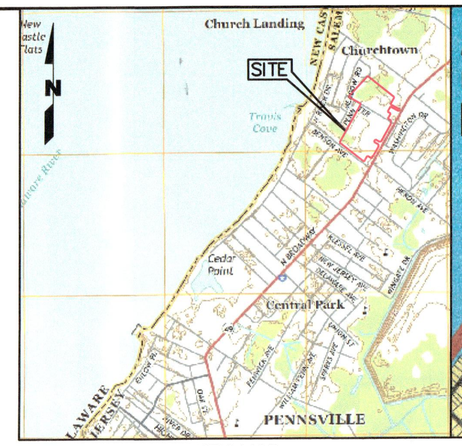
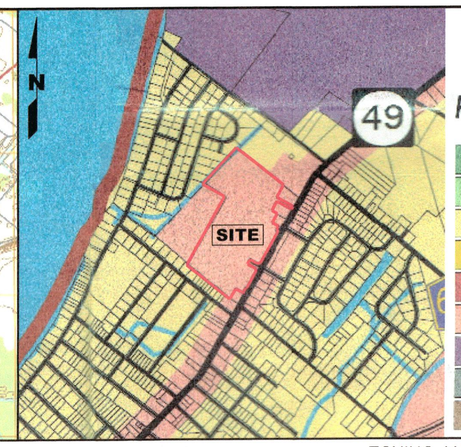
SOILS MAP
SCALE AS NOTED

Salem County, New Jersey (NJ033)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DopB	Downer-Galestown complex, 0 to 5 percent slopes	4.3	15.3%
HbrB	Hammonton-Urban land complex, 0 to 2 percent slopes	19.3	68.9%
PEEAR	Pedricktown, Askecksy, and Mullica soils, 0 to 2 percent slopes, rarely flooded	4.4	15.8%
Totals for Area of Interest		28.0	100.0%



KEY MAP
SCALE: 1"=2000'

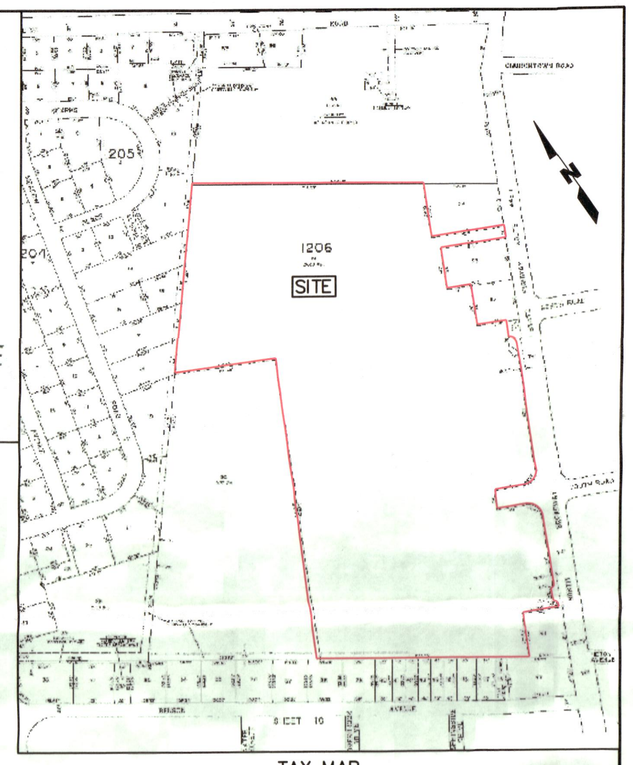


ZONING MAP
SCALE: 1"=1,000'

MAP LEGEND

Proposed Pennsville Zoning Areas

- CONSERVATION
- R3 RESIDENTIAL
- R2 RESIDENTIAL
- R1 RESIDENTIAL
- CENTRAL BUSINESS DISTRICT
- COMMERCIAL
- MIXED USE / COMMERCIAL / OFFICE
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL



TAX MAP
SCALE: 1"=150'

LIST OF PROPERTY OWNERS WITHIN 200 FEET OF LOTS 1, 2 & 9

BLOCK	LOT	QUALIFIER	NAME AND ADDRESS	PROPERTY LOCATION
1205	3	2	MASTEN, WILLIAM L & LISA T 7 SPARKS PLACE PENNSVILLE NJ 08070	7 SPARKS PL
1206	20	4C	PENN NORSE, LLC PO BOX 308 NEW MILFORD NY 07646	12 MEADOW RD
1206	36	2	BROWN, BRIAN G & LINDA J 38 BENSON AVE PENNSVILLE NJ 08070	38 BENSON AVENUE
1206	37	2	MCCAFFERY, PATRICK JR 36 BENSON AVE PENNSVILLE NJ 08070	36 BENSON AVENUE
1206	38	2	RANK, JASON T & BETTY A 542 S BROADWAY, APT C12 PENNSVILLE NJ 08070	30 BENSON AVENUE
1206	39	2	MILLER, JOHN C &BESSIE M 28 BENSON AVE PENNSVILLE NJ 08070	28 BENSON AVE
1206	40	2	WASOSKI, CHARLES LEE SR & IRMGARD E 24 BENSON AVE PENNSVILLE NJ 08070	24 BENSON AVE
1206	41	2	GOFF, DAVID E & DAVID J 11 BENSON AVE PENNSVILLE NJ 08070	22 BENSON AVENUE
1206	42	2	KAWECKI, DAVID B & JESSICA A 342 N HOOK RD., APT 1 PENNSVILLE NJ 08070	20 BENSON AVE
1206	43	2	VENUTO GWEN M 18 BENSON AVE PENNSVILLE NJ 08070	18 BENSON AVE
1206	44	2	SMATHERS, DOUGLAS L & BARBARA J 68 E PITTSFIELD ST PENNSVILLE NJ 08070	16 BENSON AVE
1206	45	2	KIKER, ROBERT H JR & SMATHERS S 59 BEASLEYS NECK RD SALEM NJ 08079	14 BENSON AVE
1206	46	2	DOUGLAS, ARTHUR E 12 BENSON AVENUE PENNSVILLE NJ 08070	12 BENSON AVE
1206	47	2	RUSSLER, DANIEL WADE & TRACY ANN 10 BENSON AVENUE PENNSVILLE NJ 08070	10 BENSON AVE
1206	49	4A	KAHRAMAN LLC 17 KNIGHTS COURT BORDENTOWN NJ 08505	231 N BROADWAY
1206	50	4A	ANJAN & MONA LLC 74 OLYMPIA LANE SICKLERVILLE NJ 08081	233 N BROADWAY
1206	51	4A	PENNSVILLE ACQUISITION, LLC 543 BAY STREET STATEN ISLAND NY 10304	251 N BROADWAY
1206	52	4A	PHILLIPS PET C/O SEASONS DONUTS 275 N BROADWAY PENNSVILLE NJ 08070	275 N BROADWAY
1206	53	4A	A&R ASSETS, LLC 34 WEST MAPLE PENNS GROVE NJ 08069	279 N BROADWAY
1206	54	4A	HARVEST COMMUNITY BANK 285 N BROADWAY PENNSVILLE NJ 08070	285 N BROADWAY
1206	55	15D	ST GEORGES CHURCH R W V 305 N BROADWAY PENNSVILLE NJ 08070	305 N BROADWAY
1301	34	2	HERN, MICHAEL 41 RIVIERA DRIVE PENNSVILLE NJ 08070	274 N BROADWAY
1301	35	2	VALDEZ-CASSELMAN, BRIAN 276 N. BROADWAY PENNSVILLE, NJ 08070	276 N BROADWAY
1301	36	2	DIGERNESS, STEPHEN 168 NORTH RIVER DRIVE PENNSVILLE NJ 08070	278 N BROADWAY
1301	37	2	STRONG, HOLLI K & FOSTER, PENNI KAE 280 N BROADWAY PENNSVILLE NJ 08070	280 N BROADWAY
1301	38	2	PRIMAVERA, FERDINANDO F 282 N BROADWAY PENNSVILLE NJ 08070	282 N BROADWAY
1301	39	2	LAWALL, LORI B 284 NORTH BROADWAY PENNSVILLE NJ 08070	284 N BROADWAY
1301	40	2	BRACELIN, JOHN F 286 N BROADWAY PENNSVILLE NJ 08070	286 N BROADWAY
1301	41	2	CRAVER, BRADLEY D & HEATHER M 288 NORTH BROADWAY PENNSVILLE NJ 08070	288 N BROADWAY
1302	2	4A	FRANKLIN SAVINGS BANK SLA 1179 RT 40 P O BOX 230 WOODSTOWN NJ 08098	260 N BROADWAY
1303	23	2	CIRIACO, THERESA C 6 HERON AVENUE PENNSVILLE NJ 08070	6 HERON AVE
1303	24	4A	KEEN, DAVID C & CYNTHIA L 12 TWO PENNY RUN PILESGROVE NJ 08098	234 N BROADWAY
1303	26	2	EILERT, DAREN 509 ROUTE 539 CREAM RIDGE, NJ 08514	240 N BROADWAY
1303	27	2	MUCE LLP P O BOX 248 PENNSVILLE NJ 08070	244 N BROADWAY
1501	15	4A	RANCHHODRAI CORPORATION 226 N BROADWAY PENNSVILLE NJ 08070	226 N BROADWAY
1603	2	2	MAYHEW, WILLIAM R 35 BENSON AVENUE PENNSVILLE NJ 08070	35 BENSON AVE
1603	3	2	STARRING, RONALD C & EGRET SHERRI L 33 BENSON AVE PENNSVILLE NJ 08070	33 BENSON AVE
1603	4	2	RUSSELL, JOAN L 29 BENSON AVE PENNSVILLE NJ 08070	29 BENSON AVE
1604	1	2	WRIGHT, DAVID H & EVELYN F 25 BENSON AVE PENNSVILLE NJ 08070	25 BENSON AVE
1604	2	2	LOANCARE NKA LOANCARE LLC 3637 SENTARA WAYA STE 303 VIRGINIA BEACH VA 23452	19 BENSON AVE
1604	3	1	DOOLEY, STEVEN 19 BENSON AVENUE PENNSVILLE NJ 08070	BENSON AVENUE
1605	1	2	TANYER, JAMES R & CHRISTINE L 11 BENSON AVENUE PENNSVILLE NJ 08070	11 BENSON AVENUE
1605	2	4A	EVANS, CHARLES A, DMD LLC 7 BENSON AVE PENNSVILLE NJ 08070	7 BENSON AVE

UTILITY CONTACTS

ATLANTIC CITY ELECTRIC
5100 HARDING HIGHWAY
MAYS LANDING, N.J. 08330

SOUTH JERSEY GAS
1 SOUTH JERSEY PLAZA
FOLSOM, N.J. 08037

COMCAST CABLEVISION CORP.
ONE COMACAST CENTER, TAX D.
PHILADELPHIA, PA 19103

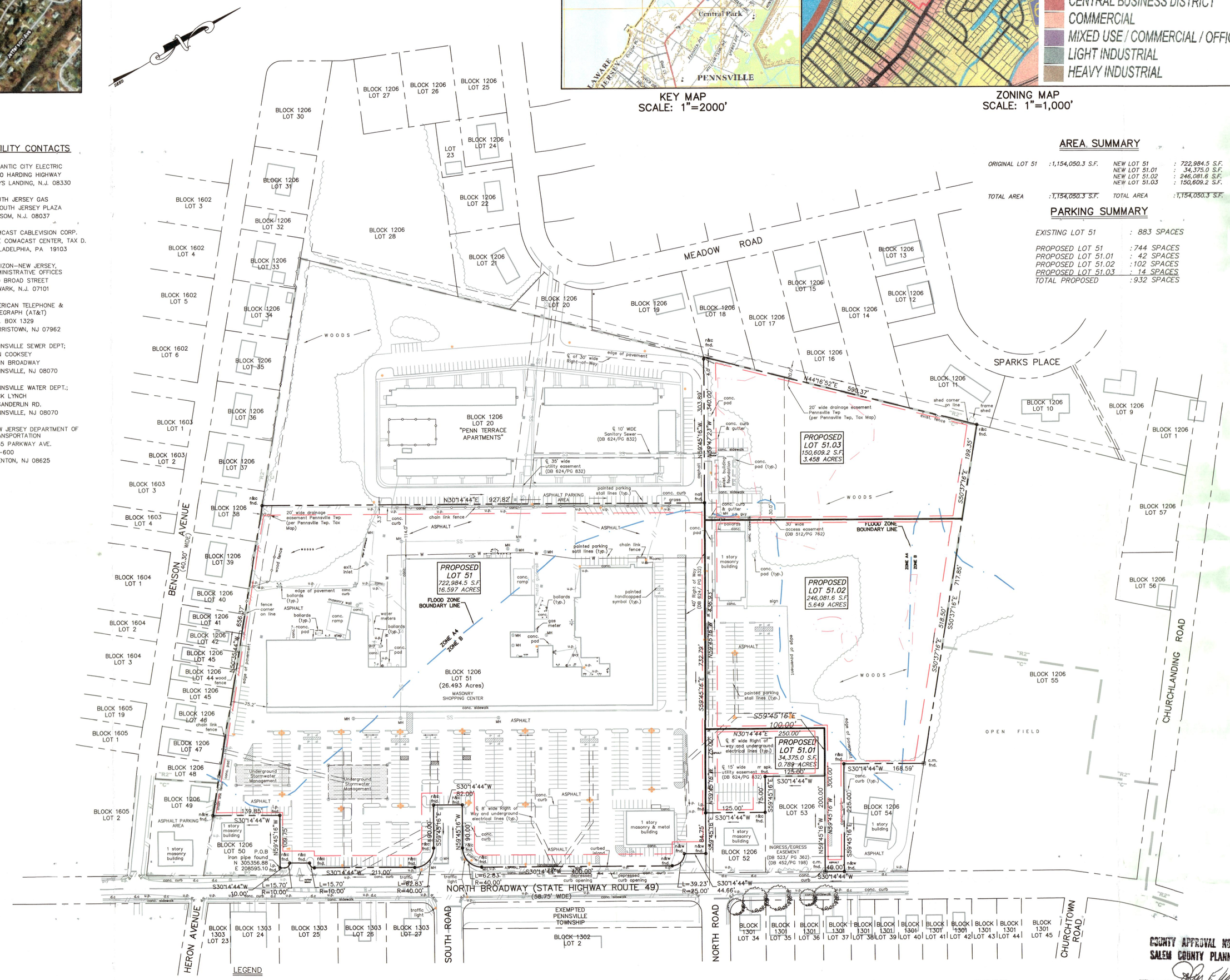
VERIZON–NEW JERSEY,
ADMINISTRATIVE OFFICES
540 BROAD STREET
NEWARK, N.J. 07101

AMERICAN TELEPHONE &
TELEGRAPH (AT&T)
P.O. BOX 1329
MORRISTOWN, NJ 07962

PENNSVILLE SEWER DEPT;
RON COOKSEY
90 N BROADWAY
PENNSVILLE, NJ 08070

PENNSVILLE WATER DEPT.;
JACK LYNCH
2 SANDERLIN RD.
PENNSVILLE, NJ 08070

NEW JERSEY DEPARTMENT OF
TRANSPORTATION
1035 PARKWAY AVE.
CN–600
TRENTON, NJ 08625



AREA SUMMARY

ORIGINAL LOT 51	: 1,154,050.3 S.F.	NEW LOT 51	: 722,984.5 S.F.
		NEW LOT 51.01	: 34,375.0 S.F.
		NEW LOT 51.02	: 246,081.6 S.F.
		NEW LOT 51.03	: 150,609.2 S.F.
TOTAL AREA	: 1,154,050.3 S.F.	TOTAL AREA	: 1,154,050.3 S.F.

PARKING SUMMARY

EXISTING LOT 51	: 883 SPACES
PROPOSED LOT 51	: 744 SPACES
PROPOSED LOT 51.01	: 42 SPACES
PROPOSED LOT 51.02	: 102 SPACES
PROPOSED LOT 51.03	: 14 SPACES
TOTAL PROPOSED	: 932 SPACES

OWNERS & APPLICANT:

PENNSVILLE ACQUISITION, LLC
543 BAY STREET
STATEN ISLAND, NY 10304

GENERAL NOTES

1. Being Lot 51, Block 1206 as shown on Sheet 12 of the Pennsville Township Assessment Map, Salem County, New Jersey.
2. Deed reference Book 3486, Page 848.
3. Lot serviced by municipal sewer and water.
4. Flood Zone "A4 & B", Pennsville Township Flood Insurance Map. Flood Zone limit per Pennsville Township Flood Insurance Rate Map.
5. Wetlands shown are based upon 1993 delineation.
6. Plan data based upon field survey by Boston & Seeberger, P.C., September, 2014.

ZONING DATA

DISTRICT: " C " RESIDENTIAL

"C" COMMERCIAL DISTRICT STANDARDS

MINIMUM LOT STANDARDS – PRINCIPAL USES

	REQUIRED	EXISTING LOT 51	PROPOSED LOT 51	PROPOSED LOT 51.01	PROPOSED LOT 51.02	PROPOSED LOT 51.03
AREA:	25,000 S.F.	1,154,050 S.F.	722,985 S.F.	34,375 S.F.	246,082 S.F.	150,609 S.F.
FRONTAGE:	100'	893'	893'	175'	437'/40'	340'
WIDTH:	100'	1,458'	987'	175'	437'	272'
DEPTH:	250'	758'	758'	250'	506'	564'
MINIMUM YARD DIMENSIONS PRINCIPAL USES						
FRONT – PRINCIPAL:	25'	44.9'	44.9'	25'	21'	25'
ACCESSORY:	25'	N/A	N/A	25'	25'	25'
SIDE – PRINCIPAL:	6'	32.9'/24.70'	32.9'/24.70'	6'	24.2'	6'
ACCESSORY:	6'	N/A	N/A	6'	6'	20'
REAR – PRINCIPAL:	20'	114'	114'	20'	424'	20'
ACCESSORY:	6'	N/A	N/A	6'	6'	6'
MAXIMUM HEIGHT:						
PRINCIPAL USE	45'	<45'	<45'	<45'	<45'	<45'
ACCESSORY USE	15'	<15'	<15'	<15'	<15'	<15'
PARKING						
BUILDING AREA		185,279 S.F.	174,004 S.F.	No Building	9,178 S.F.	No Building
SPACES REQUIRED PER RATE: 5.5 SPCS./1000 S.F. OF LEASEABLE AREA		1019 SPCS.	870 SPSC.	N/A	46 SPCS.	N/A
SPACES PROVIDED (EXISTING)		883 SPCS. 4.75 SPS./1000 S.F.	725 SPCS.	42 SPCS.	102 SPCS.	14 SPCS.
NEW SPACES PROPOSED			49 SPCS.			
TOTAL PROPOSED			744 SPCS. 4.27 SPCS./1000 S.F.	42 SPCS.	102 SPCS.	14 SPCS.

REQUESTED VARIANCES:

5.9 (F)1.b 100' Frontage on improved street.
5.9(C) Conditional Use.

REQUESTED WAIVERS

SCHEDULE "H".

3. Key Map
17. Spot Elevations on Lot corners.
19. Sidewalks, Curbs, Gutters, and Improvements.
22. Specimen Trees.
25. Street Cross Sections.
26. Water Course Cross Sections.
27. Drainage.
28. Utility Plan and Profile.
31. Pole Illumination.
32. E.I.S.
8.3 c–2 Off–street parking Requirement.

LEGEND

- TRACT OUTBOUND LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT–OF–WAY LINE
- EXISTING RIGHT–OF–WAY CENTERLINE
- B.S.B.L. BUILDING SETBACK LINE
- WETLANDS BOUNDARY LINE
- WETLANDS BUFFER LINE
- EXISTING EASEMENT LINE
- EXISTING UNPAVED DRIVEWAY
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING DRAINAGE DITCH
- EXISTING FIRE HYDRANT
- EXISTING WATER SHUTOFF
- EXISTING GAS MAIN
- EXISTING GAS VALVE
- EXISTING OVERHEAD ELECTRIC WIRE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- PROPOSED UTILITY POLE LOCATION
- EXISTING FENCE
- EXISTING TREELINE
- EXISTING BUILDING
- REBAR AND CAP TO BE SET (UPON APPROVAL)
- I.P. fnd. IRON PIPE/REBAR & CAP FOUND
- c.m. fnd. CONCRETE MONUMENT FOUND
- EXISTING UTILITY POST
- BLOCK 1206 LOT 51 — TAX MAP BLOCK & LOT No.
- P.O.B. POINT OF BEGINNING
- EXISTING UTILITY POST
- R2 R2 RESIDENTIAL ZONING DISTRICT
- C COMMERCIAL ZONING DISTRICT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

_____ DATE: _____
OWNER

THIS MAP IS HEREBY APPROVED BY THE PENNSVILLE TOWNSHIP PLANNING BOARD.

_____ DATE: _____
CHAIRMAN

_____ DATE: _____
SECRETARY

THIS MAP IS HEREBY APPROVED BY THE TOWNSHIP OF PENNSVILLE PLANNING BOARD ENGINEER.

_____ DATE: _____

THIS MAP IS HEREBY APPROVED BY THE SALEM COUNTY PLANNING BOARD.

_____ DATE: _____
CHAIRMAN

_____ DATE: _____
SECRETARY

COUNTY APPROVAL NOT REQUIRED
SALEM COUNTY PLANNING BOARD
CHAIRMAN
SECRETARY
DATE 11/5/2015

NO.	DESCRIPTION	DATE	DRWN.BY	APPRV.BY	RELEASED
1.	ADD OWNERS SIGNATURE BLOCK	09/04/15	MJV	DB	DB

REVISIONS

PROJECT SITE BASE MAP
PRELIMINARY MAJOR SUBDIVISION
251 NORTH BROADWAY

BLOCK 1206 LOT 51 SHEET 12

PENNSVILLE ACQUISITIONS, L.L.C.

TOWNSHIP OF PENNSVILLE – SALEM COUNTY – NEW JERSEY

DESIGNED BY: D.E.B.
DRAWN BY: M.J.V.
CHECKED BY: D.E.B.
APPROVED BY: D.E.B.

BOSTON & SEEBERGER
PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
5 FERRY ROAD, PENNSVILLE, NEW JERSEY 08070
TELEPHONE: (856) 678–9146, FAX: (856) 678–9148

PROJECT NO.: 3567
DRAWING NO.: PRJBASE
SCALE: 1" = 100'
DATE: 10–12–14

DALE E. BOSTON, P.L.S. & P.P.
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 32648
PROFESSIONAL PLANNER, N.J.LIC. NO. 4381
DATE 11/10/15

SHEET 1 OF 2