

ZONING MAP  
SCALE: 1"=1,000'

VICINITY MAP  
SCALE: 1"=600'

**SYMBOL LEGEND**

CONC. MONUMENT FND	MAIL BOX
I.P. / LB. FND	CABLE TV BOX
TRUCK / STAKE FND	TELEPHONE BOX
SPOT ELEVATIONS	A/C UNIT
TRAFFIC SIGNAL POLE	TRANSFORMER
UTILITY POLE	ELECTRIC METER
GLY WIRE	GAS METER
UTILITY POLE W/ LIGHT	WATER METER
LIGHT POLE	WATER VALVE
SIGN	GAS VALVE
FIRE HYDRANT	CLEAN OUT
D.W.P. DETECTABLE WARNING PAD	GAS
D.C. DEPRESSURE CURB	WATER
L.S.A. LANDSCAPED AREA	ELECTRIC
WELL	TELEPHONE
MANHOLE	CABLE TV
"A"-INLET	TREE
"B"-INLET	SHRUB
"C"-INLET	BOLLARD
YARD INLET	MONITORING WELL
FLARED END SECTION	WETLAND FLAG

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.

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THIS MAP WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF CRANBURY HELD ON \_\_\_\_\_ AND SAID MAP SHALL BE RECORDED IN MIDDLESEX COUNTY CLERK'S OFFICE ON OR BEFORE \_\_\_\_\_ IN ACCORDANCE WITH CHAPTER 358 P.L.1953, AND AMENDED BY CHAPTER 141, P.L.1960.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THE SUBDIVISION SHOWN HEREIN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS WHO HEREBY CONSENT TO THE RECORDING THEREOF.

OWNERS NAME HERE \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_, MANAGING MEMBER

MAP REFERENCE:  
1. MAP ENTITLED "BOUNDARY SURVEY, TAX LOT 63.02, BLOCK 23, 1-20 PARK PLACE WEST, TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY DPK CONSULTING, LLC, DATED 01/10/2023.

**ZONING**

ZONE "R-ML" RESIDENTIAL - MT. LAUREL ZONE

ITEM	REQUIRED	PROPOSED LOT 63.02	PROPOSED LOT 63.03
MIN. LOT AREA (AC)	2 ACRES	1,604.00 ACRES *	0.4521 ACRES
AVERAGE LOT WIDTH	200'	289.72'	N/A
AVERAGE LOT DEPTH	250'	218.66' *	N/A
FRONT YARD SETBACK	30'	10.2' *	N/A
SIDE YARD SETBACK	30'	42.7'	N/A
REAR YARD SETBACK	50'	78.1'	N/A
MAX. BLDG. HT. (FT)	40'/3 STORIES	2 STORIES	N/A
MAX. LOT DENSITY	10 UNITS/ACRE	12.5 UNITS/ACRE *	N/A

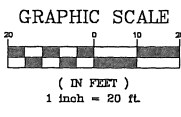
\* VARIANCE REQUIRED

**200' PROPERTY OWNERS**

BLOCK	LOT	QUAL	PROPERTY LOCATION	PROPERTY CLASS	OWNER ADDRESS CITY, STATE ZIP CODE
23	14.02	17	BUNKER HILL	2	GRANGER, TAMEN & DANIEL ARJHOFF 3732 REVER ROAD NEW HOPE, PA 18834
23	14.03	15	BUNKER HILL	15C	CRANBURY TOWNSHIP 23-A NORTH MAIN STREET CRANBURY, NJ 08512
23	45.01	67	NORTH MAIN STREET	2	MANU, MICHAEL J 8100 WILSON LN LITTLE ROCK, AR 72644
23	45.02	68-72	NORTH MAIN STREET	4A	UNIVERSITY LLC 673 N MAINS ST 87 NORTH MAIN ST CRANBURY, NJ 08512
23	45.03	1	FAMILY RESIDENCE	4A	CRANBURY, NJ 08512
23	45.04	6	ICE CREAM STORE	4A	OTTEN, WILLIAMS & MICHELE 25 PARK PLACE WEST CRANBURY, NJ 08512
23	47	63	NORTH MAIN STREET	4A	MAINPARK LLC 110 WILMONT TER CRANBURY, NJ 08512
23	48	1	RETAIL STORE	4A	CRANBURY, NJ 08512
23	49	1	2 CHOCOLATE ART	15C	CRANBURY TOWNSHIP 23-A NORTH MAIN STREET CRANBURY, NJ 08512
23	50.01	53	NORTH MAIN ST	4A	CRANBURY, NJ 08512
23	51.01	57	NORTH MAIN STREET	4A	CRANBURY, NJ 08512
23	52	49	NORTH MAIN STREET	4A	CRANBURY, NJ 08512
23	53	1	41 NORTH MAIN ST	4A	CRANBURY, NJ 08512

BLOCK	LOT	QUAL	PROPERTY LOCATION	PROPERTY CLASS	OWNER ADDRESS CITY, STATE ZIP CODE
23	54	39	NORTH MAIN ST	4A	39 NORTH MAIN LLC 39 NORTH MAIN ST CRANBURY, NJ 08512
23	55	37	NORTH MAIN ST	4A	EMERY PROPERTIES LLC 30 MARSH DR CRANBURY, NJ 08512
23	56	33	NORTH MAIN ST	2	FISCHER, MANTON (B) & STEPHAN A 25 NORTH MAIN ST CRANBURY, NJ 08512
23	57	33	NORTH MAIN ST	4A	CRANBURY, NJ 08512
23	58	31	NORTH MAIN ST	4A	CRANBURY, NJ 08512
23	59	29	NORTH MAIN ST	2	CRANBURY, NJ 08512
23	60.01	23	NORTH MAIN STREET	15A	CRANBURY BOARD OF EDUCATION 23 NORTH MAIN STREET CRANBURY, NJ 08512
23	142.01	NO	MAIN STREET	15C	CRANBURY TOWNSHIP 23-A NORTH MAIN ST CRANBURY, NJ 08512
23	144	65	N MAIN ST	15C	CRANBURY, NJ 08512

OWNER / APPLICANT:  
CRANBURY HOUSING ASSOCIATES, INC.  
C/O 2551 ROUTE 130  
CRANBURY, NJ 08512  
800-855-2400



IF THIS DOCUMENT DOES NOT CONTAIN A VALID SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY OF TAX LOT 63.02, BLOCK 23, DATED JANUARY 10, 2023 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

DATE 1/10/2023

**James J. Heiser**  
Professional Land Surveyor  
JHEISER@DPKCONSULTING.NET

N.J. Lic: 246594331100  
PA. Lic: SU075816  
N.Y. Lic: 050932-1  
CT. Lic: 70476

PROJECT NUMBER: 22-5799  
DRAWING FILE: 22-9739-S000

DATE: 01/10/2023  
SCALE: 1" = 20'  
DRAWN BY: J.L.M.  
CHK'D BY: E.S.

SHEET 1 OF 1  
REV. 0

MINOR SUBDIVISION  
TAX LOT 63.02  
BLOCK 23  
TAX MAP SHEET #10  
1-20 PARK PLACE WEST  
TOWNSHIP OF CRANBURY  
MIDDLESEX COUNTY NEW JERSEY

**DPK CONSULTING**  
DPK CONSULTING, LLC  
200 VICTOR EX DRIVE, STE 285, EDISON, NJ 08817  
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NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA0240200