' 15.20"E
L3	178.84	N57° 42' 38.50"W
L4	100.31	N88° 12' 38.50"W
L5	62.03	S74° 47' 21.50"W
L6	249.98	N44° 20' 38.50"W
L7	179.98	N79° 02' 41.38"W
L8	103.99	S48° 50' 07.86"W
L9	151.79	N47° 12' 38.50"W
L10	208.54	N55° 32' 21.50"E
L11	159.70	N71° 47' 21.50"E
L12	273.21	N86° 32' 21.50"E
L13	381.44	N85° 32' 21.50"E
L14	24.75	N12° 47' 21.50"E
L15	313.53	S89° 30' 00.86"E

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LAST SAVED DATE AND TIME: 10 Feb 2023, 12:22:28 PM
LAST SAVE BY: krcroli



Line #	Length	Direction
L1	209.37	N13° 59' 31.55"W
L2	612.67	N53° 44' 15.20"E
L3	178.84	N57° 42' 38.50"W
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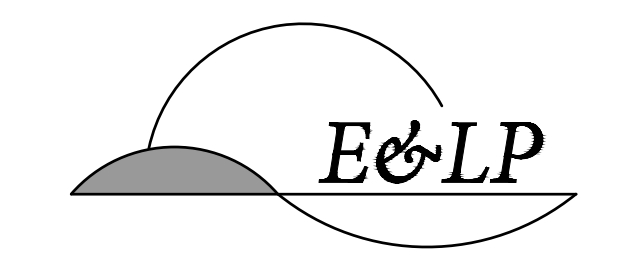


LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - SETBACK LINE
- - - PROP. SUBDIVISION LINE

0 50 100 Feet
SCALE: 1"=50'

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
2.	REV. PER ENGINEERS COMMENTS	KRR	02/09/23
1.	REV. PER ENGINEERS COMMENTS	KRR	01/03/23

02/09/23 DATE
WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:
BHT PROPERTIES
248 STICKLES POND ROAD
BLOCK 151, LOT 21
ANDOVER TOWNSHIP
SUSSEX COUNTY NEW JERSEY

TITLE:
**MINOR SUBDIVISION
PLAT - LOT 21.01**

JOB NO.: 0119134 DRAWING NO.:
SCALE: 1"=50'
DESIGNED: KRR
CHECKED: CRN
FILENAME: MINOR SUBDIVISION PLAT.DWG
DATE: 10/03/2022

NUMBER	ITEM
1	BUILDING 1
2	BUILDING 2
3	BUILDING 3
4	BUILDING 4
5	BUILDING 5
6	BUILDING 6
7	BUILDING 7
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15	PAVED PAD
16	PAVED PAD
17	STONE DRIVEWAY
18	STONE DRIVEWAY
19	STONE DRIVEWAY

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