



TOWNSHIP OF EAST BRUNSWICK

Zoning Permit

Permit Number: **23-AS-000005**

Date Issued: **2/13/2023**

Expiration Date: **2/13/2024**

You are hereby notified that your Addition to Single-Family Dwelling for:

8 BURNHAM ROAD LLC

8 BURNHAM RD

Block: **132.08** Lot: **4** Qual:

EAST BRUNSWICK, NJ 08816

Has met all applicable regulations imposed by the Township of East Brunswick ordinances,
and is authorized to carry on the following tasks;

Two-story addition to SFD
Plans by William J Doran 1/24/23

Please call the Planning Department for inspection at (732) 390-6870 after the shed is
installed.

Aaron Blessing
Assistant Zoning Officer

Fees: **\$0.00**

Paid []

Date:

Collected by:



Addition to Single-Family Dwelling (Over 150 Sq. Ft.)

Department of Planning and Engineering
4 Harts Lane
East Brunswick, NJ 08816
(732) 390-6870

Planningengineering@eastbrunswick.org

1. Property Owner's Name Bell Simone Phone # 732-233-5600
2. Property location Address 8 Bernham RD
Block 13208 Lot 4 Zone R5
3. Property Owner's E-mail Address Simc123@AOL.com
4. Property Owner's Address (if different than location) 901 Joyce Kilmer Ave
NORTH BRUNSWICK
5. Applicant/Contractor (if not owner) _____ Phone # _____
6. Applicant's/Contractor's Address (if not owner) _____
7. Applicant's/Contractor's E-mail Address Simc123@AOL.com
8. Include one set of architectural plans (homeowner can provide or if done by a licensed architect the plans must be signed and sealed). The plans must include building height, exterior and interior dimensions, label each proposed use of addition/s. Provide a survey showing location of home and proposed addition/s which must contain the following information: setbacks, lot size, existing and proposed building coverage % and existing and proposed impervious coverage %.
9. Number of trees being removed from the property, if any? 0
10. Tree removal permit must be obtained prior to issuance of a building permit.
11. Is the property part of a Homeowner's Association? Yes ☐ No ☒
If yes, a letter from the Homeowner's Association must be provided.

Signature of Applicant

Approval

Date 2/13/23

Variance _____

Permit # 13-11-5

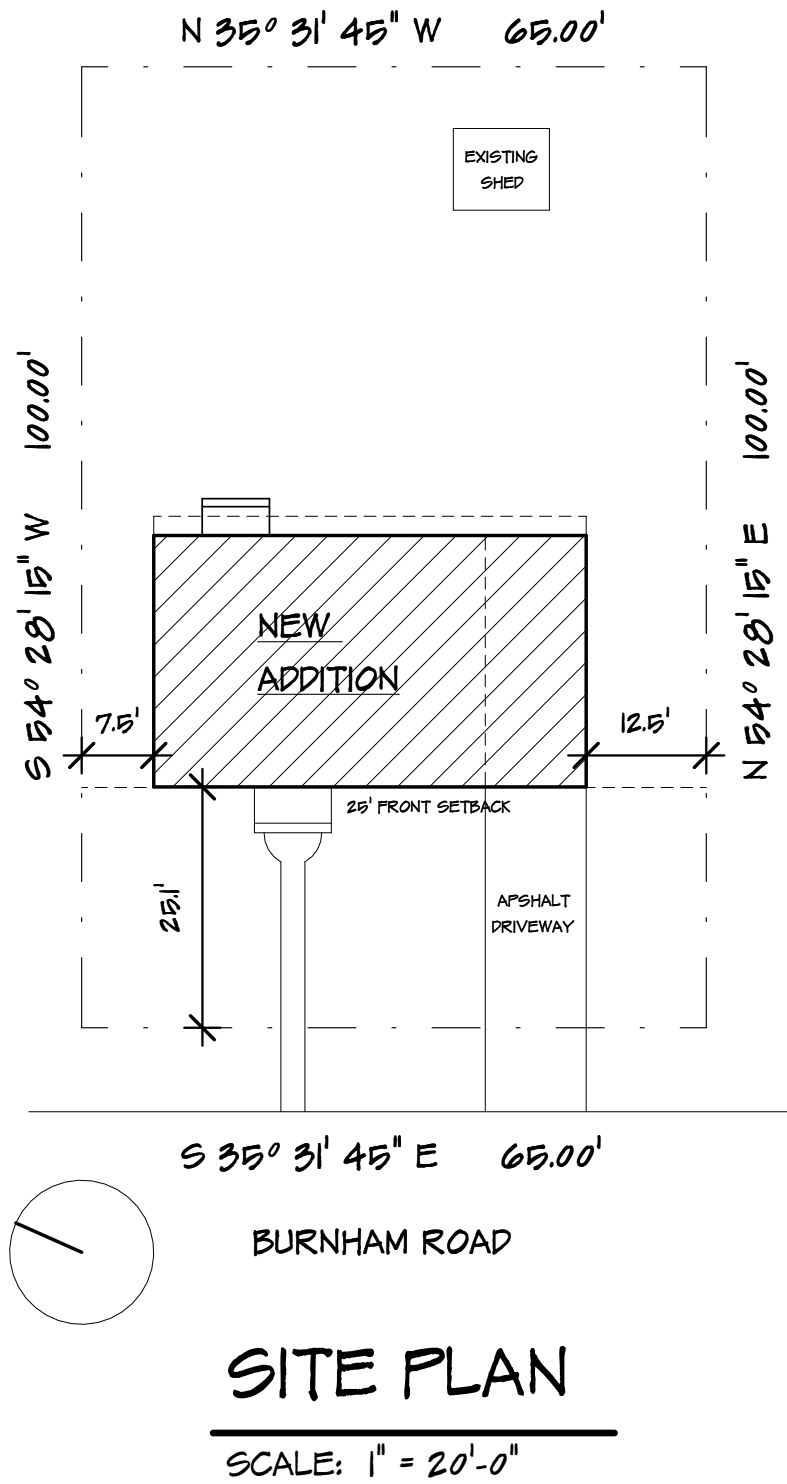
Fee (\$50.00) cut 103

Receipt # 18003

This zoning permit application is required in addition to any applicable sub-code permits filed with the Construction Inspection Division of the Township of East Brunswick.

NOTE:
SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY
ROBERT M. HORVATH, BRUNSWICK SURVEY INC.
DATED 1/11/23

R-3 ZONE (SINGLE - FAMILY RESIDENTIAL)			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE		6,500	6,500
HEIGHT	35'		
FRONT SETBACK	35'	25.1'	25.1'
REAR SETBACK	20'	48.8'	48.8'
SIDE YARD SETBACK			
	ONE SIDE	7.5'	7.5'
	COMBINED	20'	20'
BUILDING COVERAGE 20% = 1,300 SF			
	HOUSE	885 SF	885 SF
	GARAGE		275 SF
	TOTAL	885 SF = 13.6%	1,160 SF = 17.8%



SMOKE DETECTOR REQUIREMENTS

- ☐ WHERE THE AREA OF THE ADDITION IS 0% - 5% OF THE AREA OF THE LARGEST FLOOR: NO WORK IS REQUIRED.
- ☐ WHERE THE AREA OF THE ADDITION IS BETWEEN 5% AND 25% OF THE AREA OF THE LARGEST FLOOR: AN ELECTRONICALLY INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACK-UP WILL BE INSTALLED ON EACH LEVEL OF THE HOUSE (BASEMENT, FIRST FLOOR, SECOND FLOOR) EXACT LOCATION TO BE DETERMINED IN THE FIELD WITH INSPECTOR.
- ☒ WHERE THE AREA OF THE ADDITION EXCEEDS 25% OF THE AREA OF THE LARGEST FLOOR AN ELECTRONICALLY INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACK-UP WILL BE INSTALLED ON EACH LEVEL; IN EACH BEDROOM; AND IN THE HALL WITHIN 10' OF A BEDROOM DOOR.
- ☒ INSTALL NEW CARBON MONOXIDE DETECTOR ON FLOOR WITH BEDROOMS AND IN CLOSE PROXIMITY TO BEDROOMS

GENERAL NOTES

- Conform to all dimensions indicated on plan. DO NOT scale drawings. Should a discrepancy arise, Architect or Owner's decision shall govern.
- Windows in sleeping areas shall conform to the following:
 - Have a maximum sill height of 44" above the floor.
 - Have a minimum clear width opening of 20".
 - Have a minimum clear height opening of 24".
 - Have a minimum net clear opening of:

First Floor = 5.0 square feet

Second Floor = 5.7 square feet
 - Where the sill of an operable window is located more than 6'-0" above grade, the sill must be 24" from finished floor or window cannot open more than 4"
- All window #'s are shown on elevations and are Anderson Window model #'s or approved equal
- All sleeping areas, as well as corridors accessing same, as well as each level shall have a smoke detector. Each smoke detector shall be electronically interconnected as well as on battery back-up.
- All bathroom fans and kitchen hoods to be hard ducted to the exterior w/ UL 181 duct.
- Laundry combustion air shall be provided by (2) 12"x16" high/low vents 12" from ceiling and floor.
- Clothes dryer exhaust:
 - Shall terminate at the exterior of the building and be not less than 3'-0" from any opening.
 - Terminations shall have back draft damper
 - Screens are not permitted
 - Flex ducts are limited to 8'-0" and shall be UL-218BA approved
 - Ducts shall be constructed with min. 0.016 inch thick (0.4 mm.) rigid metal duct with smooth interior having the joints run in direction of air flow
 - Exhaust ducts shall not be connected with any device that extends into the duct.
 - The maximum duct length shall not exceed 25'-0" this length shall be reduced 2'-6" feet for each 45 bend and 5'-0" for each 90 bend.

SITE WORK

- Presumed Soil Bearing Capacity is 3000 psf on undisturbed soil. All concrete footings shall bear on undisturbed soil or engineering fill. Bottom of footings shall be 3'-0" below finish grade minimum.
- All slabs on grade shall bear on mechanically crushed stone, capable of supporting 3000 psf.

CONCRETE

- Concrete shall have a minimum 28 day compressive strength of 3000 psi. All exterior concrete exposed to weather and garage slabs to be 3500 psi.
 - All exterior concrete and garage slabs shall be air-entrained.
- ### MASONRY
- Non-bearing veneer walls shall be set in Portland Cement mortar type BW, compressive strength (f'm) 3000 psi Install galvanized metal masonry wall ties spaced at 16" vertical and 24" horizontal spacing staggered. Owner to make finish materials selection.
 - Rebars and grade 40 steel ASTM A-615 for #3 bars and grade 60 steel for #4 & #5 bars.
 - Concrete shall have a min. compressive strength of 3000 psi @ 28 days.
 - Bottom cover of reinforcing shall be 1 1/2".

STRUCTURAL

- All concrete used is to develop a minimum compressive strength in 28 days as follows:

Footing and walls	3,000 psi
Basement slab	3,000 psi
Garage floor and stoops	3,500 psi
- Double floor joist under all parallel partitions.
- Use (2)2 x 10 headers on all door and window openings up to 3'-0" wide. Use (2)2 x 12 headers on all door and window openings 3'-6" to 8'-0" or as otherwise noted on plan.
- All sill plates to be treated lumber with sill seal.
- Provide cross bridging every 8'-0" for floor joist.
- Anchor bolts- 1/2" x 18" (w/min. embedment of 7") at a maximum of 6'-0" o.c. each section of sill plate to have a minimum of two bolts. Provide one bolt within 12" of each corners. Anchor bolts shall be hot dipped galvanized when used with A.C.Q. lumber.

LUMBER

- All framing is to be away from grade 8" minimum and all siding is to be 6" minimum to grade.
- All shower and tub areas to have "DUROROC" or similar cement board.
- All bathrooms to have moisture resistant gypsum board.
- All shower and tub glass enclosures to be safety glass
- All structural lumber shall be DOUGLAS-FIR #2 (min.) visual grade lumber with the following minimum base design values:

Fk=1,300psi base, Fv=25psi, E=600000psi	
---	--
- Non-structural lumber may be HEM FIR #2
- The DESIGN LOADS for wood members are as follows:

ROOF	FLOORS
Attic Storage = 20 psf	LL = 40 psf at Living Spaces
Wind = 15 psf	DL = 10 psf at Living Spaces
	LL = 30 psf at Sleeping Space
	DL = 10 psf at Living Spaces

CONTINUED

- Hangers, framing anchors and fasteners: provide and install stamped and fabricated steel of type indicated as required. Nails to be those furnished by manufacturer for this specific use. Nails shall be fully driven in all holes in the anchor. "Trimfast", "Simpson" or "Artcor" conforming to the requirements indicated shall be provided. All hangers and anchors shall be galvanized.
- Install pressure treated lumber where lumber is in contact with concrete or exposed to the exterior.
- All treated lumber shall be in compliance w/ American Wood Association product specifications. Any hangers, fasteners, and connectors shall be in compliance with those specifications.
- Roof Sheathing: CDX exterior grade plywood (Plyscore/ Plyscord): 1/2" where spacing is up to 16" o.c. or 5/8" wherever spacing is greater than 16" o.c., or 7/16" OSB sheathing.
- Wall Sheathing: shall be 1/2" CDX or 7/16" OSB sheathing Installation shall be as per manufacturer's recommendations.
- Floor Sheathing to be 3/4" T & G fir plywood glued & nailed subfloor (APA RATED SHEATHING or approved equal.)
- FLASHING Approved corrosion- resistant flashing shall be applied shingle-fashion in manner to prevent entry of water into wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. Flashing shall extend to the surface of the exterior wall finish. Approved corrosion- resistant flashings shall be installed at all of the following locations:

- Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
- Under and at the ends of masonry, wood or metal copings & sills.
- Continuously above all projecting wood trim.
- where exterior porches, decks, or stairs attach to a wall or floor assembly of wood -frame construction.
- At wall and roof intersection
- At built in gutters.
- Flashing shall be installed in manner that prevent moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane.
- At wall and roof intersection, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with thickness of not less than 0.019 inch (0.5 mm) No. 26 galvanized sheet.

ELECTRICAL

- All work shall conform to NEC 2017 including:
 - ARC fault circuit breakers shall be installed where required by Art.210.12
 - All exterior receptacles shall have GFCI protected outlets & be weatherproof while in use per Art.406.8
 - All 125V, 20 Amp. & 15 Amp. interior receptacles shall be tamperproof type per Art.406.12
 - The contractor shall properly bond the CATV & telephone system with a #6 awg copper conductor per Art.250.94
 - Provide GFCI protected outlet for each garage bay on a separate circuit per Art.210.52.(G)(1).
 - Foyer over 60 sf require an outlet on each wall greater than 3'-0" long per Art.210.52.(1).
 - Garbage disposal, dishwashers need GFCI
 - Refrigerator within 6' from sink needs GFCI

HVAC

- Provide 1/2" plywood walkway 2'-0" wide from attic access to unit location.
- Provide duplex outlet and light at unit location.
- Provide 30" min. clearance at service side of unit.
- Provide 24"x30" min. pull down stair. (22"x30" attic access)
- All Duct work located in unconditioned spaces shall be insulated (R-8)
- All Flex Duct shall be insulated (R-8)

BUILDING DATA

DESIGN CODE IRC 2018 NEW JERSEY EDITION
UNIFORM CONSTRUCTION CODE
IRC 2018 NEW JERSEY EDITION
NATIONAL ELECTRICAL CODE 2017
N.S. PLUMBING CODE 2018
FIRE CODE 2018
USE GROUP - R3 RESIDENTIAL -
SINGLE FAMILY
CONSTRUCTION CLASSIFICATION - VB

DESIGN LOAD TABLE

	DEAD LOAD	LIVE LOAD
FIRST FLOOR & SECOND FLOOR	10 LBS/SF	40 LBS/SF
SLEEPING AREA	10 LBS/SF	30 LBS/SF
ATTIC W/ LIMITED STORAGE	10 LBS/SF	20 LBS/SF
DECKS	10 LBS/SF	40 LBS/SF
GARAGES	10 LBS/SF	50 LBS/SF
STAIRS	10 LBS/SF	40 LBS/SF
ROOF	10 LBS/SF	50 LBS/SF

AREA / VOLUME CALCULATIONS

	SPACE	AREA (FT²)	VOLUME (FT³)
FINISHED SPACE	SECOND FLOOR	1,200 FT²	9,600 FT³
UNFINISHED SPACE	GARAGE	275 FT²	2,750 FT³

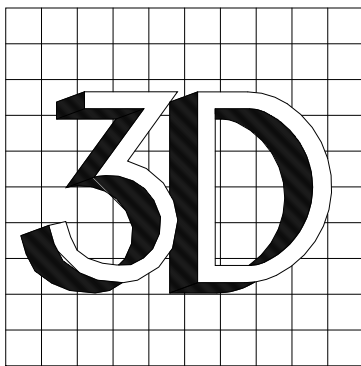
PARTITION LEGEND

	= NEW 8" C.M.U. BLOCK
	= NEW 2" x 4" WOOD STUD PARTITION
	= NEW (1) HOUR FIRE RATED PARTITION
	= EXISTING PARTITION TO REMAIN
	= EXISTING PARTITION TO BE REMOVED

ELECTRICAL LEGEND

	= Tamper Proof Duplex Outlet
	= Ground Fault Interrupt Outlet (Tamper proof where required)
	= Tamper Proof Quad Outlet
	= Waterproof Outlet
	= 4" LED Recessed Light Fixture
	= Fan - Hard Ducted To The Exterior w/ UL 181 Duct
	= LED Wall Light Fixture
	= Single Pole Switch
	= Three Way Switch
	= Smoke Detector - To be hardwired, interconnected w/ battery back-up in each unit
	= Carbon Monoxide Detector

	= Fan / LED Light Fixture Combination
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ARCHITECTURE

WILLIAM J. DORAN
ARCHITECT

26 DUNDEE ROAD
KENDALL PARK, N.J.
08824

732-297-8467

NJ LIC. #A1-09596
PA LIC. #RA-016597

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House Addition at
8 Burnham Rd
East Brunswick, New Jersey

ISSUED FOR CONSTRUCTION PERMIT: 2/1/23

DESCRIPTION

DATE : 1/24/23

DRAWN BY : S.T.

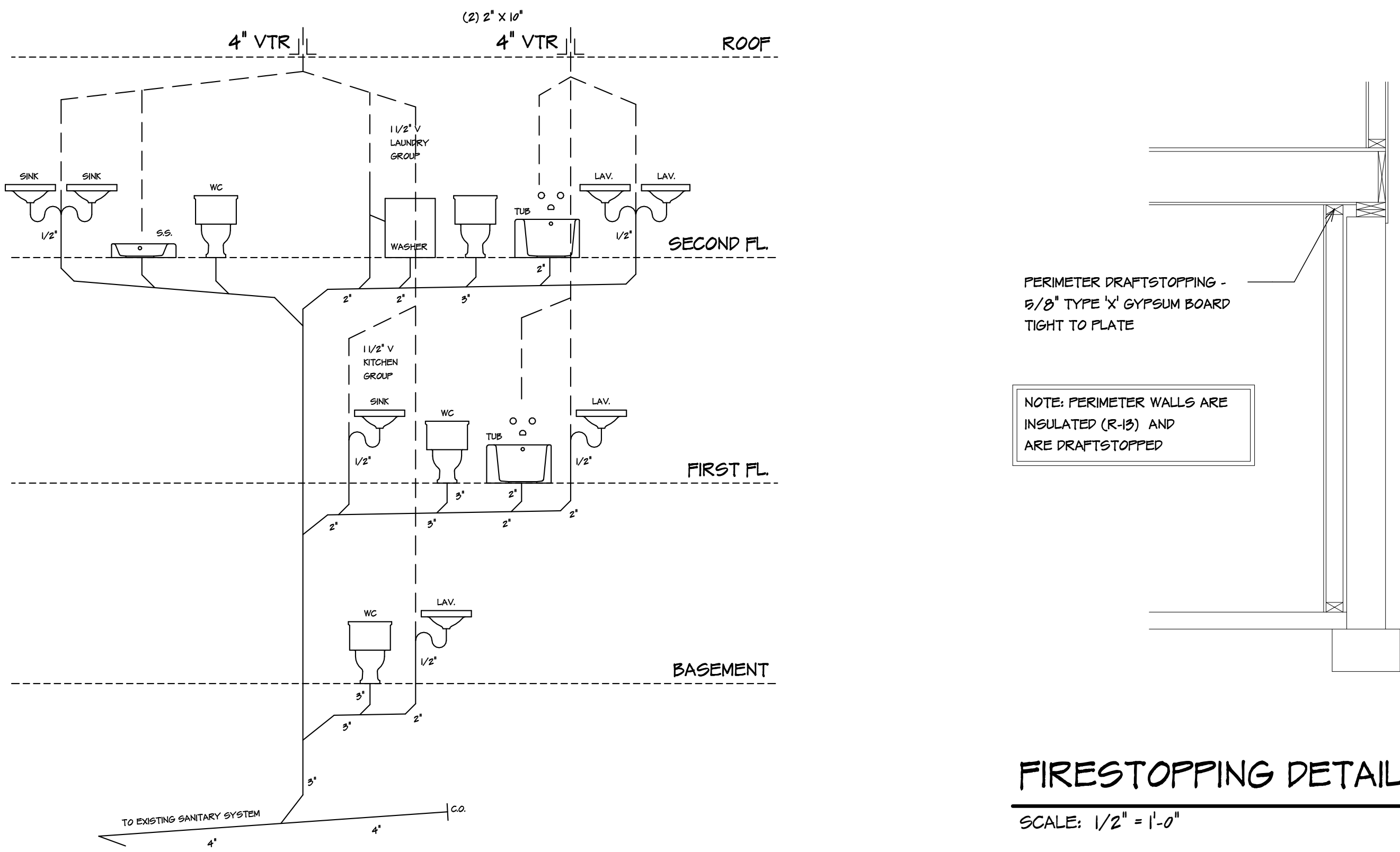
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SCALE : AS NOTED

SHEET 1 OF 5

SHEET

A-1

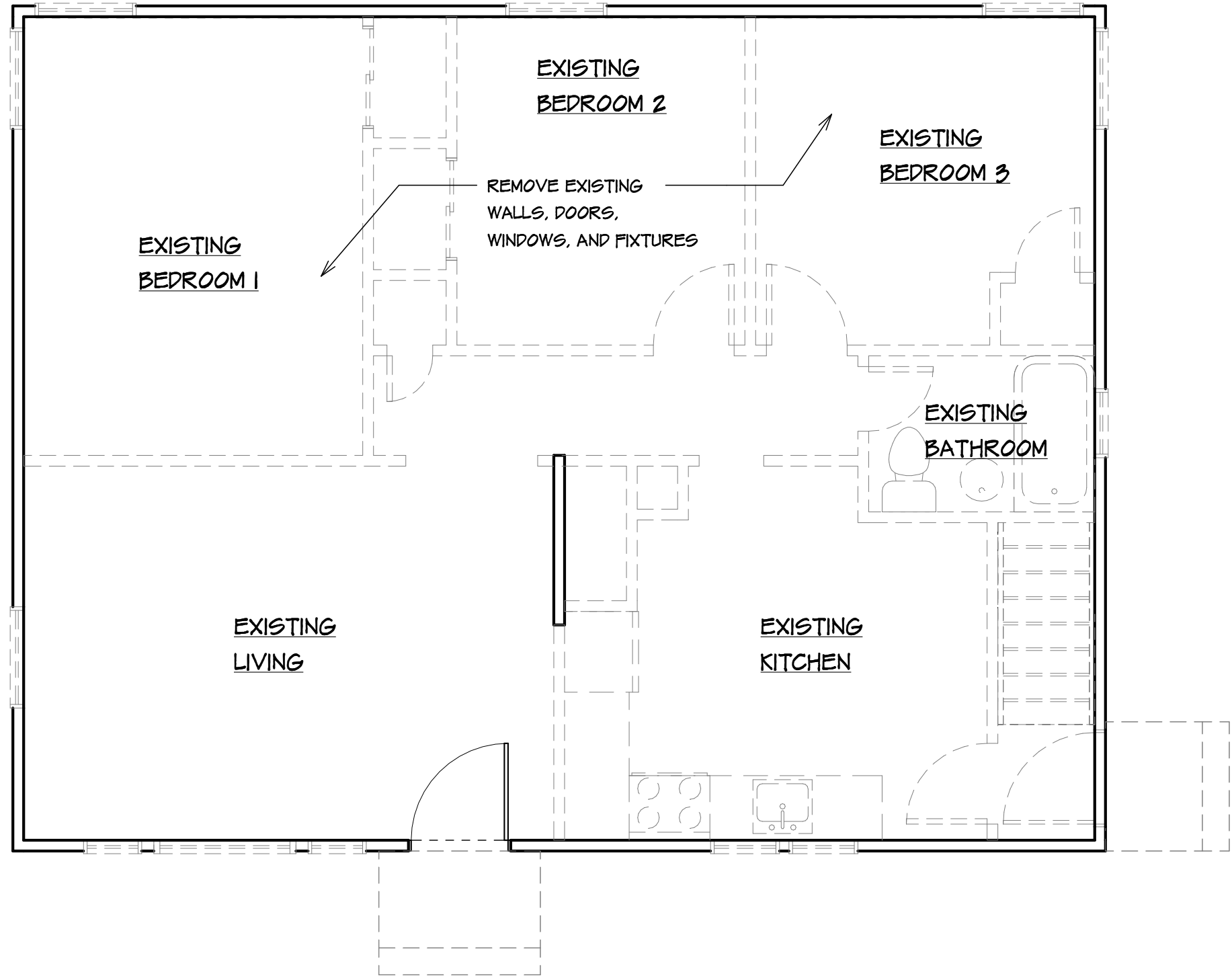


SCHEMATIC PLUMBING RISER DIAGRAM

SCALE: 1/4" = 1'-0"

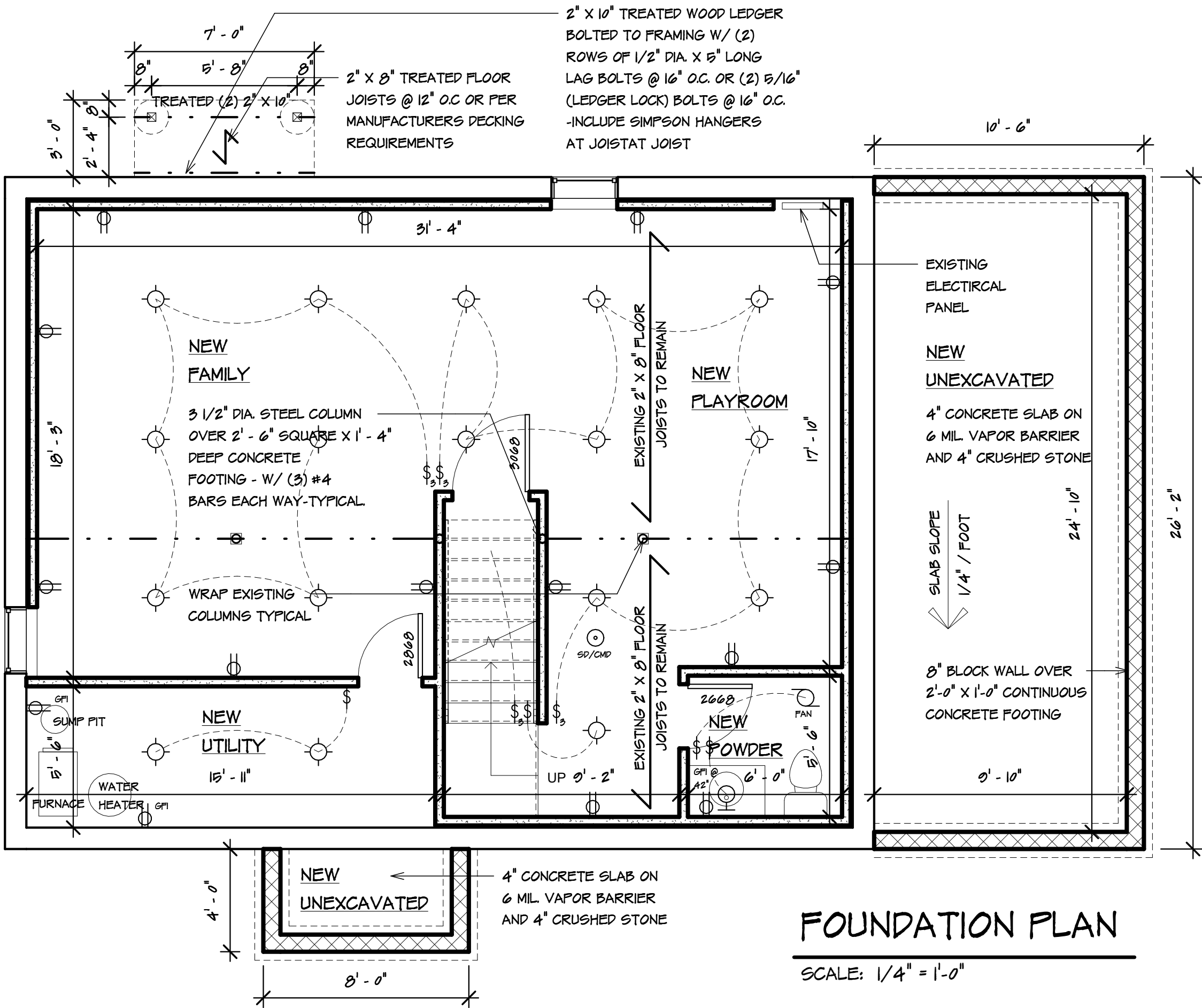
FIRE RATING AT GARAGE WALLS

1. AT WALL BETWEEN HOUSE AND GARAGE PROVIDE THE FOLLOWING:
ONE LAYER OF 5/8" THICK TYPE "X" GYPSUM WALLBOARD ON THE GARAGE SIDE OF THE WALL. THE WALLBOARD SHALL BE APPLIED AT RIGHT ANGLES TO EACH SIDE OF THE STUD AND WITH 1 1/4" DRYWALL SCREWS OR NAILS AT 12" O.C. THE JOINTS OF THE WALLBOARD SHALL BE SEPARATED BY AT LEAST ONE STUD BAY. ON OPPOSITE SIDES OF THE WALL THE JOINTS OF THE WALLBOARD SHALL BE TAPED AND PROVIDED WITH ONE COAT OF SPACKLE. MINIMUM IT IS PERMISSIBLE TO INSTALL INSULATION IN THIS WALL. THIS WALL IS REQUIRED TO BE CONTINUOUS TO THE UNDERSIDE OF THE CEILING MEMBRANE ABOVE. MEMBRANE PENETRATIONS SHALL BE AS PERMITTED IN SECTION 712.3.2 OF THE BUILDING SUBCODE, EXCEPT THAT A METALLIC OR FIRE RESISTANCE-RATED ELECTRICAL PANELBOARD OF ANY SIZE MAY PENETRATE THE MEMBRANE, PROVIDED THERE ARE NO GAPS OR OPEN SPACES GREATER THAN 1/8" AT THE EDGE OF THE PANELBOARD BOX EMPLOYING A FLUSH-TYPE COVER.
2. EXTERIOR BEARING WALLS SHALL BE AS FOLLOWS:
ONE LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO THE STUD AND SECURED WITH A MINIMUM OF 1 1/4" DRYWALL SCREWS OR NAILS AT 12" O.C. THE JOINTS OF THE WALLBOARD SHALL BE TAPED AND PROVIDED WITH A MINIMUM OF ONE COAT OF SPACKLE. INSULATION MAY BE INSTALLED IN THIS WALL. THE WALL IS REQUIRED TO BE CONTINUOUS TO THE UNDERSIDE OF THE CEILING MEMBRANE ABOVE. THROUGH PENETRATIONS SHALL BE AS PERMITTED IN SECTIONS 712.3.1 AND 712.3.2 OF THE BUILDING SUBCODE, EXCEPT THAT A METALLIC OR FIRE RESISTANCE-RATED ELECTRICAL PANELBOARD OF ANY SIZE MAY PENETRATE THE MEMBRANE, PROVIDED THERE ARE NO GAPS OR OPEN SPACES GREATER THAN 1/8" AT THE EDGE OF THE PANELBOARD BOX EMPLOYING A FLUSH-TYPE COVER.
3. GARAGE FLOOR/CEILING ASSEMBLY SHALL BE AS FOLLOWS:
TWO LAYERS OF 5/8" TYPE "X" GYPSUM WALLBOARD. THE BASE LAYER SHALL BE APPLIED AT RIGHT ANGLES TO THE JOISTS WITH 1 1/4" MINIMUM DRYWALL SCREWS OR NAILS AT 24 INCHES ON CENTER. THE FACE LAYER SHALL BE APPLIED AT RIGHT ANGLES TO THE JOISTS WITH 1 7/8" MINIMUM DRYWALL SCREWS OR NAILS AT 12 OR INCHES ON CENTER. THE FACE LAYER JOINTS SHALL BE OFFSET FROM THE BASE LAYER JOINTS BY A MINIMUM OF ONE JOIST BAY. THE JOINTS OF THE FACE LAYER SHALL BE TAPED AND PROVIDED WITH A MINIMUM OF ONE LAYER OF SPACKLE. INSULATION MAY BE INSTALLED IN THIS FLOOR/CEILING ASSEMBLY. THERE ARE NO RESTRICTIONS ON THE INSTALLATION OF THE UTILITIES ABOVE THE CEILING MEMBRANE. THERE ARE NO RESTRICTIONS ON THE TYPE OF FLOORING TO BE USED AS THE TOP MEMBRANE AND IF UNUSABLE SPACE IS LOCATED ABOVE A PORTION OF THE ASSEMBLY, THEN NO TOP MEMBRANE IS REQUIRED. PROTECTION FOR ANY PENETRATIONS IN THE UPPER MEMBRANE OF THE ASSEMBLY (i.e., HEATING AND AIR CONDITIONING REGISTERS) IS NOT REQUIRED. MEMBRANE PENETRATIONS SHALL BE AS PERMITTED IN SEC 712.4.1.2 OF THE BUILDING SUBCODE.



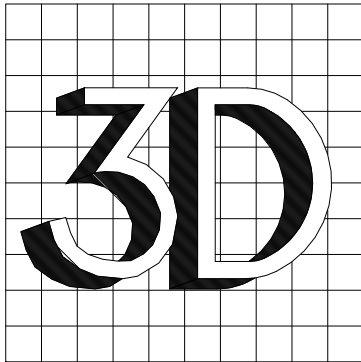
FIRST FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



ARCHITECTURE

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PA LIC. #RA-016997

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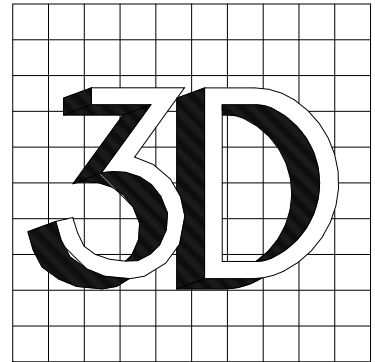
CHK'D BY: W.J.D.

SCALE: AS NOTED

SHEET 2 OF 5

SHEET

A-2



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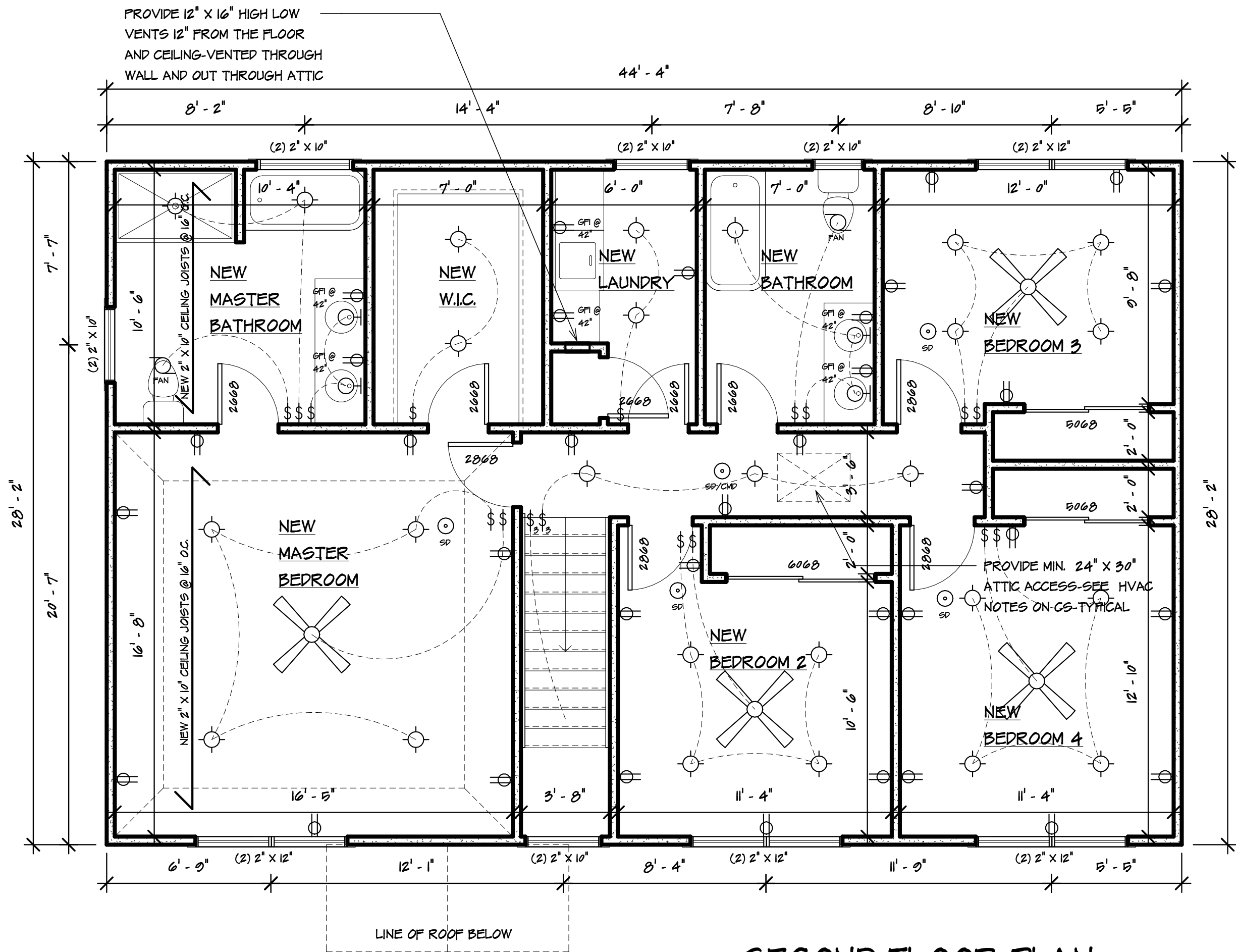
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SCALE: AS NOTED

SHEET 3 OF 5

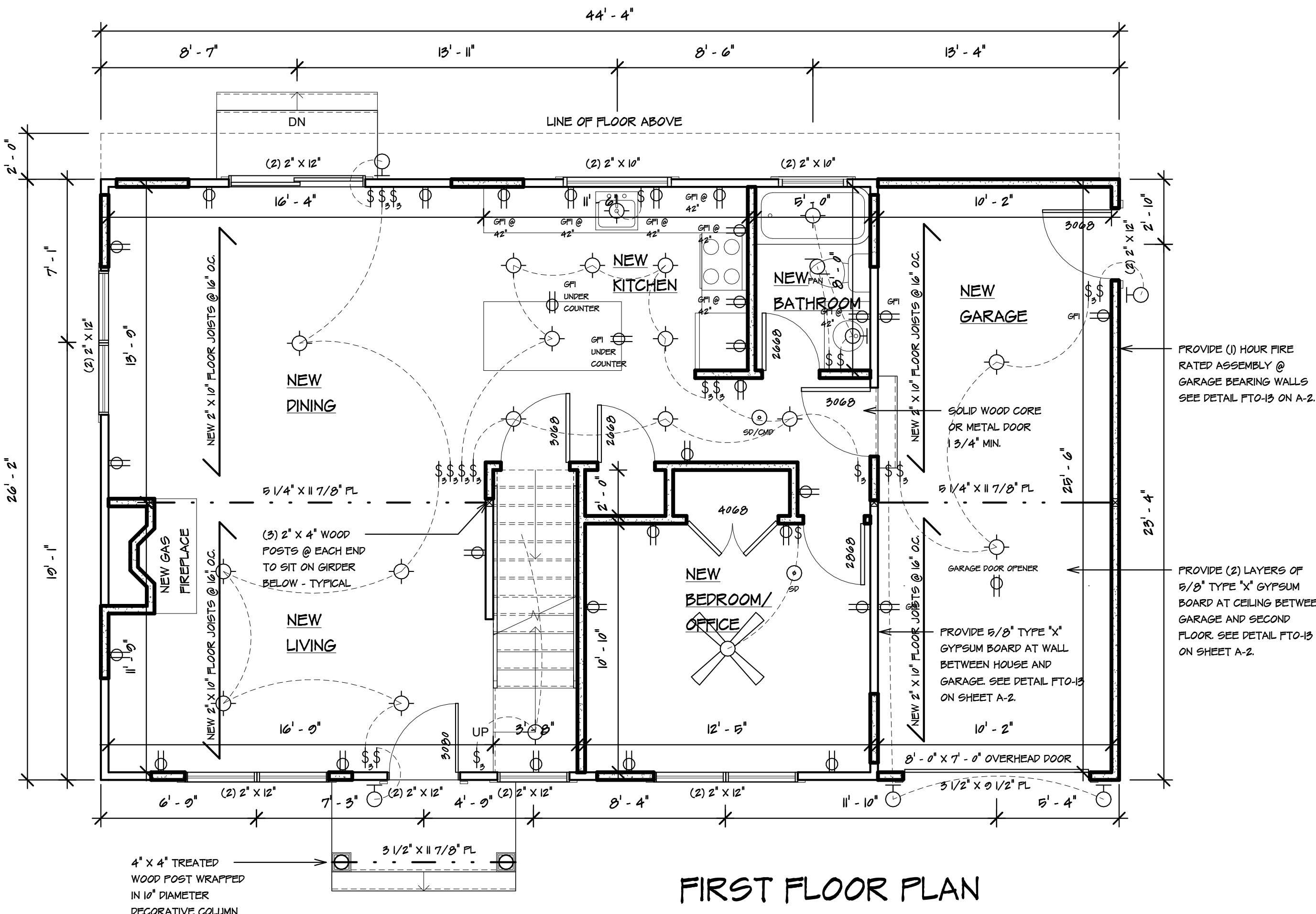
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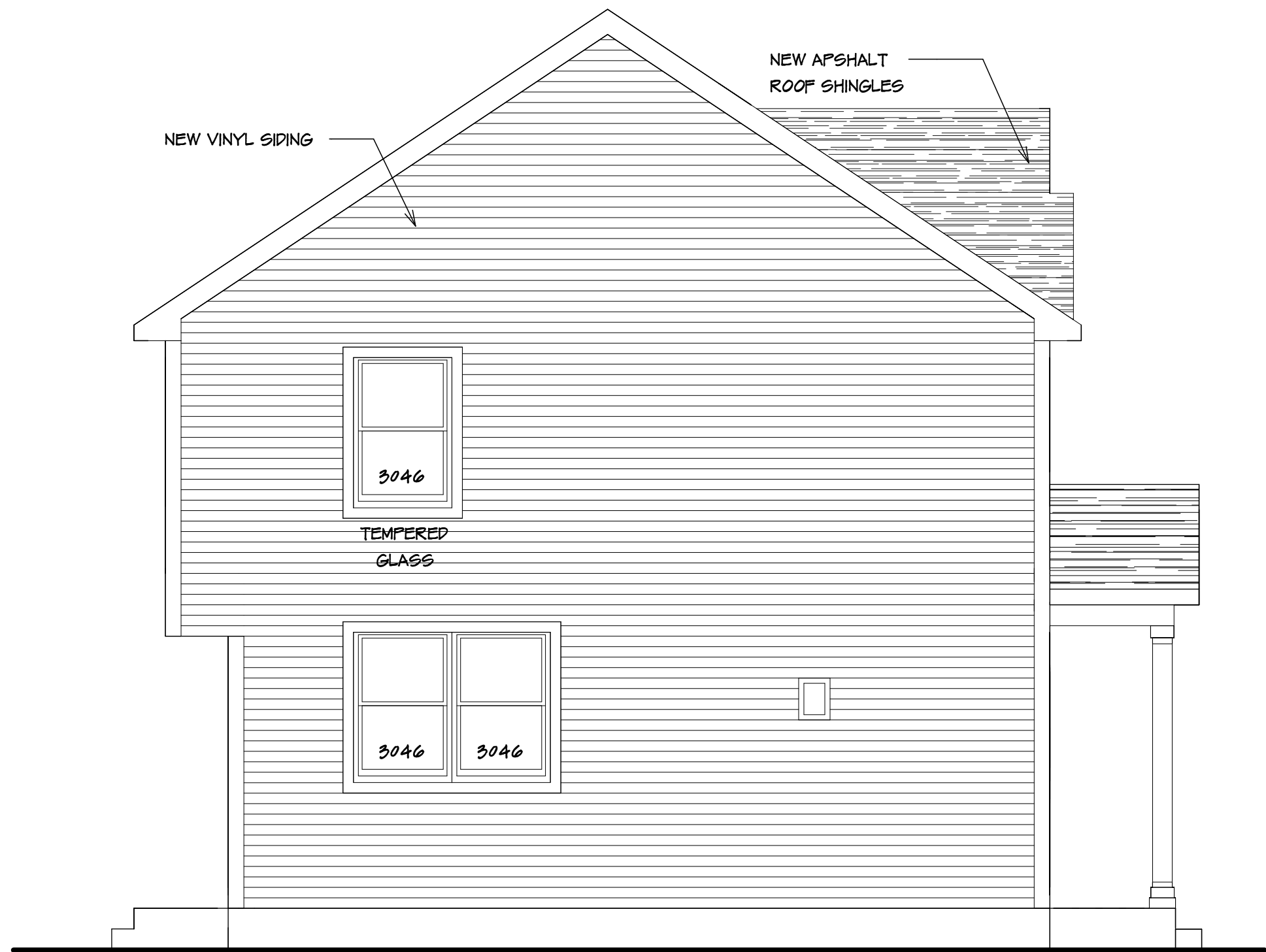
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

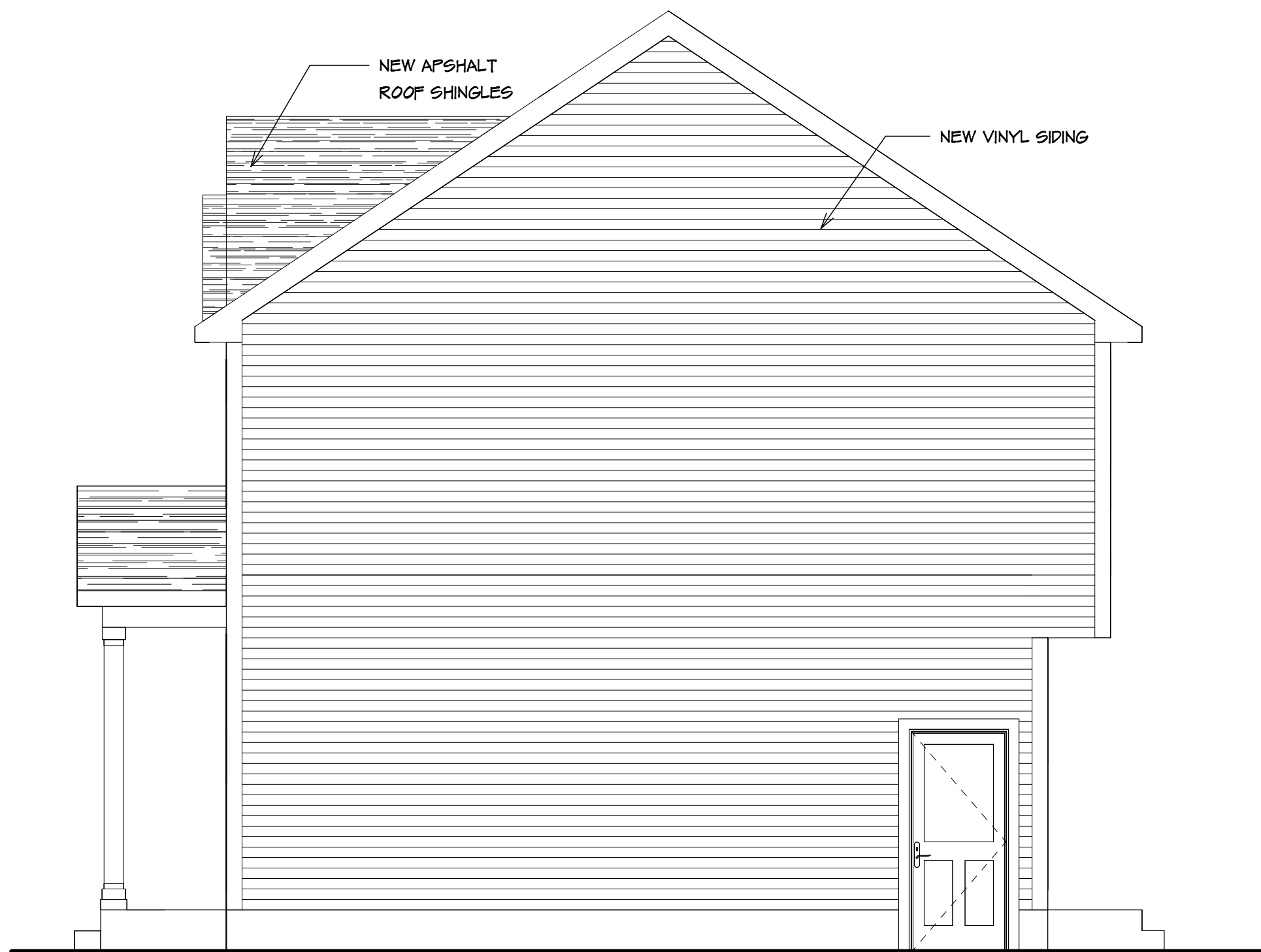


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

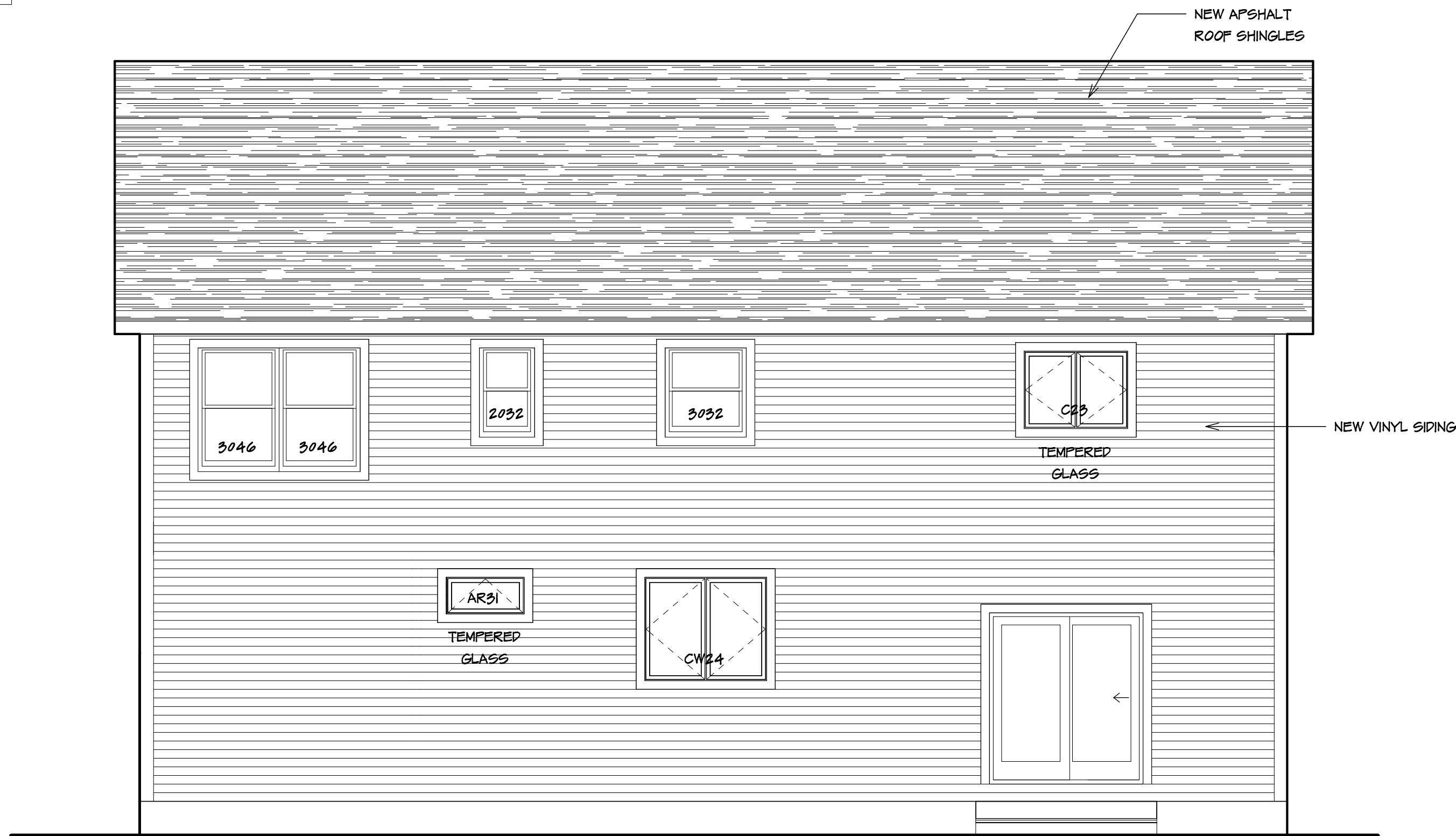


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

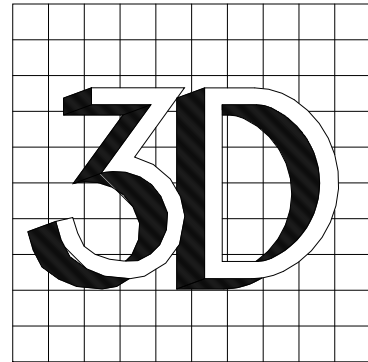
NOTE: ALL WINDOWS ARE BY ANDERSON OR
APPROVED EQUAL
3046 MEETS EGRESS REQUIREMENTS.



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



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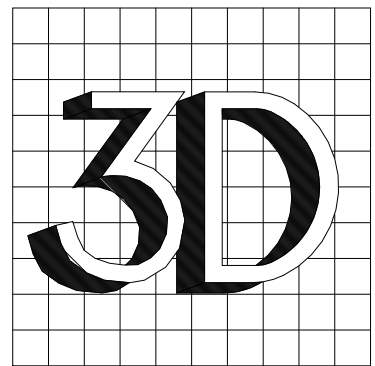
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SHEET 4 OF 5

SHEET

A-4



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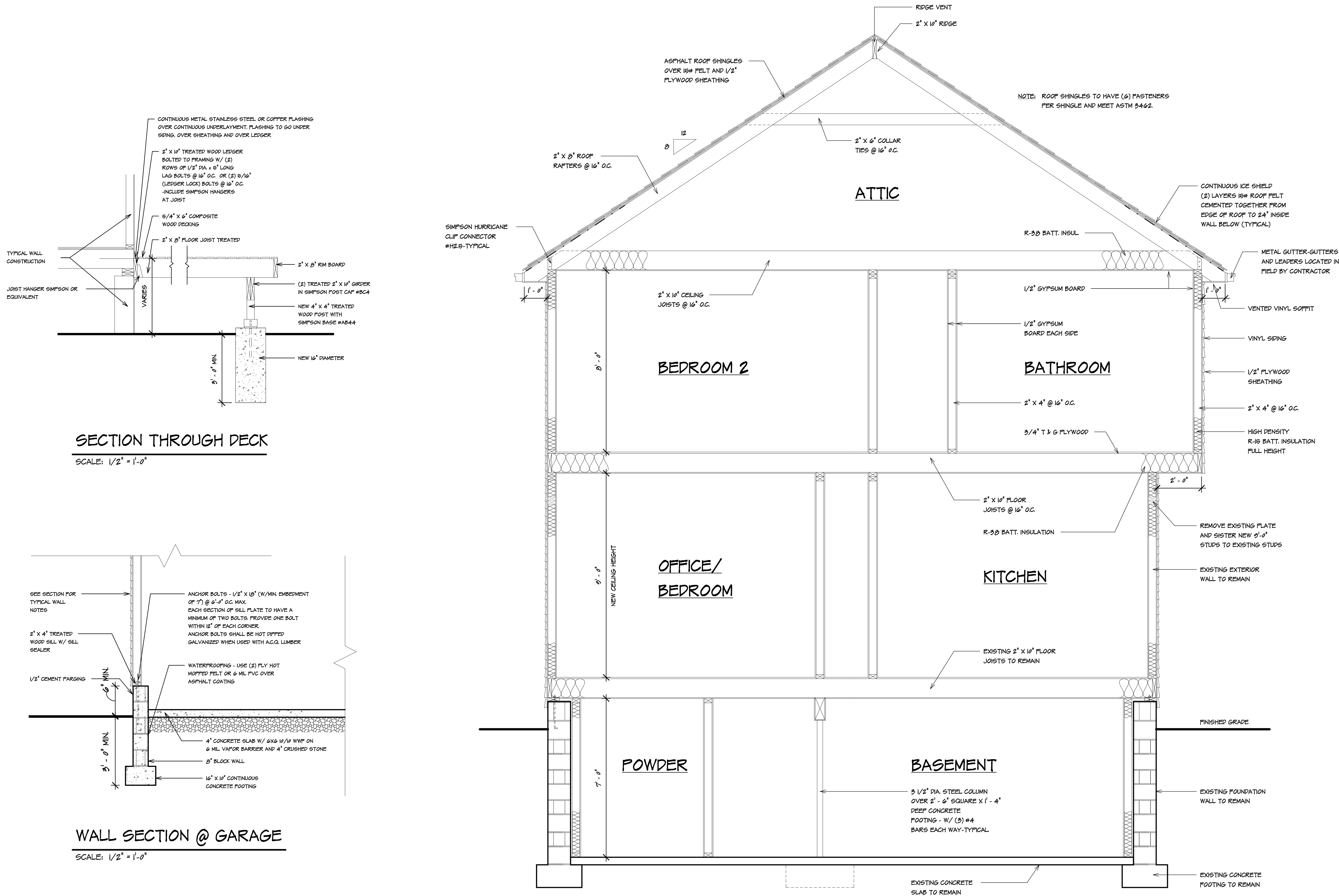
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SCALE: AS NOTED

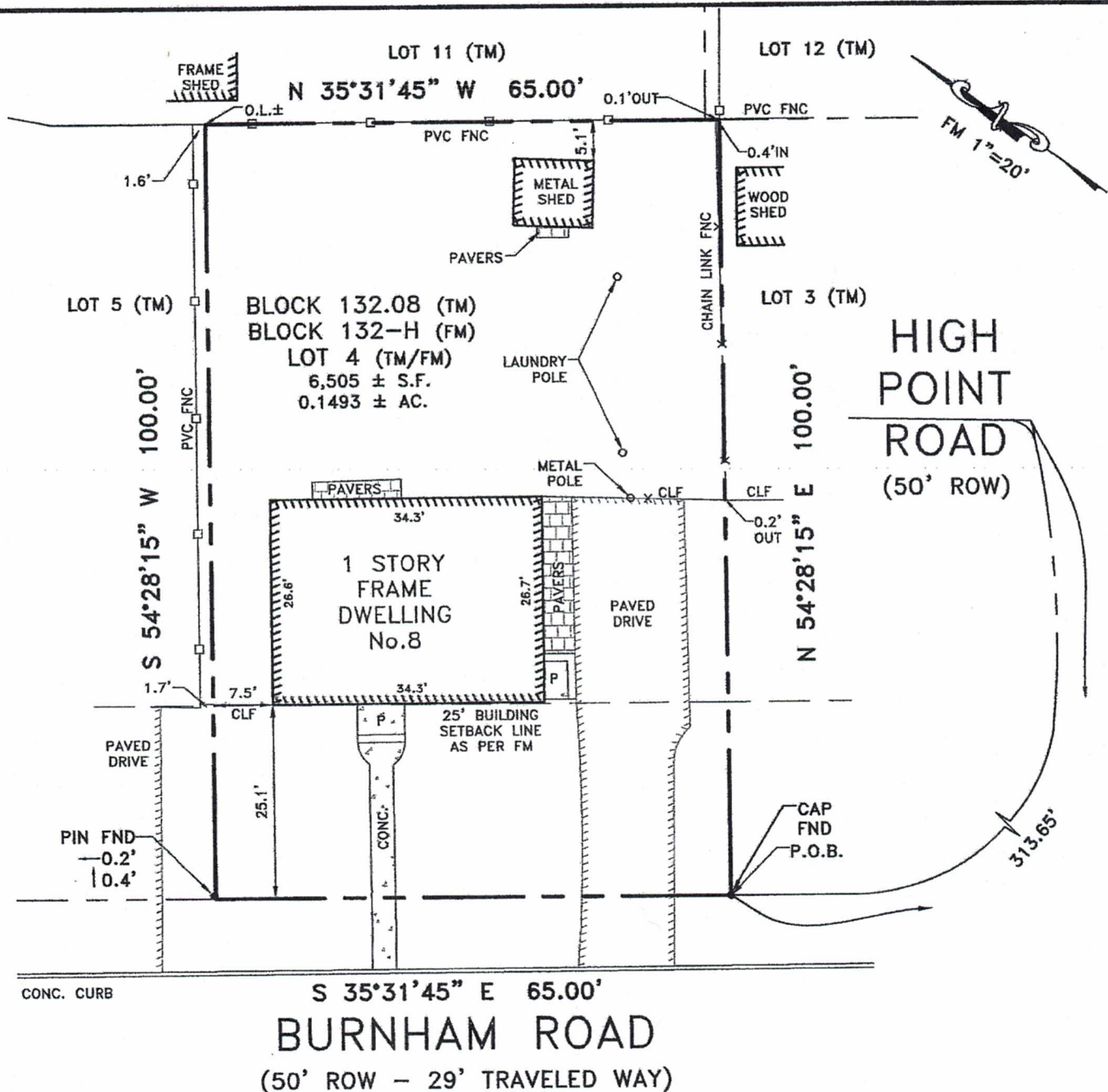
SHEET 5 OF 5

SHEET

A-5



REFERENCES: DEED BOOK 1821 PAGE 115; MAP ENTITLED "MAP OF HIGH POINT MANOR" FILED 08-11-1950 AS MAP NO. 1649, FILE NO. 935; TOWNSHIP OF EAST BRUNSWICK TAX MAPS.



NOTE: THIS SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT; SUBJECT TO THE FINDINGS OF A COMPLETE TITLE REPORT.

"A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003,c.14 (N.J.S.A.45:8-36:3) and N.J.A.C.13:40-5.1(d)."

Brunswick Surveying Incorporated
Licensed Professional Land Surveyors
61 Stelton Road Piscataway, New Jersey 08854
Phone(732) 752-0100 Fax(732) 752-0101

PLAN OF SURVEY

8 Burnham Road LLC
Township of East Brunswick
Middlesex County, New Jersey
Block 132.08 Lot 4

Certificate of Authorization No. 24GA27940000

Drawn by PV Job No. 1023 Date 01/11/2023

Checked by JAS Sheet No. Scale 1"=20'

I hereby certify this survey to:
8 Burnham Road LLC; New Jersey Real Estate Closings LLC; Stewart Title Guaranty Company; Barry E. Rosenberg, Esq.

ROBERT M. HORVATH
New Jersey Professional Land Surveyor No. 27476

JAY A. STUHL, JR.
New Jersey Professional Land Surveyor No. 36762

JONATHAN A. STUHL
New Jersey Professional Land Surveyor No. 43314

Brunswick Surveying, Inc.

Land Surveyors

61 Stelton Road • Piscataway, New Jersey 08854
732.752.0100 • Fax 732.752.0101
email: brunswick.surveying@gmail.com

Robert M. Horvath, L.S.

Jonathan A. Stuhl, L.S.

Jay A. Stuhl, Jr., L.S.

Legal Description

N/F 8 Burnham Road LLC

Block 132.08 Lot 4

Township of East Brunswick-Middlesex County, NJ

Beginning at a cap along the northeasterly line of Burnham Road, southwesterly and northwesterly 313.65' from the projected intersection of the southwesterly line of High Point Road with the northwesterly line of Burnham Road and thence,

1. N. 54 degrees 28 minutes 15 seconds E. 100.00' to a point and thence,
2. N. 35 degrees 31 minutes 45 seconds W. 65.00' to a point and thence,
3. S. 54 degrees 28 minutes 15 seconds W. 100.00' to a point along the northeasterly line of Burnham Road and thence,
4. Along the northeasterly line of Burnham Road, S. 35 degrees 31 minutes 45 seconds E. 65.00' to the point or place of beginning.

The above described lands are known as Lot 4 in Block 132.08 as shown on the current Official Tax Maps of the Township of East Brunswick. Premises also known as Lot 4 in Block 132-H as shown on a certain map entitled "Map of High Point Manor" filed in the Middlesex County Clerk's/Register's office on 8/11/1950 as Map No. 1649 in File No. 935.

Premises more commonly known as 8 Burnham Road.

The above description is in accordance with a survey prepared by Brunswick Surveying, Inc. dated 1/11/2023 as File No. 10-23.



Robert M. Horvath
New Jersey Professional Land Surveyor No. 27476