OWNER & ADDRESS REPORT – CERTIFIED 200 FOOT LIST

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
167	1	LONNIE A VANCE 670 MARION STREET GLASSBORO, NJ 08028	670 MARION STREET
167	2	LEONARD FORTSON JR 542 SEVENTH AVENUE GLASSBORO, NJ 08028	542 SEVENTH AVENUE
167	3	STERLING CORDY 533 EIGHTH AVENUE GLASSBORO, NJ 08028	533 EIGHTH AVENUE
167	4	CITY OF HARVEST WORLD OUTREACH 15 PRIMROSE DRIVE SICKLERVILLE, NJ 08081	EIGHTH AVENUE
167	7	RICK & LEOLA BEATTY 15 PRIMROSE AVE SICKLERVILLE, NJ 08081	535 EIGHTH AVENUE
168	1	LAKIA COX 672 MARION STREET GLASSBORO, NJ 08028	672 MARION STREET
168	4	BRADLEY GARDNER 531 NINTH AVENUE GLASSBORO, NJ 08028	531 NINTH AVENUE
168	5	SYMONE R SHERRILL 544 EIGHTH AVENUE GLASSBORO, NJ 08028	544 EIGHTH AVENUE
168	5.01	JESSE JR & BEATRICE ODOM 533 NINTH AVENUE GLASSBORO, NJ 08028	533 NINTH AVENUE
169	2	TOWNSHIP OF ELK 680 WHIG LANE MONROEVILLE, NJ 08343	522 NINTH AVENUE
169	3	TOWNSHIP OF ELK 680 WHIG LANE MONROEVILLE, NJ 08343	TENTH AVENUE
169	4	ERNESTINE M INGRAM 524 NINTH AVENUE GLASSBORO, NJ 08028	524 NINTH AVENUE
169	5	TOWNSHIP OF ELK 680 WHIG LANE MONROEVILLE, NJ 08343	528 NINTH AVENUE
169	6	SILVIA TAVELLA 683 TENTH AVENUE GLASSBORO, NJ 08028	683 TENTH AVENUE
169	7	JOHN STUBBS C/O GEORGE BAILEY 12 WILMER STREET GLASSBORO, NJ 08028	532 NINTH AVENUE
169	8	STEPHANIE E WILLIAMS FKA MOTON 686 FAIRVIEW ROAD GLASSBORO, NJ 08028	682 FAIRVIEW ROAD
169	9	GARY SOUDER 534 NINTH AVENUE GLASSBORO, NJ 08028	534 NINTH AVENUE
169	10	STEPHANIE E WILLIAMS FKA MOTON 686 FAIRVIEW ROAD GLASSBORO, NJ 08028	686 FAIRVIEW ROAD
169	11	STEPHANIE WILLIAMS 686 FAIRVIEW ROAD GLASSBORO, NJ 08028	526 NINTH AVENUE

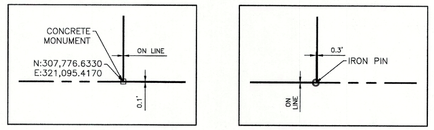
UTILITY COMPANIES

ATLANTIC CITY ELECTRIC
ATTN: NICK SALVATORE
5100 HARDING HIGHWAY
MAYS LANDING, NJ 08330

SOUTH JERSEY GAS CO.
ATTN: CONSTRUCTION ADMINISTRATOR
1 SOUTH JERSEY PLAZA, RT 54
FOLSOM, NJ 08037

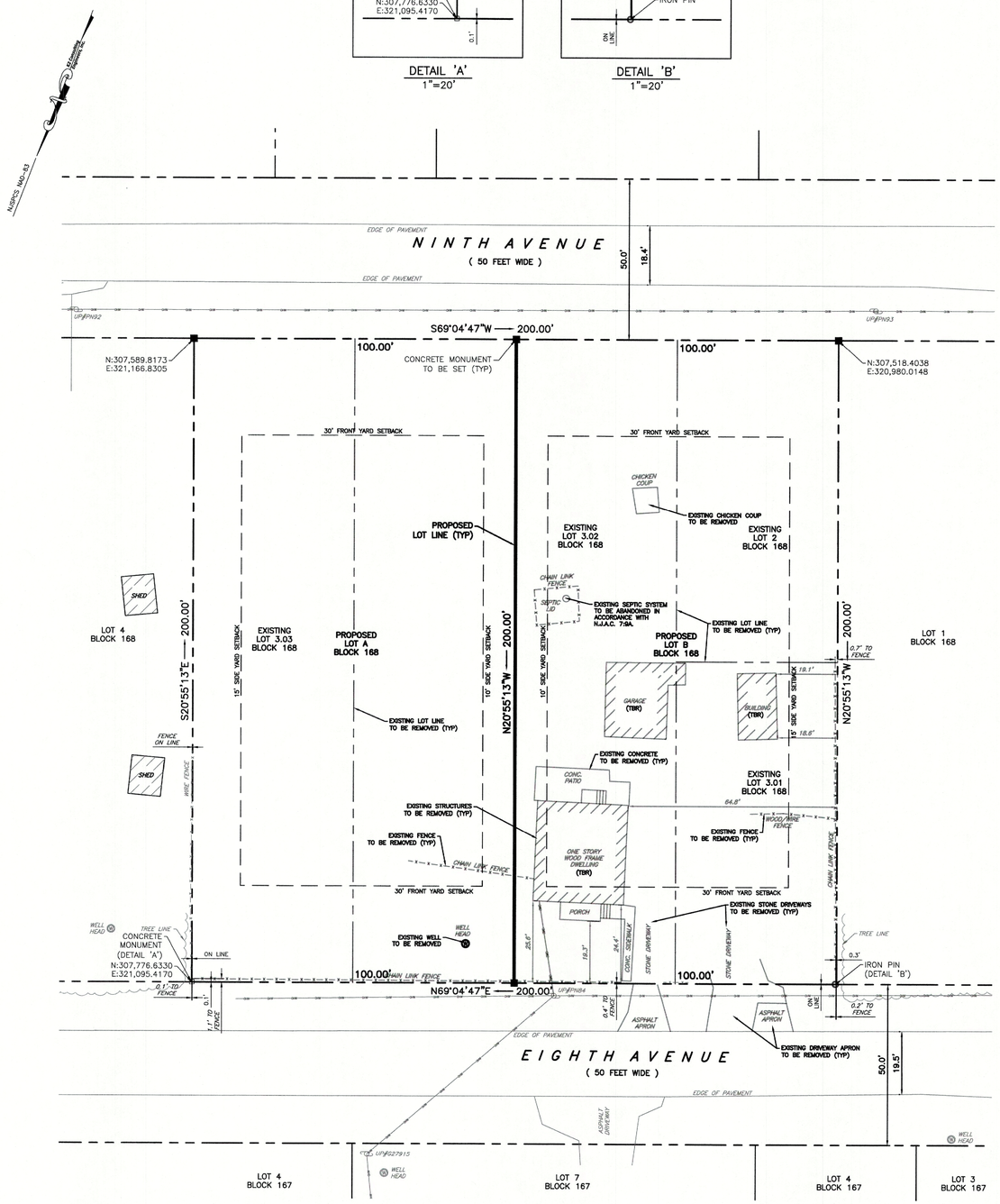
TOWNSHIP OF ELK
ATTN: MUNICIPAL CLERK
680 WHIG LANE
MONROEVILLE, NJ 08343

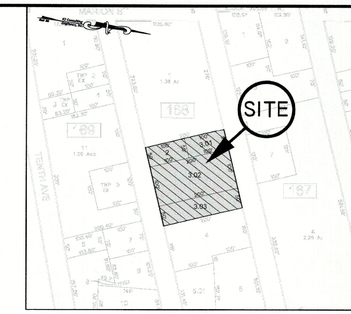
GLOUCESTER COUNTY PLANNING BOARD
ATTN: PLANNING DIRECTOR
1200 N. DELSEA DRIVE
CLAYTON, NJ 08312



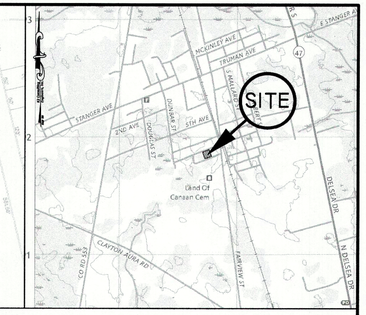
DETAIL 'A'
1"=20'

DETAIL 'B'
1"=20'





TAX MAP SHEET 38
N.T.S.



PITMAN QUADRANGLE
N.T.S.

ZONING SCHEDULE

ZONING DISTRICT; MD, MODERATE DENSITY RESIDENTIAL
TOWNSHIP OF ELK, GLOUCESTER COUNTY, NEW JERSEY
TAX MAP 38 – BLOCK 168 – LOTS 2, 3.01, 3.02 & 3.03

CATEGORY	REQUIRED	EXISTING	PROPOSED LOT A	PROPOSED LOT B	NOTES
PRINCIPLE BUILDING					
MINIMUM LOT AREA	20,000 SF	40,000 SF	20,000 SF	20,000 SF	C/C
MINIMUM LOT FRONTAGE	75 FT	400 FT	200 FT	200 FT	C/C
MINIMUM LOT WIDTH	85 FT	200 FT	100 FT	100 FT	C/C
MINIMUM LOT DEPTH	100 FT	200 FT	200 FT	200 FT	C/C
MINIMUM FRONT YARD	30 FT	19.3 FT	SEE NOTE #13	SEE NOTE #13	–/–
MINIMUM FRONT YARD (AVERAGE)	62 FT	19.3 FT	SEE NOTE #13	SEE NOTE #13	–/–
MINIMUM SIDE YARD (EACH)	10 FT	64.8 FT	SEE NOTE #13	SEE NOTE #13	–/–
MINIMUM SIDE YARD (AGGREGATE)	25 FT	241.8 FT	SEE NOTE #13	SEE NOTE #13	–/–
MINIMUM REAR YARD	35 FT	N/A**	SEE NOTE #13	SEE NOTE #13	–/–
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	SEE NOTE #13	SEE NOTE #13	–/–
MAXIMUM DENSITY	1.5 DU/AC	1.09 DU/AC	SEE NOTE #13*	SEE NOTE #13*	–/–
MAXIMUM BUILDING COVERAGE	30 %	4.2 %	SEE NOTE #13	SEE NOTE #13	–/–
MAXIMUM LOT COVERAGE	35 %	5.3 %	SEE NOTE #13	SEE NOTE #13	–/–
PARKING REQUIREMENTS (PER R.S.I.S)					
MINIMUM PARKING SPACES (4–BEDROOM)	2.5 SPACES	±4 SPACES	SEE NOTE #13	SEE NOTE #13	–/–

(E) EXISTING NON–CONFORMANCE
(C) CONFORMS
(V) VARIANCE

* D5 USE VARIANCE REQUIRED FOR EXCEEDING MAXIMUM DENSITY, SEE NOTE #13

** DUAL FRONTAGE (SECONDARY FRONTAGE SHALL BE REFERRED TO AS THE REAR YARD)

NOTES

OWNER: R & R GROUP DEVELOPMENT, LLC
1749 DELSEA DRIVE
DEPTFORD, NJ 08096

APPLICANT: ARCR HOME BUILDERS, LLC
2001 COLLEGE DRIVE, #19
CLEMENTON, NJ 08021

1. THIS PLAN HAS BEEN PREPARED WITH THE BENEFIT OF A REPORT OF TITLE PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, ISSUED BY NATIONAL INTEGRITY TITLE AGENCY, FILE NO. N624241, COMMITMENT DATE: JANUARY 27, 2025. SHOULD ADDITIONAL TITLE/BOUNDARY INFORMATION BECOME AVAILABLE, K2 CONSULTING ENGINEERS, INC. RESERVES THE RIGHT TO AMEND AND/OR REVISE THIS PLAN.
2. BASE INFORMATION AND OUTBOUND BASED UPON FIELD WORK PERFORMED BY K2 CONSULTING ENGINEERS, INC, AND A PLAN ENTITLED:

A) "PLAN OF SURVEY AND TOPOGRAPHY, 0 NINTH AVENUE AND 532–536 EIGHTH AVENUE, GLASSBORO, NEW JERSEY 08028, LOTS 2, 3.01, 3.02 AND 3.03 IN BLOCK 168 ON TAX MAP SHEET 38, SITUATE IN THE TOWNSHIP OF ELK, GLOUCESTER COUNTY, NEW JERSEY", AS PREPARED BY K2 CONSULTING ENGINEERS, INC., DATED MARCH 2, 2025, JOB NO. PD25–014.

3. TRACT IS KNOWN AS LOTS 2, 3.01, 3.02 & 3.03, BLOCK 168, PLATE 38, AS PER THE OFFICIAL TAX MAP OF THE TOWNSHIP OF ELK; BEING KNOWN AS 0 NINTH AVENUE & 532–536 EIGHTH AVENUE, GLASSBORO, NEW JERSEY 08028.
4. PROPERTIES ARE TO BE SERVICED BY PRIVATE SEPTIC SYSTEM AND WELL.
5. LOT NUMBERS TO BE ASSIGNED BY THE TOWNSHIP TAX ASSESSOR.
6. TOTAL AREA OF SUBJECT PROPERTY: 40,000 SQUARE FEET OR 0.9183 ACRES, MORE OR LESS, PRIOR TO DEDICATIONS.
7. SUBJECT PROPERTY IS ZONED: "MD", MODERATE DENSITY RESIDENTIAL, AS INDICATED ON THE TOWNSHIP OF ELK ZONING MAP, DATED MARCH 2023.
8. THE PURPOSE OF THIS PLAN IS TO CREATE A TOTAL OF TWO (2) LOTS FROM FOUR (4) LOTS.
9. HORIZONTAL INFORMATION BASED ON NORTH AMERICAN DATUM OF 1983 (NAD–83).
10. VERTICAL INFORMATION BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD–88).
11. THIS PLAN IS ONLY VALID WHEN BEARING THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL LICENSED LAND SURVEYOR NAMED HEREON. ANY CHANGES OR ALTERATIONS TO THIS SURVEY PERFORMED BY ANYONE OTHER THAN THE LICENSED LAND SURVEYOR NAMED HEREON IS ILLEGAL.
12. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE AND STATUTES GOVERNING THE SAME AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
13. REFER TO A PLAN ENTITLED "USE VARIANCE PLAN, 0 NINTH AVENUE & 532–536 EIGHTH AVENUE, TOWNSHIP OF ELK, GLOUCESTER COUNTY, NEW JERSEY" AS PREPARED BY K2 CONSULTING ENGINEERS, INC., DATED MARCH 20, 2025 FOR PROPOSED BUILDING INFORMATION AND SETBACKS.

OWNERS CERTIFICATION

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

ARCR HOME BUILDERS, LLC — DATE

MUNICIPAL ENGINEERS CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER — DATE

ZONING BOARD APPROVAL

THIS MAP IS HEREBY APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF ELK.

ZONING BOARD CHAIRPERSON — DATE

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION #_____ OF THE ZONING BOARD AT AN OFFICIAL MEETING HELD ON _____ IN ACCORDANCE WITH LOCAL ORDINANCES, AND SHALL BE FILED ON OR BEFORE _____.

ZONING BOARD SECRETARY — DATE

ZONING BOARD ENGINEER — DATE

MUNICIPAL CLERKS CERTIFICATION

■ DENOTES CONCRETE MONUMENTS TO BE SET

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW" P.L. 1975 c.291 (C.40:55–D–1 et seq.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK — DATE

TAX COLLECTORS CERTIFICATION

I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

TAX COLLECTOR — DATE

GLOUCESTER COUNTY PLANNING BOARD

THIS MAP IS HEREBY APPROVED BY THE GLOUCESTER COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE GLOUCESTER COUNTY PLANNING BOARD.

CHAIRMAN — DATE

ENGINEER — DATE

LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	PROPOSED SETBACK LINE
3	PROPOSED LOT NUMBER
168	PROPOSED BLOCK NUMBER
■	CONCRETE MONUMENT SET
o	IRON PIN
TBR	TO BE REMOVED

20 0 20 40
GRAPHIC SCALE IN FEET

REVISIONS	

DATE:	*03/20/2025*
DRAWN BY:	*WFR*
CHECKED BY:	*TRC*
SCALE:	*1"=20'*
JOB NO.:	*PD25–014*
SHEET	*1* OF *1*

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MARCH 2, 2025 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH THE OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS, AS SHOWN, HAVE BEEN FOUND OR SET.

4/18/25

TIMOTHY R. CORCORAN, P.L.S.
Professional Land Surveyor, NJ License No. GS-36715

K2 Consulting Engineers, Inc.
Professional Civil Engineers & Land Surveyors
Certificate of Authorization #24GA28187400
36 Tanner Street, Suite 100
Haddonfield, New Jersey 08033
Phone - 856.310.5205
Fax - 856.616.2441
www.K2CE.com

PLAN OF MINOR SUBDIVISION

OF

0 NINTH AVENUE & 532-536 EIGHTH AVENUE

GLASSBORO, NEW JERSEY 08028
LOTS 2, 3.01-3.03 IN BLOCK 168
SITUATE IN THE
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NEW JERSEY