



Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

Marie DeSoucey
Land Use & Development Official
office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: April 5, 2024

Applicant: Thomas McLaughlin

Address:	24 Ridge Road	Block	Lot	Zone
	Rumson, NJ 07760	70	8	R-2

Applicant's Request to:

Install a 760 square foot in-ground swimming pool and 774 square foot pool patio on an undersized lot.

Was **denied** for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations, Schedule 5-4 Maximum Permitted Lot Coverages and Ordinance 22-7.7 Accessory Buildings and Structures

1. (Sched 5-4) Proposed lot coverage of 9,633 square feet, whereas 8,034 square feet is existing and 6,865 square feet is permitted. (*** Existing variance – Intensified***)
2. Proposed side yard accessory structure (pool) setback of 15 feet whereas 25 feet are required. (Borough ordinance 22-7.8g1). (*** New variance ***)

*** Existing nonconformities - unchanged ***

3. (Sched 5-1) Minimum lot area 25,117 sf, whereas 43,560 sf is required.
4. (Sched 5-1) Minimum lot frontage of 108.9 ft, whereas 150 ft is required.
5. (Sched 5-1) Minimum lot width of 125.4 ft, whereas 150 ft is required.
6. (Sched 5-1) Minimum front yard setback of 58.2 ft, whereas 75 ft is required.
7. (Sched 5-1) Minimum accessory (shed) side yard setback of 12 ft, whereas 15 ft is required.
8. (Sched 5-1) Minimum accessory (shed) rear yard setback of 4.5 ft, whereas 15 ft is required.

The variances identified above were evaluated based on the Survey of Property, prepared by Charles V. Bell Associates Inc., signed by Charles V. Bell (unsealed), dated June 12, 2012, no revisions, one sheet; and Swimming Pool Grading Plan prepared by MGC Associates, signed & sealed by Gary Chiang, P.E., dated January 8, 2023, last rev (2) March 15, 2024, consisting of one (1) sheet.

If you have any questions or require additional information, please do not hesitate to contact me.



Marie DeSoucey
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant



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APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Thomas McLaughlin tomj.mclaughlin@gmail.com 415-710-3960
 Name of Applicant Email Phone Number

24 Ridge Rd 70 8
 Property Address Block Lot

Name of Owner (IF NOT APPLICANT)
A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

Applicant's Attorney and contact information (if any)

Applicant's Architect and contact information (if any)

MGC Associates 237-1 Burrs Rd Burlington, NJ 08016 609-556-4915
 Applicant's Engineer and contact information (if any)

Thomas J. McLaughlin 3/8/24
 Signature of Applicant or Agent Date

Proposed plan In-ground swimming pool and patio

Variations requested pool side setback of 15' whereas 25' is required.
Lot coverage of 9,633 sf is proposed whereas 6,864 sf. is allowed.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	11°08'37"	108.92'	560.00'	N76°00'28"W	108.75'

NOTES:

Offsets Dimensions From Structures To Property Lines Shown Hereon Are Not To Be Used To Re-Establish Property Lines.

Underground Encroachments, If Any, Have Not Been Shown.

This Survey Is Subject To Any Facts That May Be Disclosed By A Full And Accurate Title Search.

This Surveyor Is Not Qualified To Make Any Determination As To Existence Or Non-Existence Of Wetlands And/Or Toxic Wastes. No Statement Is Being Made Or Implied Hereon, Nor Should It Be Assumed Or Construed That Any Statement Is Being Made By The Fact That No Evidence Of Wetlands And/Or Toxic Wastes Is Portrayed Hereon. The Client Should Pursue These Matters As Items Separate And Apart From This Survey.

The Use Of Word Certify Or Certification Constitutes An Expression Of Professional Opinion Regarding Those Facts Or Findings Which Are Subject Of The Undersigned Professional Knowledge And Belief And In Accordance With The Common Accepted Procedure Consistent With The Applicable Standards Of Practice And Does Not Constitute A Warranty Or Guarantee Either Expressed Or Implied.

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).

Tax Map Reference

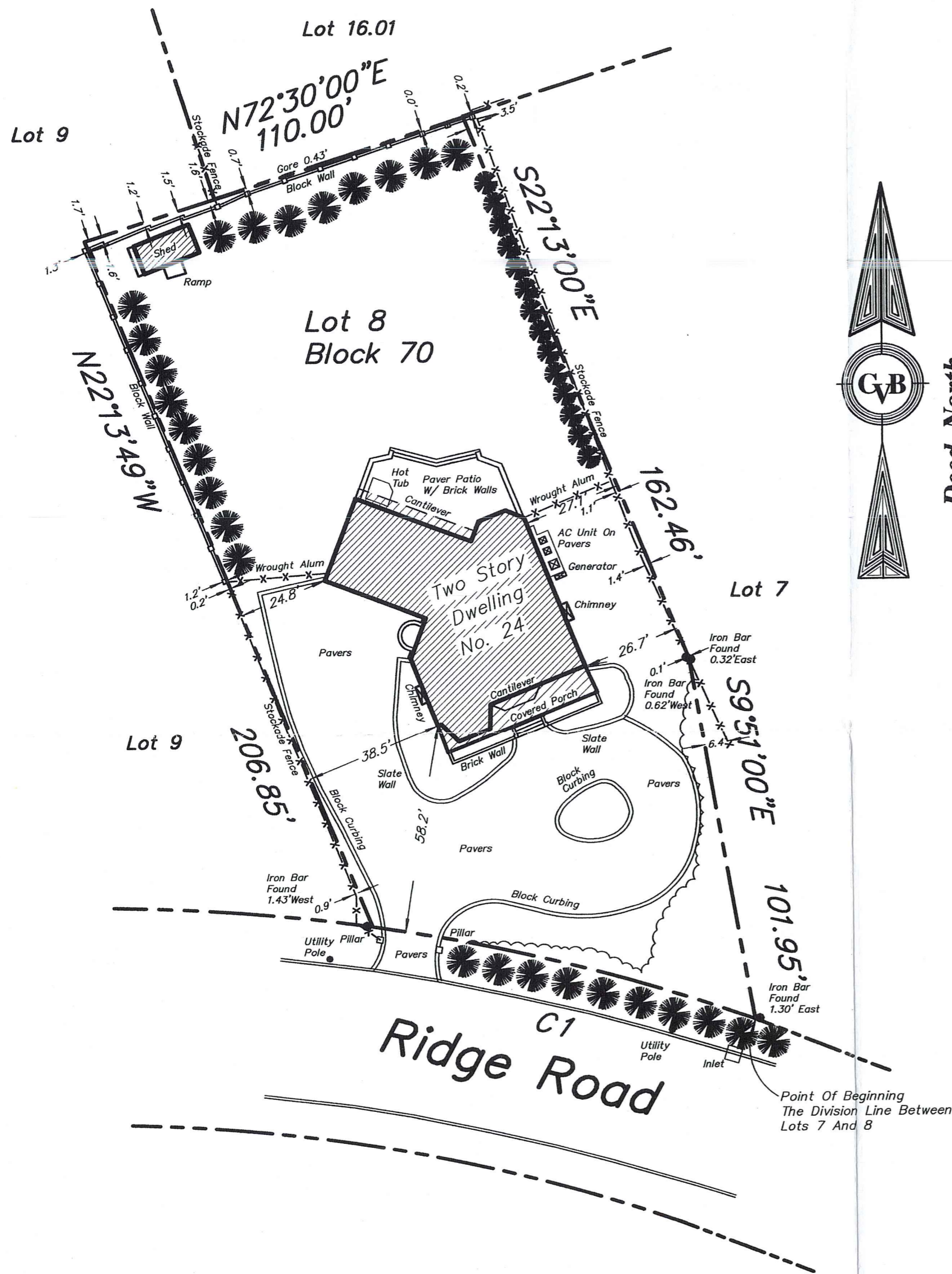
Lot 8 Block 70
Borough Of Rumson
Tax Map Sheet No. 15

Lot Area: 25,117.4 S.F. (0.577 Acres)

CERTIFIED TO:

THOMAS J. McLAUGHLIN and NANCY McLAUGHLIN, h/w;
WELLS FARGO BANK, N.A., its successors and/or assigns;
CHICAGO TITLE INSURANCE COMPANY;
RED BANK TITLE AGENCY, INC.; and
ANSELL, GRIMM and AARON, ESQ.

This Survey Is Certified Only To The Aboved Named Parties For Purchase And/Or Mortgage Of Herein Delineated Property By Above Named Purchaser. No Responsibility Or Liability Is Assumed By The Surveyor For Any Other Use Of Survey Including, But Not Limited To, Use Of Survey For Survey Affidavit, Re-Sale Of Property, Or To Any Other Person Not Listed In The Certification.



SURVEY OF PROPERTY
24 RIDGE ROAD
LOT 8 BLOCK 70
BOROUGH OF RUMSON
MONMOUTH COUNTY NEW JERSEY

I Hereby Certify To The Best Of My Knowledge, Information And Belief, That This Survey Has Been Performed In Accordance With The Accepted Standard Of The Profession As Practiced In The State Of New Jersey

Date	Description

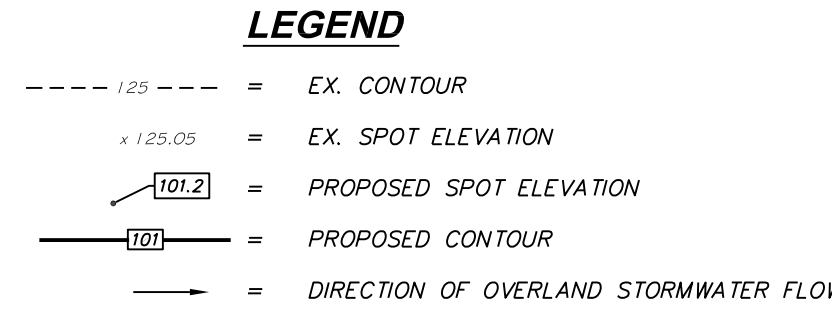
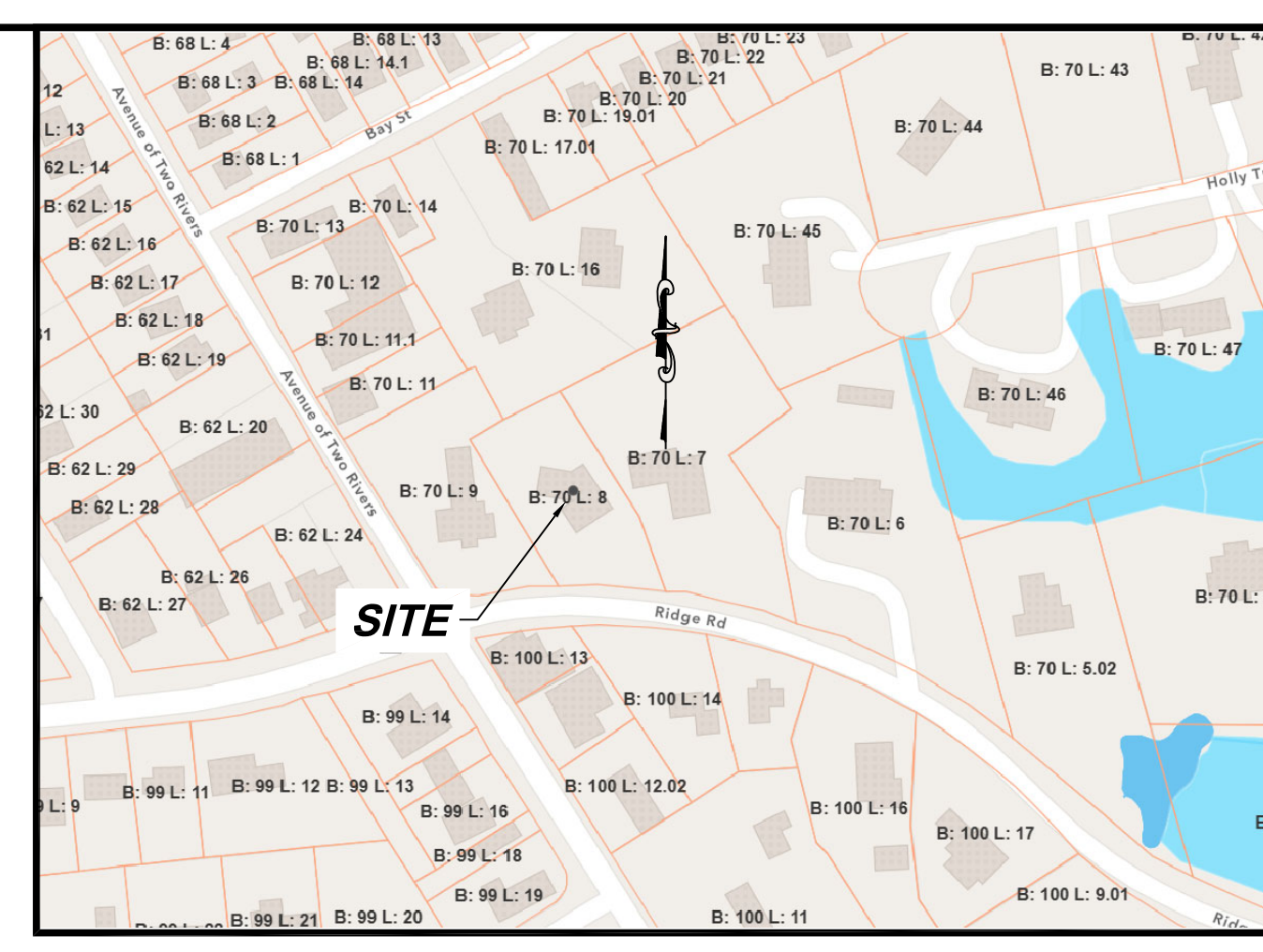
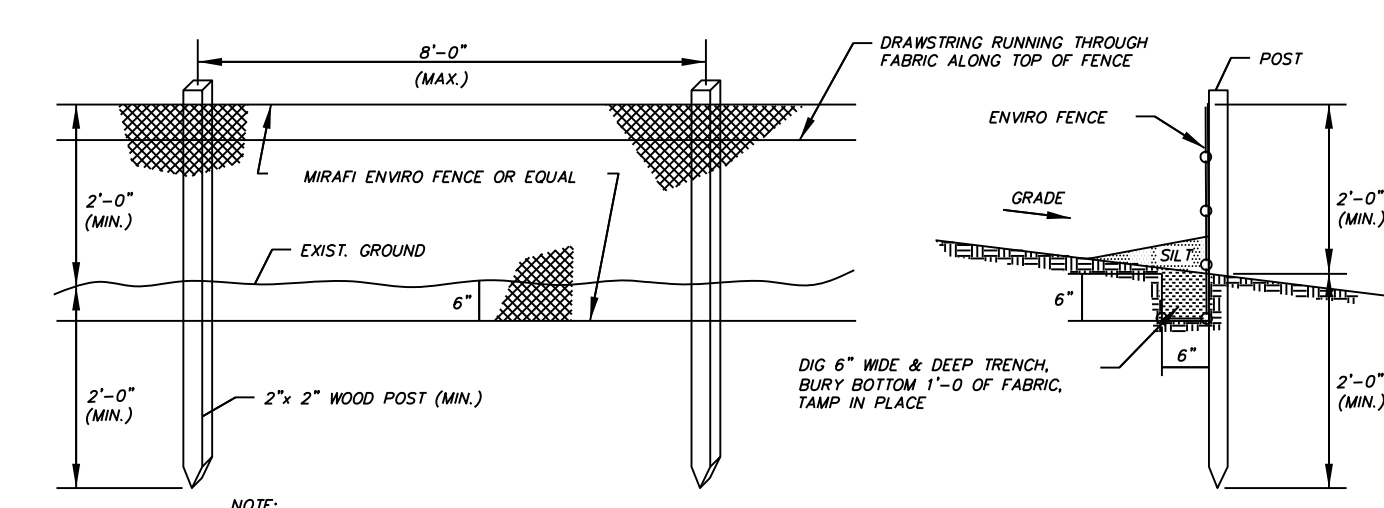
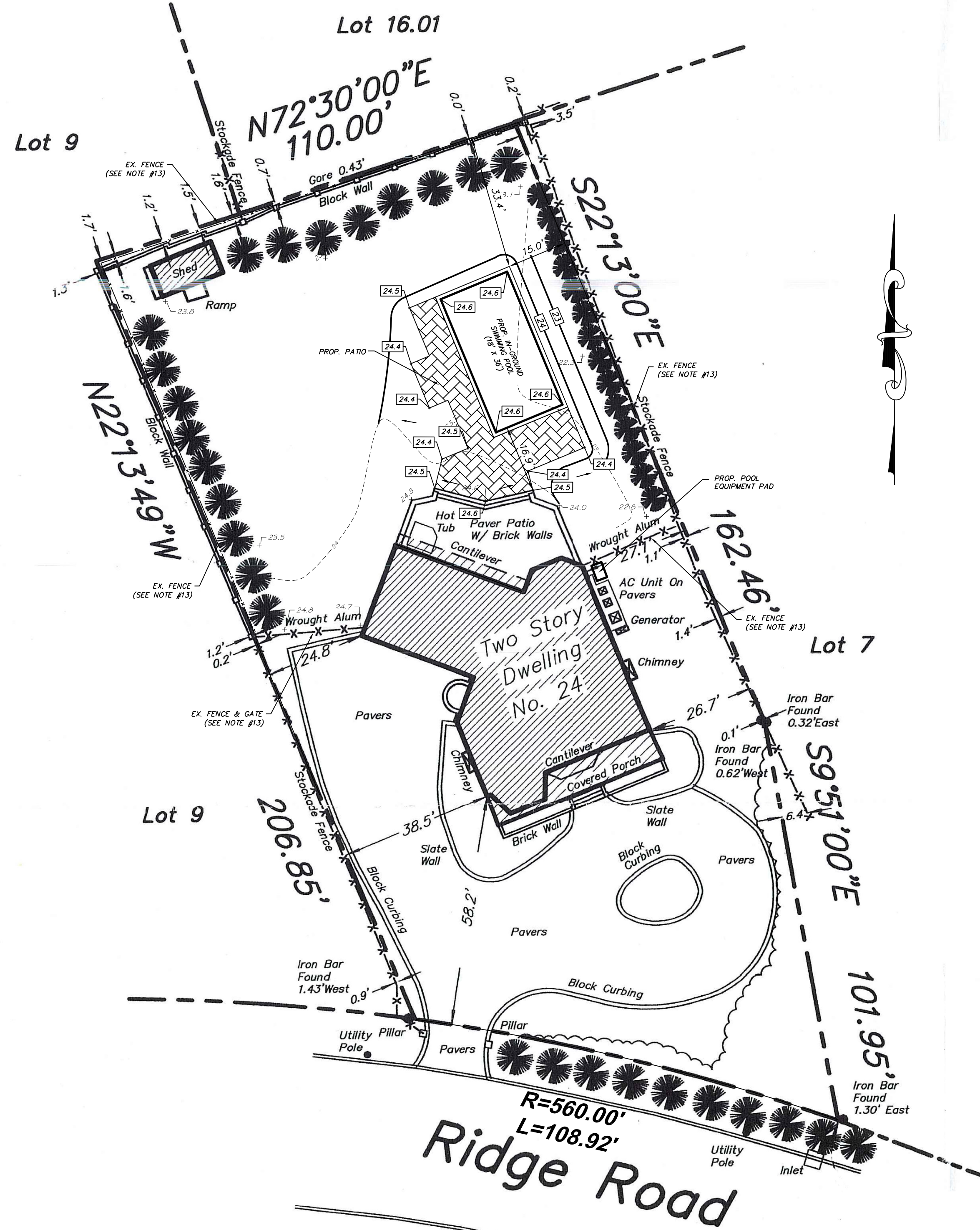
CvB CHARLES V. BELL ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS AND PLANNERS
40 MEREDITH DRIVE TINTON FALLS, NEW JERSEY 07724
732-542-1616 Fax 732-542-2999 BellLandSurveyors@Comcast.net

CHARLES V. BELL JR.

N.J. Professional Land Surveyor Licence No. 27501
N.J. Professional Planner License No. 2468

Scale	Date	Drawn	Checked	File No.	Field Book
1"=30'	June 12, 2012	CvB	CvB	12789	388



EX. IMPERVIOUS COVERAGE CALCULATIONS

EX. DWELLING	= 2,522 SQUARE FEET
EX. PAVED DRIVEWAY	= 5,433 SQUARE FEET
EX. PORCH (2,522 S.F. PRINCIPAL BUILDING * 20% = 504 S.F.) (276 S.F. EX. PORCH - 504 S.F.)	= 0 SQUARE FEET
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EX. SHED	= 129 SQUARE FEET
TOTAL	= 8,084 SQUARE FEET

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EX. SHED	= 129 SQUARE FEET
PROP. POOL & COPING	= 760 SQUARE FEET
PROP. POOL EQUIPMENT	= 15 SQUARE FEET
PROP. PATIO	= 774 SQUARE FEET
TOTAL	= 9,633 SQUARE FEET

GENERAL NOTES:

- PROPERTY BEING KNOWN AS BLOCK 70 TAX LOT 8, WITHIN THE BOROUGH OF RUMSON, MONMOUTH COUNTY. THE PROPERTY CONTAINS APPROXIMATELY 25,117 SQUARE FEET.
- OUTBOUND AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A PLAN ENTITLED "SURVEY OF PROPERTY, 24 RIDGE ROAD, LOT 8 BLOCK 70, BOROUGH OF RUMSON, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY CIVIL ASSOCIATES, DATED 6/12/12. TOPOGRAPHIC INFORMATION OBTAINED ON 1/5/23 AND IS BASED ON NAVD83 DATUM.
- THE PROPERTY LIES OUTSIDE OF THE 0.2% (500-YEAR) FLOOD HAZARD AREA (LIES WITHIN ZONE X SHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 34025C0201H, EFFECTIVE DATE 6/15/22.
- NO VERIFIED FRESHWATER WETLANDS ARE WITHIN THE AREA OF PROPOSED SITE DEVELOPMENT, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-G06W5 SERVICE.
- THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING, PAVED DRIVEWAY, PATIO AND OTHER ANCILLARY STRUCTURES & UTILITIES.
- PROPOSED IMPROVEMENTS CONSIST OF INSTALLING AN IN-GROUND SWIMMING POOL WITH WALKWAY AND FILTER/POOL EQUIPMENT.
- PROPOSED SWIMMING POOL SIZE, SHAPE AND LOCATION ARE BASED UPON INFORMATION PROVIDED BY THE CLIENT.
- THE OUTSIDE EDGE OF THE CONCRETE WALKWAYS ASSOCIATED WITH THE IN-GROUND SWIMMING POOL SHALL BE INSTALLED A MINIMUM OF 15 FEET FROM THE REAR AND SIDE PROPERTY LINES.
- THE CONTRACTOR SHALL FINISH GRADE THE AREA AROUND THE IN-GROUND SWIMMING POOL AND DWELLING IN A MANNER WHICH PROVIDES POSITIVE OVERLAND STORMWATER RUNOFF/FLOW AWAY FROM THE POOL AND DWELLING.
- ALL AREAS NOT DESIGNATED FOR WALKWAY, POOL EQUIPMENT AND/OR THE IN-GROUND SWIMMING POOL SHALL BE STABILIZED IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE LOCAL SOIL CONSERVATION DISTRICT.
- ALL EXISTING ON-SITE STRUCTURES ARE TO REMAIN AS PART OF THIS APPLICATION, UNLESS NOTED OTHERWISE.
- THE PROPOSED IN-GROUND SWIMMING POOL AND ASSOCIATED UTILITIES/AMENITIES SHALL COMPLY WITH ARTICLE 11 OF THE CODE BOOK OF THE BOROUGH OF RUMSON AND THE INTERNATIONAL RESIDENTIAL CODE (IRC), NEW JERSEY EDITION, LATEST REVISED.
- THE PROPOSED POOL SHALL BE ENCLOSED BY A NON-CRIMBABLE BARRIER AT LEAST 4 FEET IN HEIGHT, WHICH IS EQUIPPED WITH A SELF LOCKING MECHANISM ON ALL GATES, IN ACCORDANCE WITH BOROUGH AND IRC REGULATIONS, LATEST REVISED.
- THE CONTRACTOR SHALL REROUTE ANY UNDERGROUND DRAINAGE/ROOF LEADER PIPES DISTURBED DURING IN-GROUND SWIMMING POOL INSTALLATION AROUND POOL AREA AND PROVIDE POSITIVE DISCHARGE LOCATION.
- SILT FENCING SHALL BE PLACED AROUND THE AREA DISTURBANCE AND LEFT IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
- NO SOILS INVESTIGATION HAS BEEN PERFORMED TO CLASSIFY SOIL CHARACTERISTICS OR DETERMINE THE SEASONAL HIGH GROUNDWATER ELEVATION.
- THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
- THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREAS OF PROPOSED IMPROVEMENTS. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
- THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF UTILITIES EXIST WITHIN THE AREA OF PROPOSED IMPROVEMENTS. SHOULD THERE BE UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
- PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.
- THE IN-GROUND SWIMMING POOL WILL UTILIZE CARTRIDGE FILTERS. THERE WILL NOT BE ANY FILTER BACKWASH.

IN-GROUND SWIMMING POOL REQUIREMENTS (R-2)

MINIMUMS:	PERMITTED:	EXISTING:	PROPOSED:
SETBACK TO SIDE PROPERTY LINE (to edge of pool walkway)	25 FT.	-	15.0 FT. ***
SETBACK TO REAR PROPERTY LINE (to edge of pool walkway)	25 FT.	-	33.4 FT.

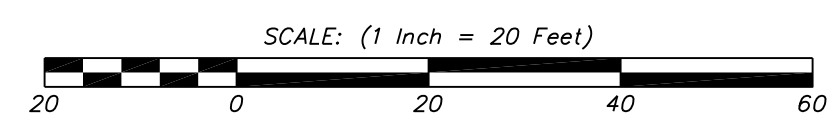
* FOR LOTS GREATER THAN 10,000 S.F. AND LESS THAN 70,000 S.F.
 LOT COVERAGE = 3,970 S.F. + (0.1915 * LOT AREA OVER 10,000 S.F.)
 3,970 S.F. + (0.1915 * 15,117 S.F.) = 6,864 S.F.

** SEE IMPERVIOUS COVERAGE CALCULATION. EXCLUDES: ALL WALKWAYS, UNROOF DECKS AND PORCHES WHICH ARE <20% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, FIRST 12" OF EAVES, ROOFED OPEN SIDED PORCHES FACING THE FRONT YARD WHICH ARE <10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA AND PATIOS WHICH ARE <30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.

ZONING REQUIREMENTS (R-2 ZONE)

MINIMUMS:	PERMITTED:	EXISTING:	PROPOSED:
LOT AREA	1.0 ACRES	0.58 ACRES **	-
LOT WIDTH	150.0 FT.	125.4 FT. **	-
LOT FRONTAGE	150.0 FT.	108.9 FT. **	-
FRONT YARD SETBACK	75 FT.	58.2 FT. **	-
SIDE YARD SETBACK/COMBINED SIDE YARD SETBACK	25/50 FT.	24.8**/51.5 FT.	-
REAR YARD SETBACK	40 FT.	90.3 FT.	-
GROSS FLOOR AREA	1,200 S.F.	> 1,200 S.F.	-
ACCESSORY BUILDING:			
SIDE YARD SETBACK	15 FT.	12.0 FT. **	-
REAR YARD SETBACK	15 FT.	4.5 FT. **	-
MAXIMUM:			
LOT COVERAGE	6,864 S.F. *	8,084 S.F. **	9,633 S.F. ***

* SEE LOT COVERAGE CALCULATIONS
 ** EXISTING NON-COMFORMITY
 *** VARIANCE REQUIRED



No.	Date	Revision	By	Chk.
2	3/15/24	REV. TO PROVIDE ZONING CHART		
1	2/20/24	REV. IN ACCORDANCE WITH TWP 1/9/24 LETTER		

SWIMMING POOL GRADING PLAN
 TAX LOT 8 BLOCK 70
 24 RIDGE ROAD
 BOROUGH OF RUMSON
 MONMOUTH COUNTY, NEW JERSEY

MGC ASSOCIATES
 Consulting Engineer

Office Location:
 237-1 Burrs Road
 Burlington, NJ 08016
 609-556-4915

3/15/24

GARY CHIANG
 N.J. Professional Engineer No. 44469

DRAWN BY:	DATE	SCALE	SHEET	JOB NUMBER
GC	1/8/23	1"=20'	1 OF 1	240109



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Denial Memorandum – Revised

Date: June 13, 2024

Applicant: Thomas McLaughlin

Address:	24 Ridge Road	Block	Lot	Zone
	Rumson, NJ 07760	70	8	R-2

Applicant's Request to:

Install a 760 square foot in-ground swimming pool (with no patio) on an undersized lot.

Was **denied** for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations, Schedule 5-4 Maximum Permitted Lot Coverages and Ordinance 22-7.7 Accessory Buildings and Structures

1. (Sched 5-4) Proposed lot coverage of 8,859 square feet, whereas 8,084 square feet is existing and 6, 865 square feet is permitted. (*** Existing variance – Intensified***)
2. Proposed side yard accessory structure (pool) setback of 15 feet whereas 25 feet are required. (Borough ordinance 22-7.8g1). (*** New variance ***)

*** Existing nonconformities - unchanged ***

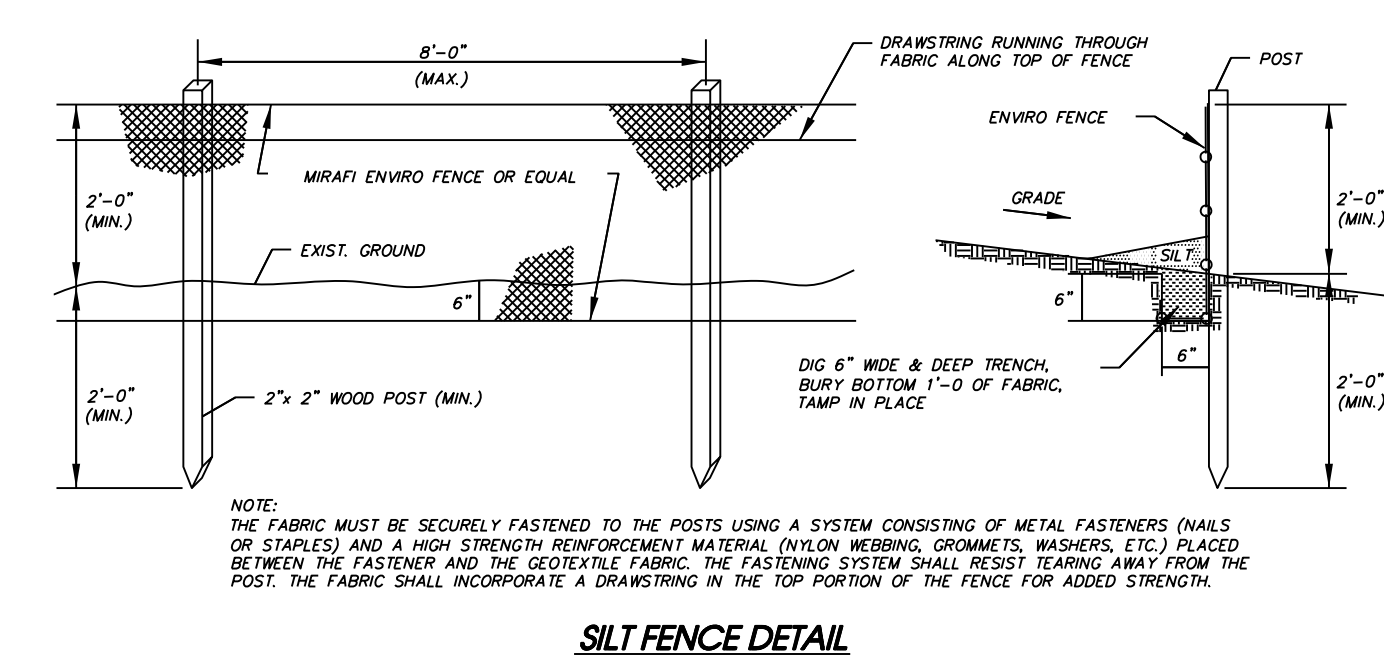
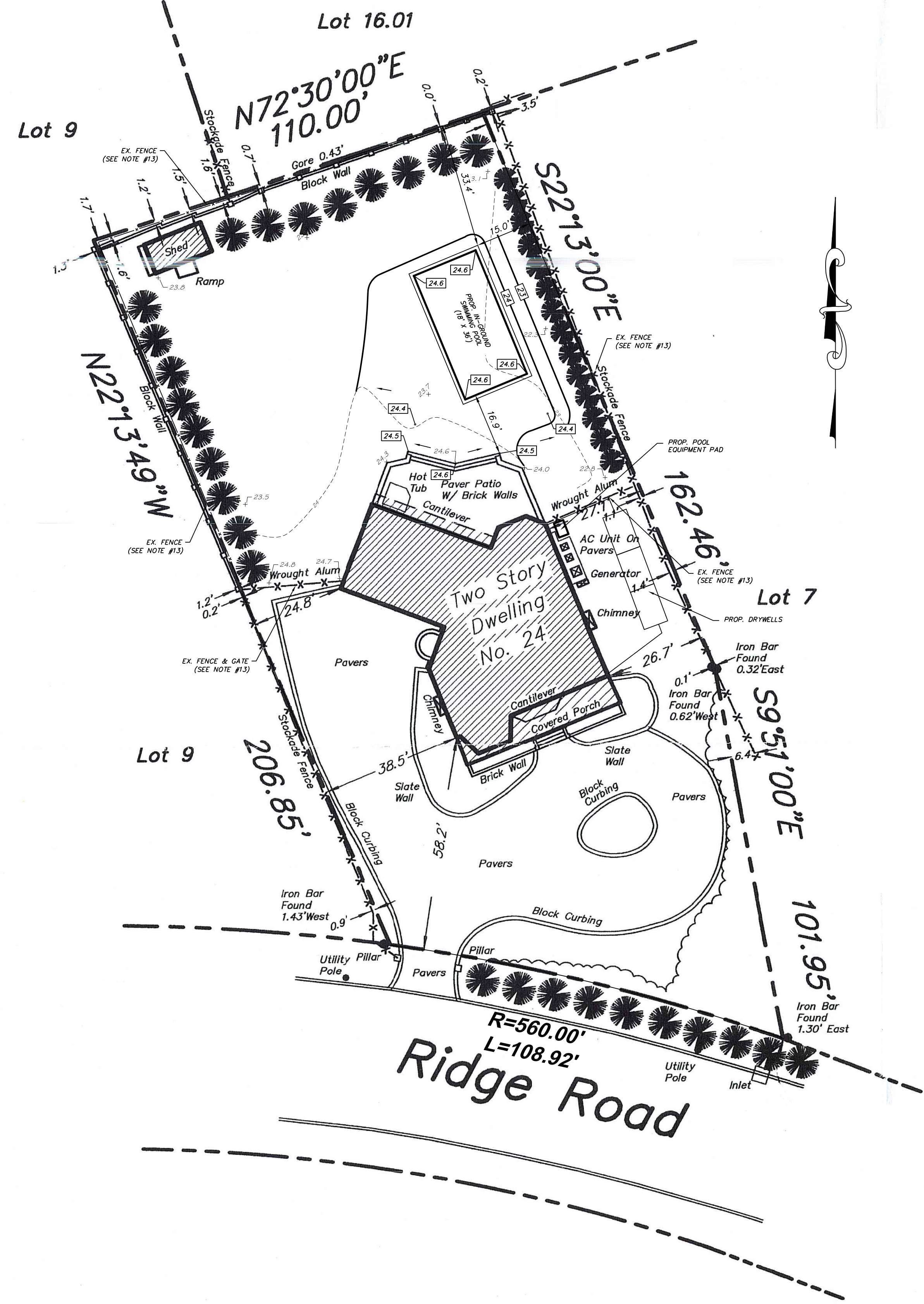
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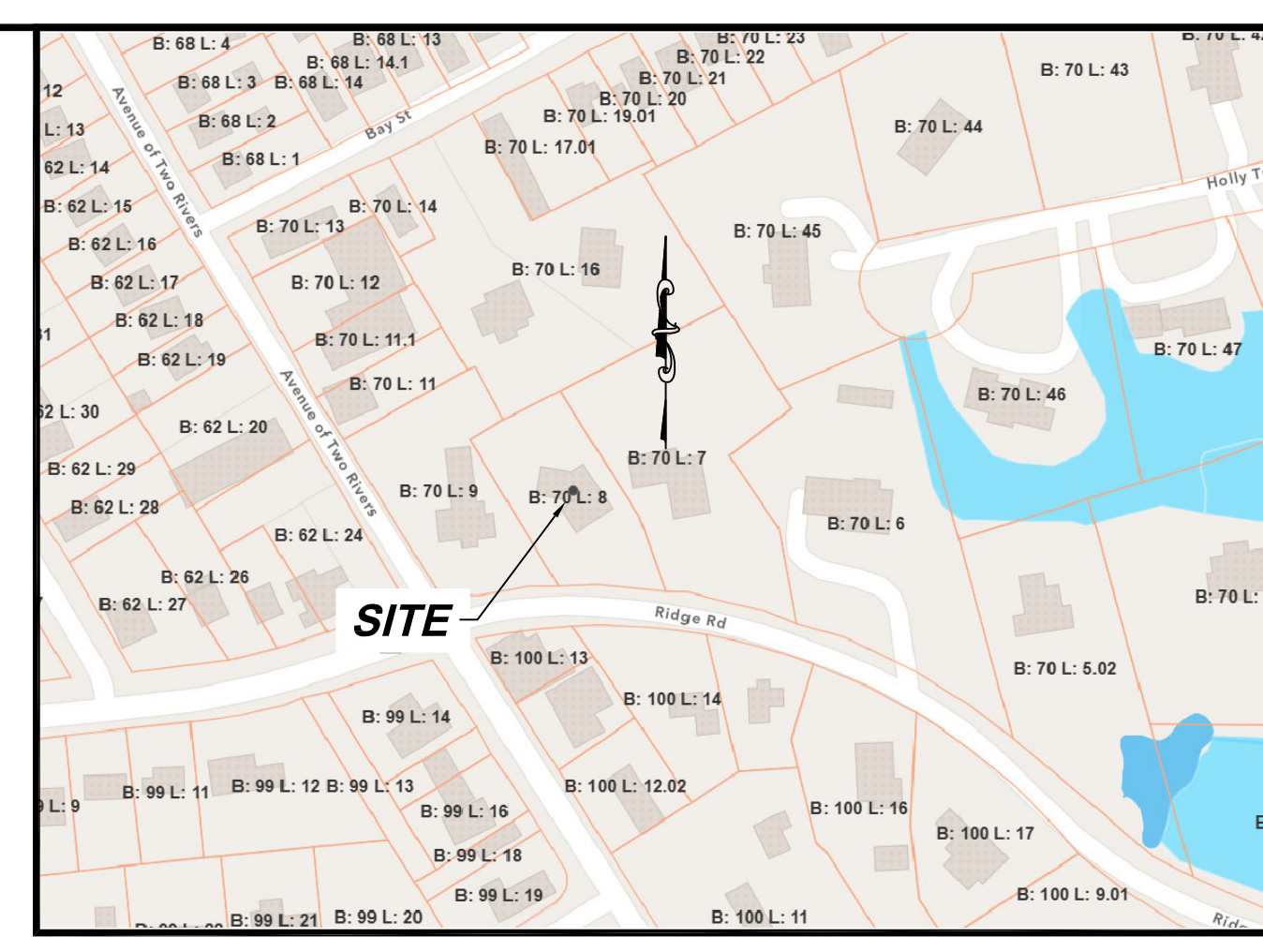


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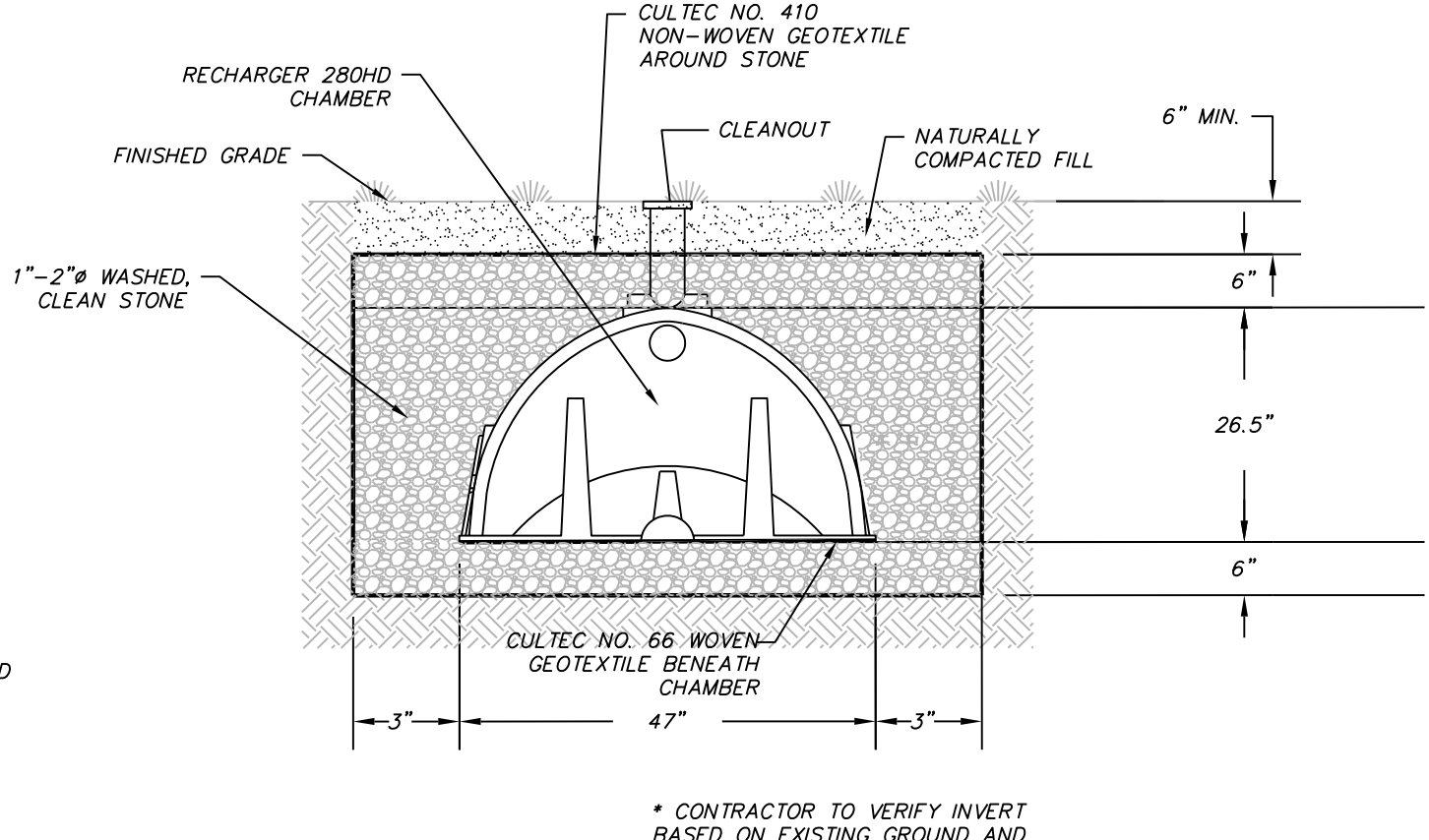
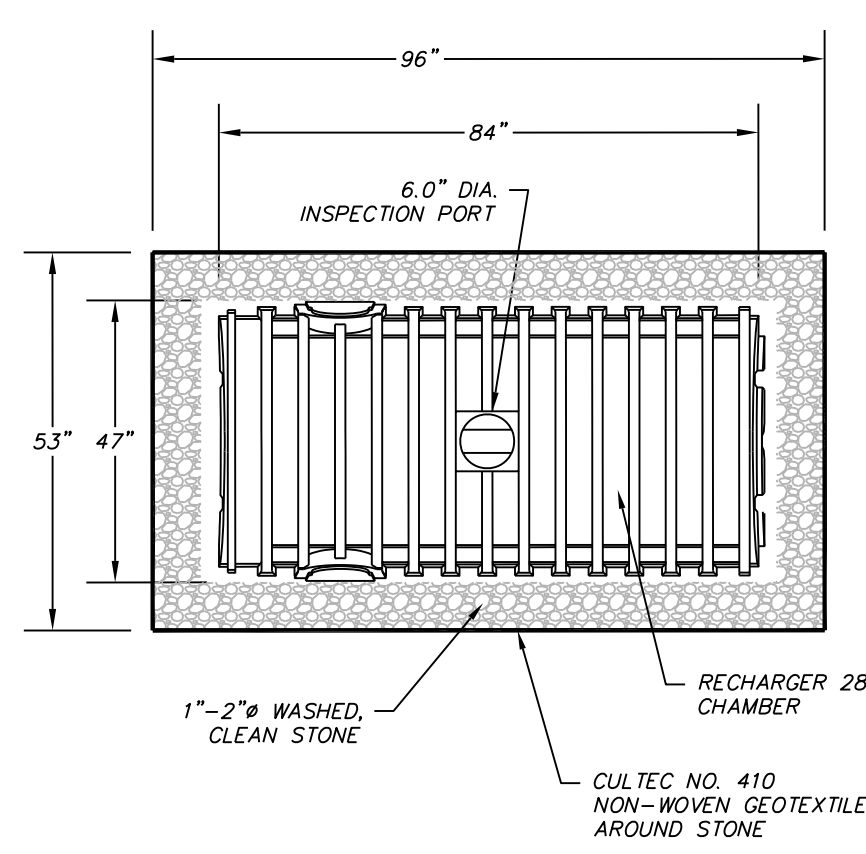
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- THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREAS OF PROPOSED IMPROVEMENTS. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
- THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF UTILITIES EXIST WITHIN THE AREA OF PROPOSED IMPROVEMENTS. SHOULD THERE BE UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
- PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.
- THE IN-GROUND SWIMMING POOL WILL UTILIZE CARTRIDGE FILTERS. THERE WILL NOT BE ANY FILTER BACKWASH.



GENERAL NOTES
 RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12\"/>

RECHARGE (DRYWELL) SYSTEM DESIGN
 TOTAL = 1,995 SQUARE FEET (OVER ALLOWABLE LOT COVERAGE)
 1.25\"/>

RECHARGE SYSTEM DETAIL

IN-GROUND SWIMMING POOL REQUIREMENTS (R-2)

MINIMUMS:	PERMITTED:	EXISTING:	PROPOSED:
SETBACK TO SIDE PROPERTY LINE (to edge of pool walkway)	25 FT.	-	15.0 FT. ***
SETBACK TO REAR PROPERTY LINE (to edge of pool walkway)	25 FT.	-	33.4 FT.

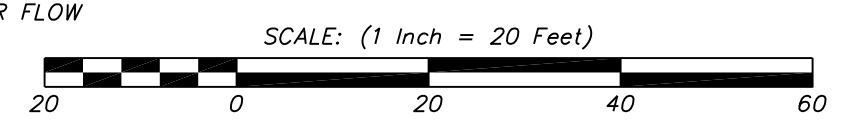
FOR LOTS GREATER THAN 10,000 S.F. AND LESS THAN 70,000 S.F. LOT COVERAGE = 3,970 S.F. + (0.1915 * LOT AREA OVER 10,000 S.F.) 3,970 S.F. + (0.1915 * 15,117 S.F.) = 6,864 S.F.

ZONING REQUIREMENTS (R-2 ZONE)

MINIMUMS:	PERMITTED:	EXISTING:	PROPOSED:
LOT AREA	1.0 ACRES	0.58 ACRES **	-
LOT WIDTH	150.0 FT.	125.4 FT. **	-
LOT FRONTAGE	150.0 FT.	108.9 FT. **	-
FRONT YARD SETBACK	75 FT.	58.2 FT. **	-
SIDE YARD SETBACK/COMBINED SIDE YARD SETBACK	25/50 FT.	24.8**/51.5 FT.	-
REAR YARD SETBACK	40 FT.	90.3 FT.	-
GROSS FLOOR AREA	1,200 S.F.	> 1,200 S.F.	-
ACCESSORY BUILDING:			
SIDE YARD SETBACK	15 FT.	12.0 FT. **	-
REAR YARD SETBACK	15 FT.	4.5 FT. **	-
MAXIMUM:			
LOT COVERAGE	6,864 S.F. * (27.3%)	8,084 S.F. ** (32.2%)	8,859 S.F. *** (35.2%)

LEGEND

- - - 125' - - - EX. CONTOUR
- + 125.05' EX. SPOT ELEVATION
- + 101.2' PROPOSED SPOT ELEVATION
- - - 101' - - - PROPOSED CONTOUR
- DIRECTION OF OVERLAND STORMWATER FLOW



SWIMMING POOL GRADING PLAN
 TAX LOT 8 BLOCK 70
 24 RIDGE ROAD
 BOROUGH OF RUMSON
 MONMOUTH COUNTY, NEW JERSEY

MGC ASSOCIATES
 Consulting Engineer

Office Location:
 237-1 Burrs Road
 Burlington, NJ 08016
 609-556-4915

6/1/24

GARY CHIANG
 N.J. Professional Engineer No. 44469

DRAWN BY:	DATE	SCALE	SHEET	JOB NUMBER
GC	1/8/23	1"=20'	1 OF 1	240109

No.	Date	Revision	By	Chk.
3	6/1/24	REV. TO REDUCE IMPERVIOUS AREA		
2	3/15/24	REV. TO PROVIDE ZONING CHART		
1	2/20/24	REV. IN ACCORDANCE WITH TWP 1/9/24 LETTER		